



MANITOWOC COUNTY COUNTY BOARD OF SUPERVISORS MEETING NOTICE

DATE: September 15th, 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 Sitkiewitz**
- III. Pledge of Allegiance**
- IV. Roll Call**

V. REPORTS

- A. Planning and Park Petitions:
 - 1. Binversie – Town of Meeme
 - 2. Boldt – Town of Eaton
 - 3. Ebert – Town of Rockland
 - 4. Siemers Farm – Town of Meeme

VI. PROCLAMATIONS

- A. Honoring 4-H Week.

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

- A. Approve August 18, 2026 County Board Minutes
- B. Appointments by County Executive
 - 1. Bay-Lake Regional Planning Commission
Appoint one member to succeed Supv. Jonathan Neils for a six-year term expiring October 2032.
 - a. Supv. Jonathan Neils
 - 2. Land Information Council
Appoint one member to fill a vacancy for a two-year term expiring September 2028.
 - a. Mary Muench
 - 3. Local Emergency Planning Committee
Appoint one member to fill a vacancy as an Alternate for Robert Henning for a term expiring December 2027.
 - a. Alternate) Allen Kellar

C. Ordinance and Resolutions

Note for the Public: If the Consent Agenda passes, that means your ordinance or resolution under the consent agenda has passed.

1. Planning and Park Commission

- a. Ordinance 2026/2028-40 Amending Zoning Map (Thomas and Kimberly Alfson).
- b. Ordinance 2026/2028-41 Amending Zoning Map (Joseph and Julie Spurney).
- c. Ordinance 2026/2028-42 Amending Zoning Map (Stags Run LLC).
- d. Resolution 2026/2028-43 Zoning Map Denial (Brandon Gibbs).

2. Miscellaneous

- a. Resolution 2026/2028-44 Approving Town of Newton Zoning Ordinance (Bob Braun).
- b. Resolution 2026/2028-45 Approving Town of Newton Zoning Ordinance (Roger Holschbach).

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

G. Highway Committee

- 1. Ordinance 2026/2028-46 Amending Chapter 6 of the Manitowoc County Code of Add S. 6.30 (All-Terrain Vehicles and Utility Terrain Vehicles).

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. COUNTY BOARD CHAIRMAN COMMENTS

XI. ANNOUNCEMENTS

XII. 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 Kimberly Alfson)

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 August 24, 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 Northwest Quarter (NW1/4) of the Southeast
12 Quarter (SE1/4) of Section Five (5), Township Eighteen (18) North, Range Twenty-Two (22) East,
13 Town of Liberty, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Commencing at the east quarter corner of said Section 5; thence N89°-52'-16"W
16 along the north line of the SE1/4 of said Section 5, a distance of 2023.11 feet to the
17 point of beginning; thence S43°-19'-52"W 513.08 feet; thence N46°-40'-08"W
18 207.38 feet to the southeast corner of Tract 2 of Certified Survey Map recorded on
19 Volume 25 of Certified Survey Maps on Page 141 ad Document No. 993666 of
20 Manitowoc County Records; thence N43°-19'-52"E along the southeasterly line of
21 said Tract 2, a distance of 268.33 feet; thence N23°-16'-18"W along the east line
22 of said Tract 2, a distance of 39.71 feet to the northeast corner of said Tract 2 and
23 the north line of said SE1/4; thence S89°-52'-16"E along said north line, a distance
24 of 334.49 feet to the point of beginning, said parcel containing approximately
25 87,120 square feet (2.000 acres) of land
26

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

Dated this 15th day of September 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 SEPTEMBER 15, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: THOMAS AND KIMBERLY ALFSON, 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.

Thomas and Kimberly Alfson on July 29, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.0 acres of land located in the NW1/4, SE1/4, Section 5, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.

The Town of Liberty adopted the Manitowoc County Zoning Ordinance on November 11, 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. Thomas and Kimberly Alfson petitioned for a zoning map amendment on July 29, 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 August 11, 2026 and on August 17, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 24, 2026.
- e. The Commission at their August 24, 2026 meeting recommended approving the requested rezoning of approximately 2.0 acres of land located in the NW1/4, SE1/4, Section 5, T18N-R22E, Town of Liberty, 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. Brian Alfson, the applicant's son, 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) Zoning District.
2. The Liberty Town Planning Commission and the Liberty Town Board support the proposed zone change from EA, Exclusive Agriculture to RR, Rural Residential.
3. Rezoning will allow the owner's son to build a single-family home.
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 Thomas and Kimberly Alfson to rezone approximately 2.0 acres of land from EA, Exclusive Agriculture to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its August 24, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.0 acres of land located in the NW1/4, SE1/4, Section 5, T18N-R22E, Town of Liberty, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to RR, Residential.



**Manitowoc County
Planning and Park Commission**

Fee (\$570) Received ☒

Receipt # 42818

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT

Current Owner	<u>Thomas and Kimberly Alfson</u>	Applicant / Agent	<u>Ryan Alfson</u>
Address	<u>15805 USH 151</u>	Address	<u>937 N. 8th street</u>
City/State/Zip	<u>Valders, WI 54245</u>	City / State/Zip	<u>Manitowoc, WI 54220</u>
Phone	<u>(920)901-7135</u>	Phone	<u>(920)901-4471</u>
Email Address	<u>talfson@outlook.com</u>	Email Address	<u>r_alfson@yahoo.com</u>

PROPERTY LEGAL DESCRIPTION

NW 1/4, SE 1/4, S 05 T 18 N R 22 E Town of Liberty

House / Fire # 709 Tax Number 00800501400000

PROPERTY INFORMATION

Existing Zoning District

EA Exclusive Agr
GA, Gen

Proposed Zoning district

RR, Rural

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

Less than 2 acre parcel of subpar farmland along Christel drive. The parcel would be bordering the Village of Valders. This parcel is not part of a wetland map restriction.

The township parcel is located directly East of the zoned lot (709 Christel Drive) that is part of the village.

The land transaction to include both the Village lot and the Township parcel.

Proposed use: (Reason for change)

This parcel would be used for a residential house build. Proposal would have placement of the house on the township portion of this parcel. I would like to hook up to Village Sewer/Water with a signed agreement.

The village lot to remain zoned the way that it is, it would just exchange ownership.

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

Thomas L Alfson Kim M. Alfson 5-26-26

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

[Signature] 5-26-26
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

August 13, 2026

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

and

Manitowoc County Supervisor 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:
Tom and Kimberly Alfson
15805 USH 151
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 RR)

PETITIONER

Name: Thomas & Kimberly Alfson
Address: 15805 USH 151
Valders WI 54245
Town: Liberty

PARCEL

Location: NW1/4, SE1/4, Section 5, T18N-R22E
Tax#: 008-005-014-000.00
Area: 2.00 acres

ACTION TO DATE

Petition Submitted: July 29, 2026
Town Action: Approved June 8, 2026
Hearing Notice Published: 8/11/2026 & 8/17/2026
Advisory: 8/24/2026
Hearing: 8/24/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	Village	Woods, Medical Clinic
South	EA	Farmland
East	EA	Farmland
West	Village	Farmland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmland
Proposed Zoning District: RR, Rural Residential
Proposed Use: Build a house

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Somewhat - poorly drained
Soil Limitations: Severe - percs slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Christel Rd

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

Town Future Land Use Designation: Residential Development

The town is committed to offering and providing a variety of housing choices for its residents, although some of these housing offerings may be physically located in neighboring cities and villages. The main areas of *non-shoreland* residential development are expected to be located in small portions of the town adjacent to the Villages of St. Nazianz and Valders.

County Future Land Use Designation: Urban Transition

The Urban Transition land use category identifies ideal areas within the county where high to medium density development is expected to occur within the next 20 years. Portions of these areas are expected to be annexed by the cities and villages which would provide public infrastructure and services.

Encouraging development in these designated areas will limit sprawling, suburban-type, low density development throughout the rural areas.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

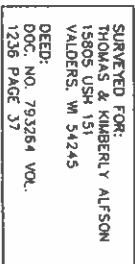
- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
- ☐ IS THE SUBJECT PROPERTY ECONOMICALLY FEASIBLE TO DEVELOP OR USE UNDER THE CURRENT ZONING?
- ☐ ARE THERE ADEQUATE SITES ELSEWHERE THAT ARE ZONED APPROPRIATELY FOR THE PROPOSED USE?
- ☐ DOES THE PROPOSED ZONING MAP AMENDMENT CONSTITUTE SPOT ZONING?
- ☐ HAVE ALL USES THAT ARE PERMITTED UNDER THE PROPOSED ZONING DISTRICT BEEN CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF EA, EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

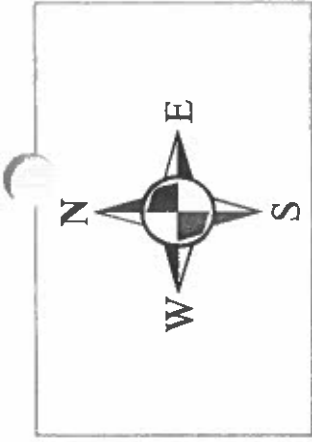
- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE AREAS IDENTIFIED AS:
 - FLOODPLAIN
 - WETLAND
 - FLOODWAY
 - SHORELAND
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACCESSORY OR CONDITIONAL USE
 - SHORELINE VEGETATION REMOVAL
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION

—LEGEND—

- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- = MANITOWOC CO. PLSS COR.
- () = RECORDED INFORMATION



THIS INSTRUMENT WAS DRAFTED BY:	K.R.	FIELD WORK DATE:	7-21-26
CHECKED BY:	BB	FIELD BOOK:	N/A
JOB NO.: 17537		SHEET 1	OF 2



Thomas & Kimberly Alfson
 NW 1/4, SE 1/4
 Section 5, T18N-R22E
 Town of Liberty

From: EA To: RR
 Approx. 2.00 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: *Ryan and Thomas Alfson*

Date Received: *May 14, 2026*

Evaluation Meeting Date: *June 1, 2026*

Site Address: *Proposed lot East of 709 Christel Drive, Valders, WI*

Change Requested: *Rezone up to 2 acres from Exclusive Ag to Rural Residential*

1. Current Zoning Map:

EA – Exclusive Ag

2. Within 75 feet of wetland:

No – not within 75 of identified wetland (utilizing Man. Co. GIS website)

3. Farmland Preservation Area:

Tax Credit's received previously. Property Owner responsible for any back payment.

4. Woodland Preservation Area:

Not Applicable

5. Planning Map & Criteria:

A. Natural Areas

Not Applicable

B. Transportation (Commercial Develop.Only)

Not Applicable

C. Topography & Soil

Poygan Silty Clay Loam. < 10% slope with drainage to NNE

D. Pre-existing Home Site

No

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

Not as presented

F. Any Land Use Conflicts

No, not as presented.

6. Site Inspection

Yes

Town of Liberty Change Request Form

7. Special Considerations

Proposed lot is sub-par agricultural land
Proposed lot is not easily accessible by modern farm equipment

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

Motion to Approve – Christel, 2nd – Neeb
Motion to approve rezone passed on 4-0 vote

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

[Handwritten signatures of Dave Christel, Drew Otto, Steve Lenzner, Kevin Neeb, and Ron Schnell]

\$150 Application Fee received at Planning Commission meeting? No Yes Cash Check# 210

Liberty Town Board Directive



Change supported by the Town Board with Plan Commission

recommendations on this day: 6 / 08 / 2026 along with the following conditions:

With Special Considerations



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

Signatures of Board

[Handwritten signature]

Date

6/8/2026

[Handwritten signature]

6-8-2026

[Handwritten signature]

6/8/26

ORDINANCE AMENDING ZONING MAP
(Joseph and Julie Spurney)

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 August 24, 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 of the NW 1/4 and the NW 1/4 of the NE
12 1/4 of Section 28, Town 20 North, Range 23 East, Town of Kossuth, Manitowoc County,
13 Wisconsin, more particularly described as follows:
14

15 Commencing at the N 1/4 Corner of said Section 28, being the point of beginning;
16 Thence N 89°56'37" E, 659.71 feet coincident with the north line of said NE 1/4 to
17 the east line of the W 1/2 of the W 1/2 of said NE 1/4; Thence S 00°12'55" W,
18 979.09 feet coincident with said east line; Thence S 89°56'37" W, 689.75 feet;
19 Thence N 00°02'36" E, 977.82 feet to the northeast corner of Tract 1 of a Certified
20 Survey Map recorded in Volume 4, Page 619; Thence N 87°45'45" E, 33.00 feet
21 coincident with the north line of said NW 1/4 to the point of beginning, said parcel
22 containing approximately 676,731 Square Feet (15.536 Acres) of land
23

24 is hereby rezoned from Natural Area (NA) District to General Agricultural (GA) District.
25
26

Dated this 15th day of September 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 SEPTEMBER 15, 2026

FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION

RE: JOSEPH AND JULIE SPURNEY, 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.

Joseph and Julie Spurney on July 29, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 15.54 acres of land located in the NW1/4, NE1/4 & NE1/4, NW1/4 Section 28, T20N-R23E, Town of Kossuth, from NA, Natural Area to GA, General Agriculture.

The Town of Kossuth adopted the Manitowoc County Zoning Ordinance on January 2, 2012. 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. Joseph and Julie Spurney petitioned for a zoning map amendment on July 29, 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 August 11, 2026 and on August 17, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 24, 2026.
- e. The Commission at their August 24, 2026 meeting recommended approving the requested rezoning of approximately 15.54 acres of land located in the NW1/4, NE1/4 & NE1/4, NW1/4, Section 28, T20N-R23E, Town of Kossuth, from NA, Natural Area 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. Joe Spurney, 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 Natural Area (NA) District.
2. The Kossuth Town Planning Commission and the Kossuth Town Board support the proposed zone change from NA, Natural Area to GA, General Agriculture.
3. Rezoning will allow the owner to petition the Board of Adjustment to allow for contractor storage 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 Joseph and Julie Spurney to rezone approximately 15.54 acres of land from NA, Natural Area to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its August 24, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 15.54 acres of land located in the NW1/4, NE1/4 & NE1/4, NW1/4 Section 28, T20N-R23E, Town of Kossuth, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from NA, Natural Area to GA, General Agriculture.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received ☒

Receipt # 42808

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner Joseph & Julie Spurney Applicant/Agent

Address 3909 Goodwin Rd Address

City/State/Zip Manitowoc WI 54220 City/State/Zip

Phone 920-323-1293 Phone

Email Address jspurney63@gmail.com Email Address

PROPERTY LEGAL DESCRIPTION

NW NE 1/4, NE NW 1/4, S 28 T 20 N R 23 E Town of Kossuth

House /Fire # 7019 Tax Number 00702800200200

PROPERTY INFORMATION

Existing Zoning District NA 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:

Proposed use: (Reason for change) We are under the 20 acre minimum to remain NA. With the approval of a conditional use permit we would be utilizing the existing building and area directly around the building for contractors storage.

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)

Joseph Spurney
Signature (applicant)

7/29/2026
Date

MANITOWOC COUNTY
RECEIVED
JUL 29 2026
PLANNING & PARK
COMMISSION



**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

August 13, 2026

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

and

Manitowoc County Supervisor Maresh
Supervisor District 17

ATTN: Tim Ryan and Supervisor Maresh

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

Name of Owner:
Joseph and Julie Spurney
3909 Goodwin Rd
Manitowoc, WI 54220

Township:
Kossuth

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 Kossuth from NA to GA)

PETITIONER

Name: Joseph & Julie Spurney
Address: 3909 Goodwin Rd.
Manitowoc, WI 54220
Town: Kossuth

PARCEL

Location: NW¼, NE¼ and NE ¼, NW ¼
Section 28, T20N-R23E
Tax#: 007-028-002-002.00
Area: 15.536 Acres

ACTION TO DATE

Petition Submitted: 7/29/2026
Town Action: Approved 6/22/26 & 7/13/26
Hearing Notice Published: 8/11/26 & 8/17/26
Advisory: 8/24/2026
Hearing: 8/24/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	LE & RR	Farmstead & Residential
South	NA	Wooded
East	EA	Agricultural
West	NA & RR	Wooded & Residential

PARCEL USES & ZONING

Existing Zoning District: NA, Natural Area
Existing Land Use: Wooded with a building
Proposed Zoning District: GA, General Agriculture
Proposed Use: Obtain a CUP for a Contractor Storage

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well – poorly drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Reifs Mills Rd

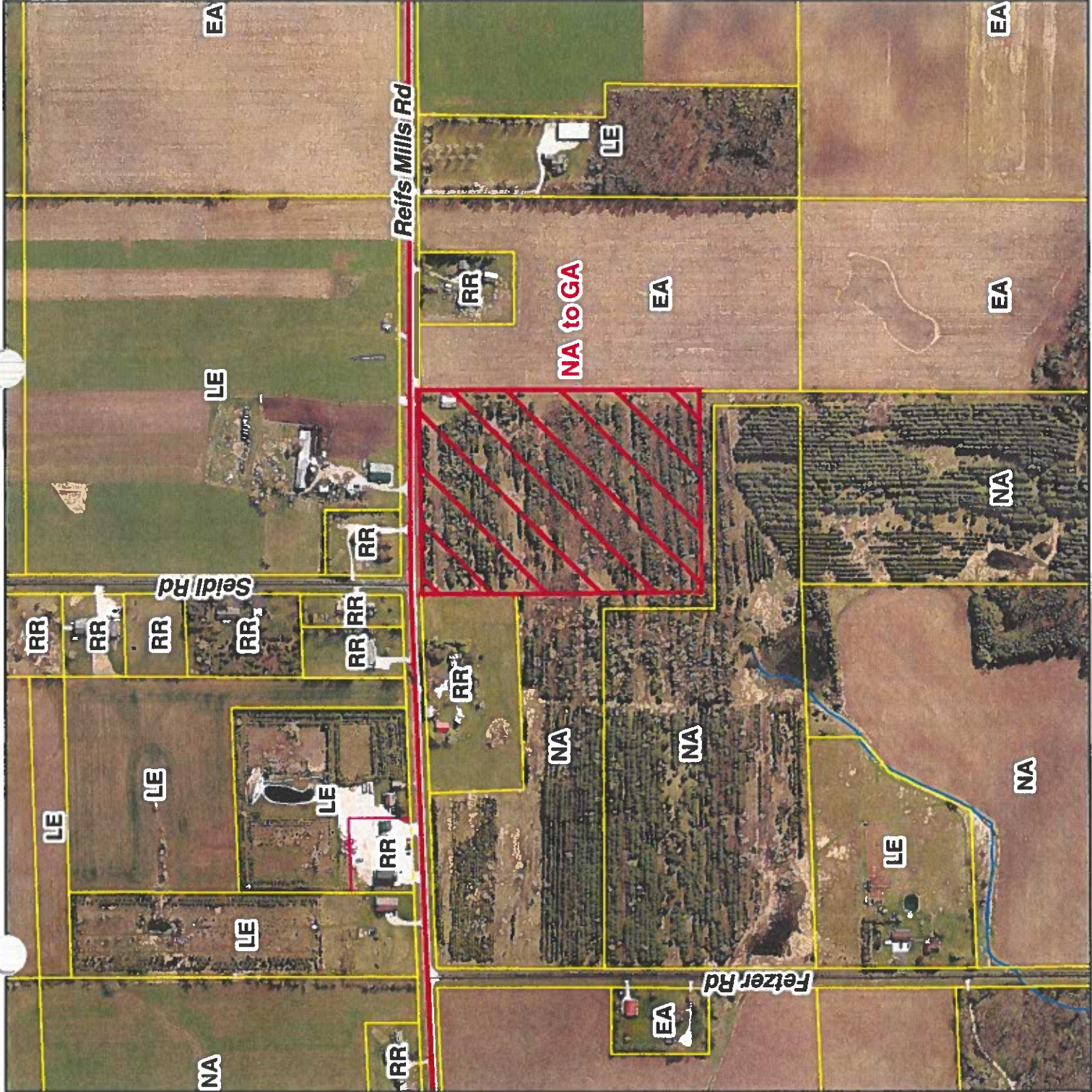
Soil Test: N/A
Terrain: 0 to <12 Percent Slopes
Vegetative Cover: Grassland & Wooded

Town Land Use Designation: Agriculture

Decisions to allow residential development in areas identified for agricultural uses should be based on sound land use planning criteria. If residential development is permitted, single family residences are recommended at densities that preserve natural areas, viewsheds, open spaces, and areas deemed important for the town to keep preserved. Adequate buffers are encouraged for future non-farming uses in these areas in order to lessen conflict with the agricultural operations.

County Future Land Use Designation: Agricultural

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



Joseph & Julie Spurney
 NW 1/4, NE 1/4 &
 NE 1/4, NW 1/4
 Section 28, T20-R23E
 Town of Kossuth
 From: NA To: GA
 Approx. 15.536 acre(s)

Map Overview

Kossuth

6	5	4	3	2	1
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Legend

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

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNIT'S PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
- ☐ IS THE SUBJECT PROPERTY ECONOMICALLY FEASIBLE TO DEVELOP OR USE UNDER THE CURRENT ZONING?
- ☐ ARE THERE ADEQUATE SITES ELSEWHERE THAT ARE ZONED APPROPRIATELY FOR THE PROPOSED USE?
- ☐ DOES THE PROPOSED ZONING MAP AMENDMENT CONSTITUTE SPOT ZONING?
- ☐ HAVE ALL USES THAT ARE PERMITTED UNDER THE PROPOSED ZONING DISTRICT BEEN CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF EA, EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE AREAS IDENTIFIED AS:
 - FLOODPLAIN
 - WETLAND
 - FLOODWAY
 - SHORELAND
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACCESSORY OR CONDITIONAL USE
 - SHORELINE VEGETATION REMOVAL
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION

Linda Belinske

From: Tim Ryan
Sent: Wednesday, July 15, 2026 3:28 PM
To: 'Ralph Schuh'
Cc: Andrea Raymakers; Linda Belinske
Subject: RE: Spurney rezone

Thanks Ralph!

Tim

Tim Ryan
Director
Manitowoc County Planning and Parks Department
4319 Expo Drive, P.O. Box 935
Manitowoc, WI 54221-0935
Phone (920) 683-4185
Fax (920) 683-4190
web site: www.manitowoccountywi.gov

From: Ralph Schuh <chair@townofkossuth.wi.gov>
Sent: Wednesday, July 15, 2026 1:28 PM
To: Tim Ryan <TimRyan@manitowoccountywi.gov>
Cc: Andrea Raymakers <AndreaRaymakers@manitowoccountywi.gov>
Subject: Spurney 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!

The Town of Kossuth Board unanimously approved the rezone request of Joseph Spurney on July 13, 2026 per the attached application.

It was unanimously recommended for approval by the Town Planning Commission on June 22, 2026.

There was discussion that the rezoned acreage may have the appearance of "spot zoning" however, after some discussion it was determined that it really is a good transition to the Seidl Road residential development area.

Feel free to contact myself with any questions.

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ORDINANCE AMENDING ZONING MAP
(Stags Run 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 August 24, 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 Government Lot 4, Town of Centerville, Manitowoc
12 County, Wisconsin, more particularly described as follows:
13

14 Commencing at the Southwest corner of said Government Lot 4; thence South
15 89°48'21" East along the south line of said Government Lot 4, a distance of
16 2,462.65 feet to the Southeast meander corner of said Government Lot 4; thence
17 North 13°17'40" East, a distance of 1,110.02 feet to the point of beginning; thence
18 North 69°19'55" West, a distance of 18.84 feet; thence North 33°49'08" East; a
19 distance of 9.19 feet; thence North 73°30'13" East, a distance of 12.25 feet; thence
20 North 76°02'35" East, a distance of 103.63 feet; thence South 07°03'36" West, a
21 distance of 2.80 feet; thence South 41°17'06" West, a distance of 25.60 feet; thence
22 South 42°43'43" West, a distance of 20.16 feet; thence South 56°35'14" West, a
23 distance of 20.40 feet; thence South 62°19'08" East, a distance of 25.23 feet; thence
24 South 43°01'02" West, a distance of 12.61 feet; thence North 62°20'10" West, a
25 distance of 19.61 feet; thence North 61°42'02" West, a distance of 25.00 feet;
26 thence North 82°59'33" West, a distance of 16.76 feet; thence North 71°19'49"
27 West, a distance of 10.12 feet to the point of beginning, said parcel containing
28 approximately 3,158 square feet, (0.07) acres more or less of land
29

30 is hereby rezoned from Shoreland-Wetland District to Shoreland District.

Dated this 15th day of September 2026.

Respectfully submitted by the
Planning and Park Commission

Donald Zimmer, Chair

el. 

APPROVED: _____
Tyler Martell, County Executive Date

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS SEPTEMBER 15, 2026

FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION

RE: STAGS RUN 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.

Stags Run LLC on August 3, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately .07 acres of land located in the SE1/4, SW1/4 & SW1/4, SE1/4, Section 34, T17N-R23E, Town of Centerville, from the Shoreland Wetland District to the Shoreland District.

Manitowoc County repealed and adopted a revised Shoreland Zoning Ordinance on October 26, 2016. For the purpose of promoting the public health, safety, convenience and welfare, and promote and protect the public trust in navigable waters this Shoreland Zoning Ordinance has been established to:

(1) Further the maintenance of safe and healthful conditions and prevent and control water pollution through:

- (a) Limiting structures to those areas where soil and geological conditions will provide a safe foundation.
- (b) Establishing minimum lot sizes to provide adequate area for private on-site waste treatment systems.
- (c) Controlling filling and grading to prevent soil erosion problems.
- (d) Limiting impervious surfaces to control runoff which carries pollutants.

(2) Protect spawning grounds, fish, and aquatic life through:

- (a) Preserving wetlands and other fish and aquatic habitat.
- (b) Regulating pollution sources.
- (c) Controlling shoreline alterations, dredging, and lagooning.

(3) Control building sites, placement of structures, and land uses through:

- (a) Prohibiting certain uses detrimental to Shoreland-Wetlands.
- (b) Setting minimum lot sizes and widths.
- (c) Setting minimum building setbacks from waterways.
- (d) Setting the maximum height of near shore structures.
- (4)** Preserve and restore shoreland vegetation and natural scenic beauty through:
 - (a) Restricting the removal of natural shoreland cover.
 - (b) Preventing shoreline encroachment by structures.
 - (c) Controlling shoreland excavation and other earth moving activities.
 - (d) Regulating the use and placement of boathouses and other structures.

1. Action taken to date on this request includes:

- a. Stags Run LLC petitioned for a zoning map amendment on August 3, 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 August 11, 2026 and on August 17, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 24, 2026.
- e. The Commission at their August 24, 2026 meeting recommended approving the requested rezoning of approximately .07 acres of land located in the SE1/4, SW1/4 & SW1/4, SE1/4, Section 34, T17N-R23E, Town of Centerville, from the Shoreland Wetland District to the Shoreland District.

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. Pete Arnold, the owner, spoke in favor of the request.
- c. Ms. Heidi Kennedy, the owner's representative, 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 Shoreland Wetland District.
2. The Centerville Town Planning Commission and the Centerville Town Board support the proposed zone change from the Shoreland Wetland District to the Shoreland District.
3. Rezoning will allow the owner to build a single-family home.
4. This proposed rezoning request will have a minimal effect on the surrounding Shoreland Wetland Zoning District
5. The owner has provided a plan from his consultant that addresses the following:
 - (a) Storm and floodwater storage capacity.
 - (b) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland.
 - (c) Filtering of storage sediments, nutrients, heavy metals, or organic compounds that would otherwise drain into navigable waters.
 - (d) Shoreland protection against soil erosion.
 - € Fish spawning, breeding, nursery, or feeding grounds.
 - (f) Wildlife habitat.
 - (g) Wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas as defined in Wis. Admin. Code NR 103.04.

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 Stag's Run, LLC to rezone approximately .07 acres of land from the Shoreland Wetland District to the Shoreland District were approved.

The Manitowoc County Planning and Park Commission, at its August 24, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately .07 acres of land located in the SE1/4, SW1/4 & SW1/4, SE1/4, Section 34, T17N-R23E, Town of Centerville, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from the Shoreland Wetland District to the Shoreland District.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received ☒
Receipt # 42822

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner Stags Run LLC

Applicant/Agent

Pete Arnolds

Address 7540 Bittersweet Drive

Address

City/State/Zip Gurnee, IL 60031

City /State/Zip

Phone 630-842-6155

Phone

Email Address parnolds@pbs-inc.org

Email Address

PROPERTY LEGAL DESCRIPTION

SE 1/4, SW 1/4, S 34 T 17 N R 23 E Town of Centerville

↓ SW 1/4, SE 1/4

House /Fire #

Tax Number 002-034-012-002.00

PROPERTY INFORMATION

Existing Zoning District Shoreland-Wetland Proposed Zoning district Shoreland

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

A wetland delineation was completed on the property and wetlands were identified

and therefore the wetlands are shoreland-wetlands.

Remove wetland zoning so that the bluff may be graded and stabilized.

Proposed use: (Reason for change)

This request is to rezone 3,044 sq. ft (0.07 acres) out of shoreland- wetland zoning so that the bluff may be graded and stabilized.

Grading/excavation for the purposes of shoreland stabilization is not a permitted use in the ~~wetland~~ ^{shoreland} zone. This area will remain bluff

and will be seeded with a native seed mix. All DNR and US Army Corps of Engineers permits have been obtained

to disturb this wetland.

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

Heidi Kennedy

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

8/3/2026

8/3/2026

Signature (applicant)

Date



Manitowoc County

Planning & Zoning Department

Manitowoc County Office Complex • 4319 Expo Drive, P.O. Box 935
Manitowoc WI 54221-0935 • Phone: 920.683.4185

WETLAND REZONE APPLICATION

Applicant / Agent: Stag's Run, LLC

Mailing Address: 7540 Bittersweet Drive, Gurnee, IL 60031 Phone: 630-842-6155

Property Owner: Pete Arnolds

Mailing Address: Same as above Phone: Same as above

LOCATION / LEGAL DESCRIPTION OF PROPERTY

Project Address: 16893 Lakeshore Road, Cleveland, WI 53015 Tax Key # 002-034-012-002.00

SE 1/4, SW 1/4, of Section 34, TN 17 -R23_E; Town of Centerville

Lot Size 7.5 acres Size of Area to be Rezoned (sq/ft) 3,044 sq. ft (0.07 acres)

Present Use: eroded bluff Proposed Use: stabilized bluff

☒ Rezoning from Shoreland Wetland to Shoreland.

Reasons for Rezone Request: The bluff is unstable where a 30 in. culvert under Lakeshore drive
dumps water uncontrolled onto the property, has formed a channel and has lead to
increased erosion of the bluff at that location. The plan is to stabilize the bluff in the
vicinity of where the channel flows over bluff. There will be 700 sq. feet excavated from
the wetland and excavated up to 10 feet to create a 2:1 slope

- Size and area to be rezoned shall include depth of fill or depth of excavation.

Signature [Signature] Date 8/3/2027

Attach The Following Information:

1. Map and/or Plot Plan defining area involved and the project dimensions.
2. Photographs of the property.
3. Aerial Photo.
4. Floodplain Map.
5. Topo Map.
6. Soil Survey Map.

- 
7. Shoreland / Floodplain – Wetland Map.
 8. Wetland Delineation if completed.
 9. WDNR approvals or letters regarding this project.



Manitowoc County

Planning & Zoning Department

Manitowoc County Shoreland Zoning Ordinance Section 9.17 (2)

A wetland, or a portion thereof, in the Shoreland-Wetland district shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

- ☐ (a) Storm and flood water storage capacity. _____

- ☐ (b) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland. _____

- ☐ (c) Filtering of storage of sediments, nutrients, heavy metals, or organic compounds that would otherwise drain into navigable waters. _____

- ☐ (d) Shoreline protection against soil erosion. _____

- ☐ (e) Fish Spawning, breeding, nursery, or feeding grounds. _____

- ☐ (f) Wildlife habitat. _____
- ☐ (g) Wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas as defined in Wis. Admin. Code § NR 103.04 (See second page.)

NR 103.04 Wetlands in areas of special natural resource interest. Wetlands in areas of special natural resource interest includes those wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas. For purposes of this chapter, the following are designated as areas of special natural resource interest:

- (1) Cold water communities as defined in s. NR 102.04 (3) (a), including all trout streams and their tributaries and trout lakes;
- (2) Lakes Michigan and Superior and the Mississippi river;
- (3) State and federal designated wild and scenic rivers, designated state riverways and state designated scenic urban waterways, s. 30.26, Stats., ch. NR 302, 16 USC 1271 to 1287, ss. 30.40 to 30.49, Stats., and s. 30.275, Stats.;
- (4) Unique and significant wetlands identified in special area management plans (SAMP), special wetland inventory studies (SWIS), advanced delineation and identification studies (ADID) and areas designated by the United States environmental protection agency under section 404 (c), 33 USC 1344 (c);
- (5) Calcareous fens;
- (6) Habitat used by state or federally designated threatened or endangered species, s. 29.604, Stats., ch. NR 27 and 16 USC 1531 to 1543;
- (7) State parks, forests, trails and recreation areas;
- (8) State and federal fish and wildlife refuges and fish and wildlife management areas;
- (9) State and federal designated wilderness areas (16 USC 1131 to 1135 and s. NR 1.415);
- (10) Designated or dedicated state natural areas established under ss. 23.27 to 23.29, Stats.;
- (11) Wild rice waters; and
- (12) Any other surface waters identified as outstanding or exceptional resource waters in ch. NR 102.



**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

August 13, 2026

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

and

Manitowoc County Supervisor Behnke
Supervisor District 12

ATTN: Tim Ryan and Supervisor Behnke

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

Name of Owner:
Stags Run LLC
7540 Bittersweet Dr
Gurnee, IL 60031

Township:
Centerville

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

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

This is an aerial map of a 7.5-acre property. The map features topographic contours in orange and yellow, indicating elevation changes. A yellow survey line runs horizontally across the middle of the property. The property is labeled with the text '00203401200200' and '7.5 ac.'. The map also shows a scale bar in feet, ranging from 0 to 160. The property is located in the T17N R23E S34 SW SE section. The map includes various other labels such as '637', '636', '635', '634', '633', '632', '631', '630', '629', '628', '627', '626', '625', '624', '623', '622', '621', '620', '619', '618', '617', '616', '615', '614', '613', '612', '611', '610', '609', '608', '607', '606', '605', '604', '603', '602', '601', '600', '599', '598', '597', '596', '595', '594', '593', '592', '591', '590', '589', '588', '587', '586', '585', '584', '583', '582', '581', '580', '579', '578', '577', '576', '575', '574', '573', '572', '571', '570', '569', '568', '567', '566', '565', '564', '563', '562', '561', '560', '559', '558', '557', '556', '555', '554', '553', '552', '551', '550', '549', '548', '547', '546', '545', '544', '543', '542', '541', '540', '539', '538', '537', '536', '535', '534', '533', '532', '531', '530', '529', '528', '527', '526', '525', '524', '523', '522', '521', '520', '519', '518', '517', '516', '515', '514', '513', '512', '511', '510', '509', '508', '507', '506', '505', '504', '503', '502', '501', '500', '499', '498', '497', '496', '495', '494', '493', '492', '491', '490', '489', '488', '487', '486', '485', '484', '483', '482', '481', '480', '479', '478', '477', '476', '475', '474', '473', '472', '471', '470', '469', '468', '467', '466', '465', '464', '463', '462', '461', '460', '459', '458', '457', '456', '455', '454', '453', '452', '451', '450', '449', '448', '447', '446', '445', '444', '443', '442', '441', '440', '439', '438', '437', '436', '435', '434', '433', '432', '431', '430', '429', '428', '427', '426', '425', '424', '423', '422', '421', '420', '419', '418', '417', '416', '415', '414', '413', '412', '411', '410', '409', '408', '407', '406', '405', '404', '403', '402', '401', '400', '399', '398', '397', '396', '395', '394', '393', '392', '391', '390', '389', '388', '387', '386', '385', '384', '383', '382', '381', '380', '379', '378', '377', '376', '375', '374', '373', '372', '371', '370', '369', '368', '367', '366', '365', '364', '363', '362', '361', '360', '359', '358', '357', '356', '355', '354', '353', '352', '351', '350', '349', '348', '347', '346', '345', '344', '343', '342', '341', '340', '339', '338', '337', '336', '335', '334', '333', '332', '331', '330', '329', '328', '327', '326', '325', '324', '323', '322', '321', '320', '319', '318', '317', '316', '315', '314', '313', '312', '311', '310', '309', '308', '307', '306', '305', '304', '303', '302', '301', '300', '299', '298', '297', '296', '295', '294', '293', '292', '291', '290', '289', '288', '287', '286', '285', '284', '283', '282', '281', '280', '279', '278', '277', '276', '275', '274', '273', '272', '271', '270', '269', '268', '267', '266', '265', '264', '263', '262', '261', '260', '259', '258', '257', '256', '255', '254', '253', '252', '251', '250', '249', '248', '247', '246', '245', '244', '243', '242', '241', '240', '239', '238', '237', '236', '235', '234', '233', '232', '231', '230', '229', '228', '227', '226', '225', '224', '223', '222', '221', '220', '219', '218', '217', '216', '215', '214', '213', '212', '211', '210', '209', '208', '207', '206', '205', '204', '203', '202', '201', '200', '199', '198', '197', '196', '195', '194', '193', '192', '191', '190', '189', '188', '187', '186', '185', '184', '183', '182', '181', '180', '179', '178', '177', '176', '175', '174', '173', '172', '171', '170', '169', '168', '167', '166', '165', '164', '163', '162', '161', '160', '159', '158', '157', '156', '155', '154', '153', '152', '151', '150', '149', '148', '147', '146', '145', '144', '143', '142', '141', '140', '139', '138', '137', '136', '135', '134', '133', '132', '131', '130', '129', '128', '127', '126', '125', '124', '123', '122', '121', '120', '119', '118', '117', '116', '115', '114', '113', '112', '111', '110', '109', '108', '107', '106', '105', '104', '103', '102', '101', '100', '99', '98', '97', '96', '95', '94', '93', '92', '91', '90', '89', '88', '87', '86', '85', '84', '83', '82', '81', '80', '79', '78', '77', '76', '75', '74', '73', '72', '71', '70', '69', '68', '67', '66', '65', '64', '63', '62', '61', '60', '59', '58', '57', '56', '55', '54', '53', '52', '51', '50', '49', '48', '47', '46', '45', '44', '43', '42', '41', '40', '39', '38', '37', '36', '35', '34', '33', '32', '31', '30', '29', '28', '27', '26', '25', '24', '23', '22', '21', '20', '19', '18', '17', '16', '15', '14', '13', '12', '11', '10', '9', '8', '7', '6', '5', '4', '3', '2', '1', '0'. The map also shows a red line at the bottom, likely representing a road or boundary. The property is labeled 'T17N R23E S34 SW SE' and 'T17N R23E S34 SE SW'. The map includes a scale bar in feet, ranging from 0 to 160. The property is labeled '00203401200200' and '7.5 ac.'. The map also shows a red line at the bottom, likely representing a road or boundary. The property is labeled 'T17N R23E S34 SW SE' and 'T17N R23E S34 SE SW'. The map includes a scale bar in feet, ranging from 0 to 160. The property is labeled '00203401200200' and '7.5 ac.'. The map also shows a red line at the bottom, likely representing a road or boundary. The property is labeled 'T17N R23E S34 SW SE' and 'T17N R23E S34 SE SW'. The map includes a scale bar in feet, ranging from 0 to 160. The property is labeled '00203401200200' and '7.5 ac.'. The map also shows a red line at the bottom, likely representing a road or boundary. The property is labeled 'T17N R23E S34 SW SE' and 'T17N R23E S34 SE SW'. 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Author:
Date Printed: 8/6/2026

Tim Ryan

From: Jerry Vogel <centervillechairman@gmail.com>
Sent: Thursday, August 13, 2026 9:13 PM
To: Tim Ryan
Subject: Stags Run LLC rezone request

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!

Tim, I received the planning & zoning department notice for the Stags Run LLC , Mr Arnold's rezone request for .07 acres from shore land wetland district to shore land district in the Town of Centerville. Is the .07 acres the right amount? As the notification stands, the Town of Centerville board supports this rezone request.
Thanks, Jerry - Chairman

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State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1155 Pilgrim Rd.
Plymouth, WI 53073

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



05/26/2026

GP-NE-2026-36-00741

Peter Arnolds
7540 Bittersweet Drive
Gurnee, IL 60031

RE: Coverage under waterway statewide general permit WDNR-GP01-2023 for Wetland Disturbance - Residential/Commercial/Industrial in the Town of Centerville, Manitowoc County

Dear Peter Arnolds,

Thank you for submitting an application for coverage under a statewide General Permit for Wetland Disturbance - Residential/Commercial/Industrial in Lake Michigan, located in the SE 1/4 of SW 1/4, Section 34, Township 17, Range 23 E, Town of Centerville, Manitowoc County. Based on the application materials submitted, your project meets the eligibility criteria for this activity, and you may proceed with your project.

STANDARDS AND CONDITIONS

You are responsible for meeting all general permit eligibility standards and permit conditions. Please re-read the permit eligibility standards and conditions attached to this letter in the final statewide general permit document. This includes notifying the Department before starting the project and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first.

You are also responsible for obtaining any other local, state, tribal, or federal permits that are required before starting your project. Note that U.S. Army Corps of Engineers and local zoning authorization for work in floodplains or shorelands may also be required for your project. This project will also need a shoreland-wetland rezone from Manitowoc County for work in a wetland within the shoreland zone.

EXPIRATION

This activity is authorized under the attached statewide general permit for 5 years from the date of this letter or until the activity is completed, whichever occurs first.

INSPECTIONS AND PROJECT MODIFICATIONS

The Department conducts routine and annual compliance monitoring inspections. Our

staff may follow up and inspect your project to verify compliance with state statutes and codes and the requirements and conditions of this general permit.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. To seek a contested case hearing under section 227.42, Wis. Stats., you have 30 days after the date of the decision to serve a petition for hearing on the Department. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

If you have questions about this letter or need to modify your project, please contact me, your local Water Management Specialist, Kathi Kramasz, at (920) 449-8006 or at Kathleen.Kramasz@wisconsin.gov, to discuss any questions or proposed modifications and determine next steps.

Sincerely,

Kathi Kramasz
Water Management Specialist

Email CC: Amy Heffernan, USACE Project Manager
Manitowoc County Zoning Administrator
WDNR Conservation Warden Anthony Arndt
Heidi Kennedy, Short Elliott Hendrickson, Inc



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
ST. PAUL DISTRICT OFFICE
332 MINNESOTA STREET SUITE E1500
ST. PAUL MINNESOTA 55101

May 7, 2026

Regulatory File No. MVP-2026-00273-ALH

Peter Arnolds
Stags Run
7540 Bittersweet Drive
Gurnee, IL 60031
parnolds@pbs-inc.org

Dear Peter Arnolds,

We are responding to your request for authorization to discharge dredged material (grading) into wetlands associated with a residence. The proposed work is located in Section 34, Township 17N, Range 23E, Manitowoc County, Wisconsin (Latitude 43.895170, Longitude - 87.731210).

Project Authorization:

The regulated activities associated with this project are detailed on the attached drawings and include:

- Permanent discharge of dredged material (grading) into 0.07 acres of wetland associated with the construction of a residential home.

We have determined that these activities require verification and are authorized by a Nationwide Permit (NWP) specifically, NWP 18, Minor Discharges. This work is shown on the enclosed figures, labeled MVP-2026-00273-ALH Figures 1 and 2 of 2.

Conditions of Your Permit:

You must ensure the authorized work is performed in accordance with the enclosed applicable terms and conditions.

You are also required to complete and return the enclosed Compliance Certification form within 30 days of completing your project. Please email the completed form to the contact identified in the last paragraph.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of this permit invalidates this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, Tribal, and other Federal permits that apply to this project.

Water Quality Certification:

You must also comply with the enclosed Water Quality Certification conditions associated with this General Permit.

Permit Expiration:

The 2026 NWP is valid until March 15, 2031 unless modified, suspended, or revoked. If the work has not been completed by that time, you should contact this office to verify that the permit is still valid. Furthermore, if you commence or are under contract to commence this activity before the date of General Permit expiration, modification, or revocation, you have 12 months to complete the activity under the present terms and conditions of the General Permit.

Jurisdictional Determination:

No jurisdictional determination was requested or prepared for this permit decision. While not required for this project, you may contact the Corps representative listed below with any questions concerning jurisdictional determinations.

Contact Information:

If you have any questions, please contact Amy Heffernan of the Brookfield Office at 262-359-0251 or by email at amy.heffernan@usace.army.mil.

Sincerely,



Amy Heffernan
Regulatory Specialist

Enclosures

GP Conditions, Project Drawings, WQC, Compliance Certification Form

CC:

Heidi Kennedy, Short Elliott Hendrickson
hkennedy@sehinc.com

Kathi Kramasz, WDNR (docket #GP-NE-2026-36-00741)
Kathleen.Kramasz@wisconsin.gov



US Army Corps of Engineers®

St. Paul District

COMPLIANCE CERTIFICATION

Regulatory File Number: MVP-2026-00273-ALH

Name of Permittee: Peter Arnolds

County/State: Manitowoc, Wisconsin

Date of Issuance: 5/7/2026

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the Corps contact identified in your verification letter within 30 days.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

By signing below, the permittee is certifying that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the permit, and any required mitigation was completed in accordance with the permit conditions.

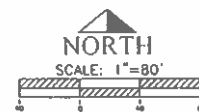
Signature of Permittee

Date



Key
 ● Transect Point
 Wetland Boundary
 Project Boundary
 Mechanically Enhanced Swale

Wetland
 WL1 = 1.46 Ac
 WL2 = 2381 Sq Ft



GEORGE & HOLDT- SOIL CONSULTANTS LLC

6350 Nero Lane
 Sobieski, WI 54171
 (920)822-9918
 georgeandholdt.com

DAVID A. GEORGE

AARON HOLDT

Stags Run LLC
 Pete Arnolds
 7540 Bittersweet Drive
 Gurnee, IL 60031

Tax Parcel #002-034-012-002.00
 Gov't Lot 4,S34,T17N-R23E
 Town of Centerville
 Manitowoc County

Site Location: 16893 Lakeshore Road

Wetland General Permit

Arnolds Residential Development

Centerville, Manitowoc County

GODFR 189200 | February 26, 2026



Building a Better World
for All of Us

Engineers Architects Planners Scientists

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Figure 1 – Energy Dissipation Example

Figure 2 – Revetment Example



Wetland General Permit

Arnolds Residential Development

Prepared for Stag's Run, LLC

1 Introduction

This wetland permit application has been prepared to describe the wetland impacts to develop a residential parcel along Lake Michigan. The demonstration of wetland impact, avoidance, and minimization in this application follows the sequencing process of Wisconsin Section 281.36(3g), Wis. Stats., as administered by the Wisconsin Department of Natural Resources (WDNR) and Section 404 of the Clean Water Act as administered by the US Army Corps of Engineers (USACE). These procedures require that projects that may result in the draining or filling of wetland habitat demonstrate avoidance and minimization of such impacts, and that an alternatives analysis has been conducted that demonstrates the proposed action will cause minimal adverse environmental effects to accomplish the purpose of the project.

The proposed residential development will result in impacts for the construction of a residential home. This permit application is requesting a WDNR Wisconsin Wetland General Permit and USACE Nationwide Permit to impact 3,044 square feet (0.07 acres) of wetlands for a single and complete project.

1.1 Project Location

The project site is located on a 7.5-acre site in the in the S ½ of Section 34 of Township 17 North, Range 23 East in the Town of Centerville, Manitowoc County, Wisconsin. The project is located east of Lakeshore Road, approximately 700 feet north of the County line. The project location is shown in **Figure 1**.

2 Description of the Project

Pete Arnolds purchased the property in Centerville over 6 years ago with the intent of constructing a home on the 7.5-acre parcel. The proposed project will result in wetland impacts from the stabilization of the shoreline. The shoreline must be stabilized before the home is constructed. A 30-inch corrugated metal pipe under Lakeshore Drive discharges into Mr. Arnolds property. The pipe captures overland flow from Cleveland Swamp, which is on the west side of Lakeshore Drive, and it intercepts road runoff. There is no energy dissipation at the end of this pipe and a channel has formed that runs through the property and over the bluff, destabilizing this area of the shoreline and resulting deposition into an area of Lake Michigan that is considered an Important Birding Area by Audubon and part of NOAA's National Marine Sanctuary.

The proposed work involves pulling back the bank to a 2:1 slope to stabilize where the channel discharges over the edge of the bluff. This work is similar to what was completed on the Plastics Engineering Company Property in Sheboygan County in 2022. It is our understanding the County completed that project and it is approximately 3200 feet to the south of Mr. Arnolds' property.

Since that work was completed in 2022, that channelized flow appears to be stable and Mr. Arnolds would like to do something similar. However, instead of riprap Mr. Arnolds would like to plant native vegetative plantings. The proposed work would directly impact 3,044 square feet (0.07 acres) of wetlands. The entire parcel is 7.5 acres, and the wetland delineation identified approximately two acres of wetland on the parcel.

2.1 Purpose and Need for the Project

The purpose of the project is residential development. The channel bisects the property. To the north of the channel is 2.25 acres and it is predominantly wetland or the face of the bluff. The remaining area south of the of the channel is approximately 5.25 but only 3.28 acres is potentially developable, the remainder is the face of the bluff and there is an additional 0.1 acres wetland on the property.

2.2 Is your project an expansion of existing work or is it new construction?

New construction

2.3 When did you start to develop a plan for your project?

Fall of 2023

2.4 Must the project be located in or adjacent to wetlands?

No

3 Alternatives Analysis

3.1 No Build Alternative

3.1.1 3.1.1 What are the consequences of not building the project?

The channel will continue to erode the property and impact the shoreland-wetland on the property. Mr. Arnold will not construct a permanent residential home on the property. The property will remain vacant.

3.1.2 Have you sold any land in recent years that are in the vicinity of the proposed project?

No

3.2 Alternatives

3.2.1 Alternative 1- Alternative Channel Stabilization

One alternative is to try to slow down the water at the end of the 30 inch pipe by installing rock at the end of the pipe. This would slow the velocity of the water entering the site and may allow some of the water to be stored within the wetland prior to discharge. This would result in approximately 280 sq. feet of wetland impacts, through the placement of rock at the end of the pipe. An example of this is shown in Figure 3-1 below.

Figure 3-1 – Energy Dissipation Example



Although this alternative would have minimal wetland impacts and would be the least expensive alternative, this alternative was not practicable for a couple reasons. This alternative does not address the erosion of the bluff. Water would still run through the channel, albeit at a lower velocity, and continue to destabilize the shoreline. Additionally, encouraging infiltration or the storage of water near a bluff is not recommended because it could further destabilize the shoreline by adding water within the upper soil column¹

3.2.2 Alternative 2- Traditional Revetment

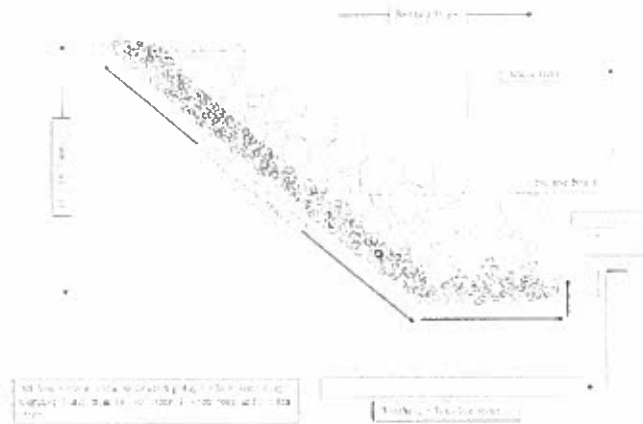
Another alternative would be to install the typical rock revetment along the base of the bluff. This would involve installation of rock revetment along the base of the bluff similar to what is shown in Figure 3-2. This alternative would not result in direct impacts to the wetlands but would result in impacts to Lake Michigan. This alternative is expensive and would result in more impacts to Lake Michigan and potential secondary impacts on neighbors.

It would require disturbance along the entire length of Mr. Arnolds' property to properly anchor the rock into the shoreline and prevent water from bypassing the rock to destabilize it. This alternative, while feasible and common along Lake Michigan, can have a secondary impact in that it can result in additional erosion to the neighbor's shoreline, which are currently unprotected. Then this would encourage the neighbors to install revetment along their shoreline leading to additional impacts to Lake Michigan. Depositing rock along this area of Lake Michigan shoreline could impact nearshore habitat that birds rely on during migration, this shoreline is an Important Birding Area by Audubon, and it is also part of NOAA's National Marine Sanctuary.

Due to the costs and potential secondary impacts from this alternative, this alternative was dismissed as not practicable.

¹ Stormwater/Groundwater Connections & Bluff Stability – Wisconsin Coastal Resilience

Figure 3-2 – Revetment Example



3.2.3 Preferred Alternative- Grading

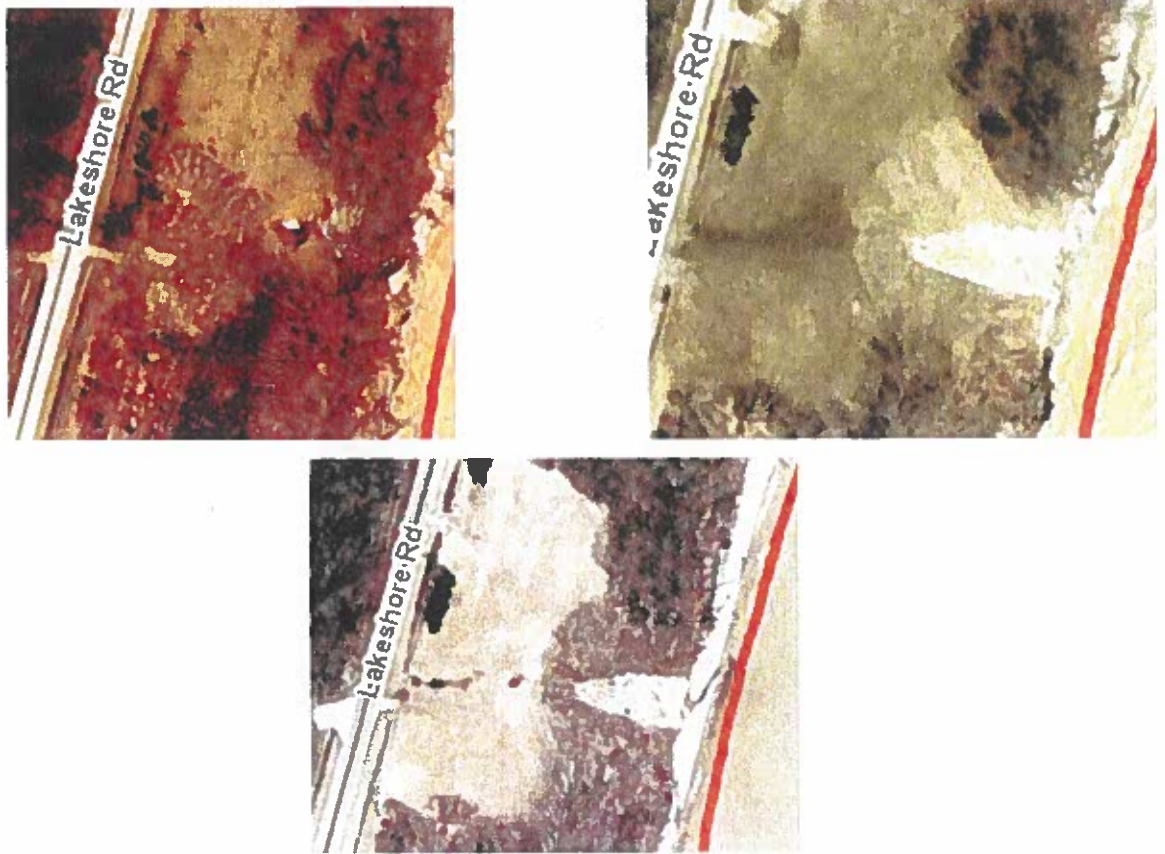
Aerial photos of this bluff from 2012 through 2017, prior to the high-water levels in 2019 and 2020, show a shoreline that is vegetated. The intent of this project is to reestablish a more stable slope (2 ft. horizontal :1 ft vertical) in the vicinity of the proposed home and revegetate the shoreline. This alternative would impact 3,044 sq. feet (0.07 acres) of wetlands. This portion of the shoreline will be pulled back, to create a more stable shoreline. Then the shoreline, including the wetland areas, will be reseeded with a native mix. For example, a seed mix similar to Agrecol's Native Slope Stabilization or their Tallgrass Prairie for Wet-Mesic Soils would be reseeded along the bluff in addition to a temporary cover crop of Annual Ryegrass.

Sloping back the bank to a 2:1 will create a stable bluff angle² that may be re-vegetated and provide long term protection of the shoreline. This work must be completed prior to construction of the home otherwise there will be insufficient construction access. The remaining wetland areas of the property will be protected and the wetland that is impacted by the project is anticipated to restore itself.

A project like this was completed across the county line about 3,000 feet down the shoreline. The Sheboygan County Highway Plan Set for Lakeshore Drive shows a 30" RCP (reinforced concrete pipe) discharges to Lake Michigan on Parcel 59014180130. Figure 3-3 contains the 2019 aerial photo on the left showing the bank erosion around the discharge point of this 30-inch pipe. Then the aerial photo on the right is the 2022 aerial photo, which is post construction but shows the sloping back of the bank at the outlet. Finally, the bottom aerial photo is the 2025 aerial photo, and this shoreline repair continues to be stable and appears well vegetated.

² Case Study: Milwaukee County Coastal Resources Inventory – SE WI COASTAL Resilience

Figure 3-3 – Similar Project



4 Benefits

Permitting the wetland impacts will allow the applicant to move ahead with stabilization of the bluff and construction of the home. The economic consequences of constructing the home will be added tax base and reduce deposition into Lake Michigan. The destabilization of the shoreline by the drainage coming through that 30-inch culvert results in deposition into an area of Lake Michigan that is considered an Important Birding Area by Audubon and part of NOAA's National Marine Sanctuary. Without implementing any measures to reduce this erosion, the head cut will continue to erode the wetland and deposit material in Lake Michigan.

5 Minimizing Secondary Impacts

Mr. Arnolds will follow the State of Wisconsin Construction Site Erosion Control Standards, when it applies for the NOI. Mr. Arnolds will minimize impacts to the remaining wetlands on the property through proper erosion control and maintaining the forested vegetation cover of the wetland communities. Additionally, Mr. Arnolds is also willing to implement any reasonable conditions the DNR and the Corps of Engineers and that the agencies may reasonably require the property owners to comply with. For example, adding additional equalizer pipes under the road to minimize impacts on hydrology and restoring areas that were disturbed during construction with a native seed mix.

6 Delineation and Mitigation

The wetland delineation completed by George & Holdt LLC, identified two (2) wetland communities. The delineated wetland boundary is shown on the project plans, and the wetland delineation report has been submitted with the permit application.

Wetland compensatory mitigation will be provided through a credit purchase from either an approved bank or through the Department of Natural Resources' in-lieu fee program, at the direction of the Department of Natural Resources and US Army Corps of Engineers. The purchase of credits is anticipated to meet mitigation requirements.

7 Summary

Pete Arnolds is seeking this permit to stabilize the bluff along Lake Michigan on his property in the Town of Centerville, Manitowoc County Wisconsin. Instead of installing a typical revetment, his is proposing to pull back the bluff to a stable slope and revegetate the shoreline, and the best time to do this work is before he constructs a home, when access will be much more restrained. A 30 inch pipe under Lakeshore Road drains quite a bit of the Cleveland Swamp and the road through Mr. Arnold's property causing

The proposed residential development will result in impacts for the construction of a residential home. This permit application is requesting a WDNR Wisconsin Wetland General Permit and USACE Nationwide Permit to impact 3,044 square feet (0.07 acres) of wetlands for a single and complete project.

Wetland Delineation Report

Tax Parcel #002-034-012-002.00

Gov't Lot 4,S34,T17N-R23E

Town of Centerville

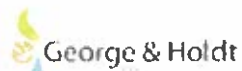
Manitowoc County



Prepared For:

**Stags Run
Pete Arnolds
7540 Bittersweet Drive
Gurnee, IL 60031**

Prepared By:



**George & Holdt
6350 Nero Lane
Sobieski, WI 54171**



1.0 Introduction Summary

The following Wetland Delineation was conducted under the direction of the property owner Pete Arnolds, the principal of Stags Run LLC. The Wetland Delineation was conducted as a preemptive planning measure for a single-family residential home that the owner plans on building in the future.

1.1 Purpose

The purpose of this study is to identify and delineate any and all wetlands within the specific project area shown within this report. The project area consists of 4.70 acres and consists of a partially wooded parcel that borders the Waters of Lake Michigan.

The fieldwork was completed on May 12, 2025. At the time of the fieldwork, all vegetation was actively growing.

The Wetland Delineation specific to this site was further required due to the following items.

- The WDNR Surface Water Data Viewer (SWDV) indicates “potential” wetlands across the majority of the subject parcel. Although mapped wetlands are shown immediately west of the project area, no mapped wetlands are shown on the SWDV. In addition to the potential wetland’s designation, there is one (1) “Wetland <2.00 Acres” symbol shown in the southern portion of the project area.
- The soil series mapped on this site are listed as being a Cosad loamy fine sand (CoA), a Keowns very fine sandy loam (Ke) and a Mundelein silt loam (MuA). The Cosad loamy fine sand soil series has a hydric soil rating of 3 and is considered predominantly non-hydric. The Keowns very fine sandy loam soil series has a hydric soil rating of 100 and is non-hydric. The Mundelein silt loam soil series has a hydric soil rating of 15 and is considered predominantly non-hydric. The hydric soil rating indicates the percentage of map units that meet the criteria for hydric soils. Each map unit is rated based on its respective components and the percentage of each component within the map unit. Hydric soils are defined by the National Technical committee for Hydric Soils (NTCHS) as soils that have formed under conditions of prolonged saturation, flooding or are ponded for periods of time long enough during the growing season to develop anaerobic conditions in the upper soil solum. Under natural conditions, these soils are either saturated or inundated for periods of time that are sufficiently long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.



1.2 About the Delineator

The fieldwork was conducted and completed by Aaron Holdt, a partner in George & Holdt – Soil Consultants LLC. Aaron holds a BS in Soil Science from the University of Wisconsin-River Falls and has completed both the Basic and Advanced Wetland Training classes administered by the University of Wisconsin-La Crosse. Aaron also holds a Wisconsin Professional Soil license.

Aaron has been mapping wetlands for the past 22 years and has been a full time Soil Consultant for over 28 years. George & Holdt is a multidisciplinary consulting company that provides services in wetlands, soil consulting, soil testing, stormwater, POWTS design and POWTS inspections.



Aaron has performed or assisted in over 11,000 Soil and Site Evaluations in addition to delineating thousands of acres of wetlands over the past 22 years. Aaron is also a Wisconsin Department of Natural Resources Assured Wetland Delineator.

4.5 Wetlands

Wetland #1 is a degraded wet meadow that is dominated by *Phalaris arundinacea* and *Viburnum opulus*. The wetland has an area of 1.46 acres within the project area.

Wetland #2 is a wet meadow within a closed depression. The wetland is dominated by *Poa pratensis* and *Phalaris arundinacea*. The wetland has an area of 2381 square feet.

5.0 Conclusions

Based upon a detailed site investigation that included soil borings, plant identification, topographical positions, slope gradients and slope direction (s) combined with a detailed off-site review of recourses such as FSA slides, historical air photos, soil maps, Google Earth maps, LiDAR Imaging, and combined with professional judgement, there are two (2) wetlands located within the limits of the project boundaries. Soil color patterns, including soil matrix colors, redoximorphic inception depths in combination with facultative wetland plant communities make this a fairly straightforward wetland delineation.

Aaron Holdt is a WDNR Assured Wetland Delineator who has earned Assured Wetland Delineator status from Wisconsin Department of Natural Resources. This assurance means automatic concurrence on any project which Aaron is the lead investigator and report author. As part of the program requirements however, reporting standards still require that this report be submitted to the WDNR portal in Madison, Wisconsin.

It is important to note, that this report applies specifically to the project area shown on the accompanying wetland map exhibit. It is the responsibility of all involved to know the exact location of all wetland locations and their boundaries. It is further the responsibility of all involved to ensure and acquire all necessary local, state and federal permits prior to starting any type of construction project, including but not limited to building, filling and grading.

Any questions regarding this report should be directed to Aaron Holdt, George and Holdt – Soil Consultants LLC.

Respectfully,

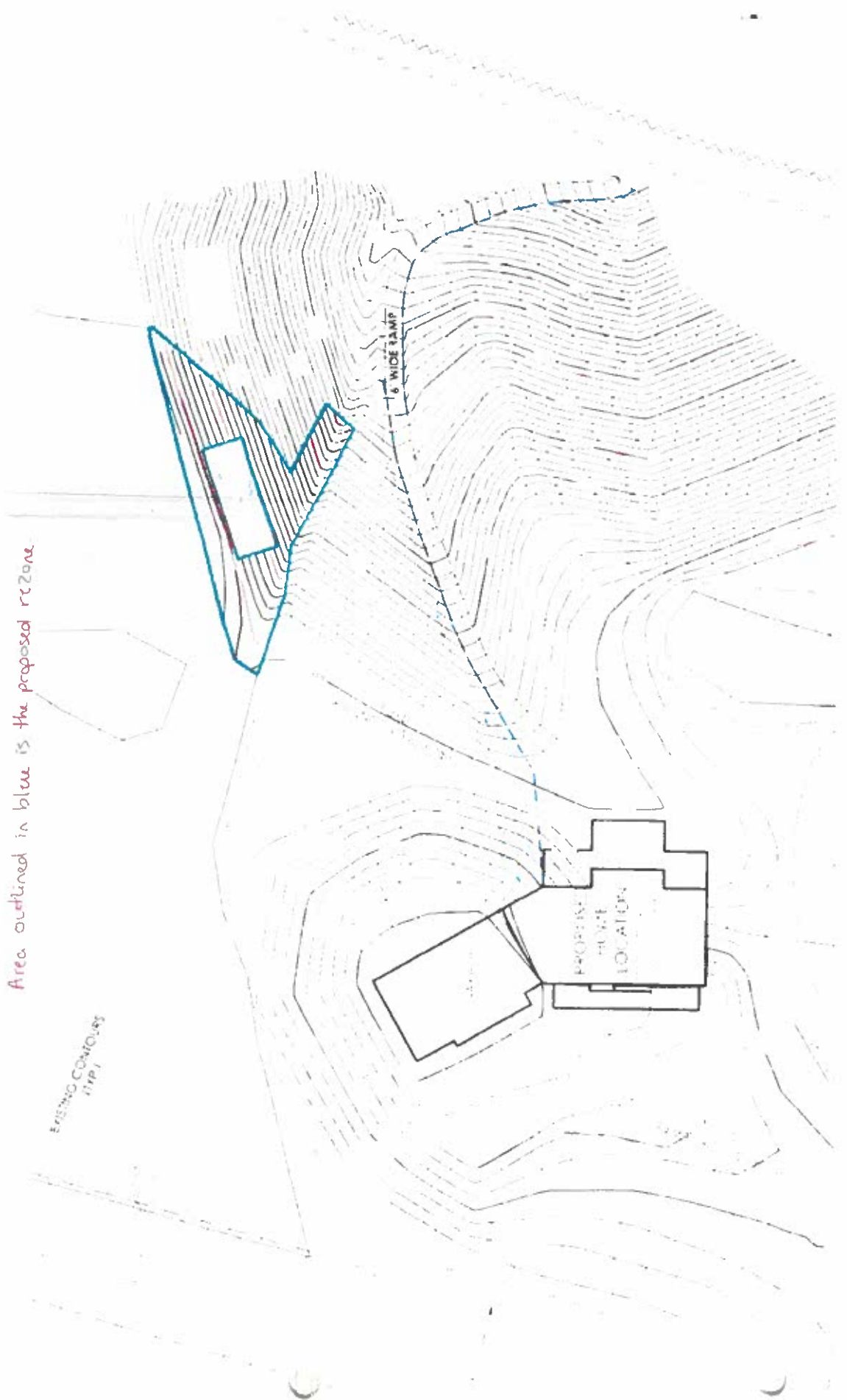
Aaron Holdt, WDNR Assured Wetland Delineator
Partner, George and Holdt – Soil Consultants LLC
December 29, 2025

Area outlined in blue is the proposed rezone

EXISTING CONTOURS
1170'

6' WIDE RAMP

PROPOSED
BUILDING
LOCATION



MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
- ☐ IS THE SUBJECT PROPERTY ECONOMICALLY FEASIBLE TO DEVELOP OR USE UNDER THE CURRENT ZONING?
- ☐ ARE THERE ADEQUATE SITES ELSEWHERE THAT ARE ZONED APPROPRIATELY FOR THE PROPOSED USE?
- ☐ DOES THE PROPOSED ZONING MAP AMENDMENT CONSTITUTE SPOT ZONING?
- ☐ HAVE ALL USES THAT ARE PERMITTED UNDER THE PROPOSED ZONING DISTRICT BEEN CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF EA, EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE AREAS IDENTIFIED AS:
 - FLOODPLAIN
 - WETLAND
 - FLOODWAY
 - SHORELAND
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACCESSORY OR CONDITIONAL USE
 - SHORELINE VEGETATION REMOVAL
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION



Manitowoc County
Planning and Zoning Department
SURVEY VARIANCE APPLICATION

MANITOWOC COUNTY
RECEIVED

JUL 30 2026

☒ \$193 VARIANCE FEE

☒ \$165 + \$62 for each
additional lot REVIEW
FEE

Receipt # 42820 (7193)

PLANNING & PARK
COMMISSION

OWNER / APPLICANT

Owner Name (print)	<u>Ryan Alfson</u>	Applicant/Agent Name (if different)	<u>Brad Buechel</u>
Address (1)	<u>1700 CTH F</u>	Address (1)	<u>2020 Madison St</u>
Address (2)	<u></u>	Address (2)	<u></u>
City/State/Zip	<u>Newton, WI 53063</u>	City/State/Zip	<u>New Holstein, WI 53061</u>
Phone	<u>920-901-4471</u>	Phone	<u>920-428-2291</u>

PROPERTY LEGAL DESCRIPTION

NW 1/4 SE 1/4 S 5 T 18 N R 22 E Town of Liberty
House or Fire # Christel Dr. Tax Number 008-005-014-000.00

PROPERTY INFORMATION

Zoning District RR

☒ REQUIRED PRELIMINARY SURVEY SUBMITTED WITH THIS APPLICATION

REASON FOR VARIANCE REQUEST

Check all that apply: ☒ Road Frontage
☐ Lot Size
☐ Proposed property line to close to existing building
☐ Other

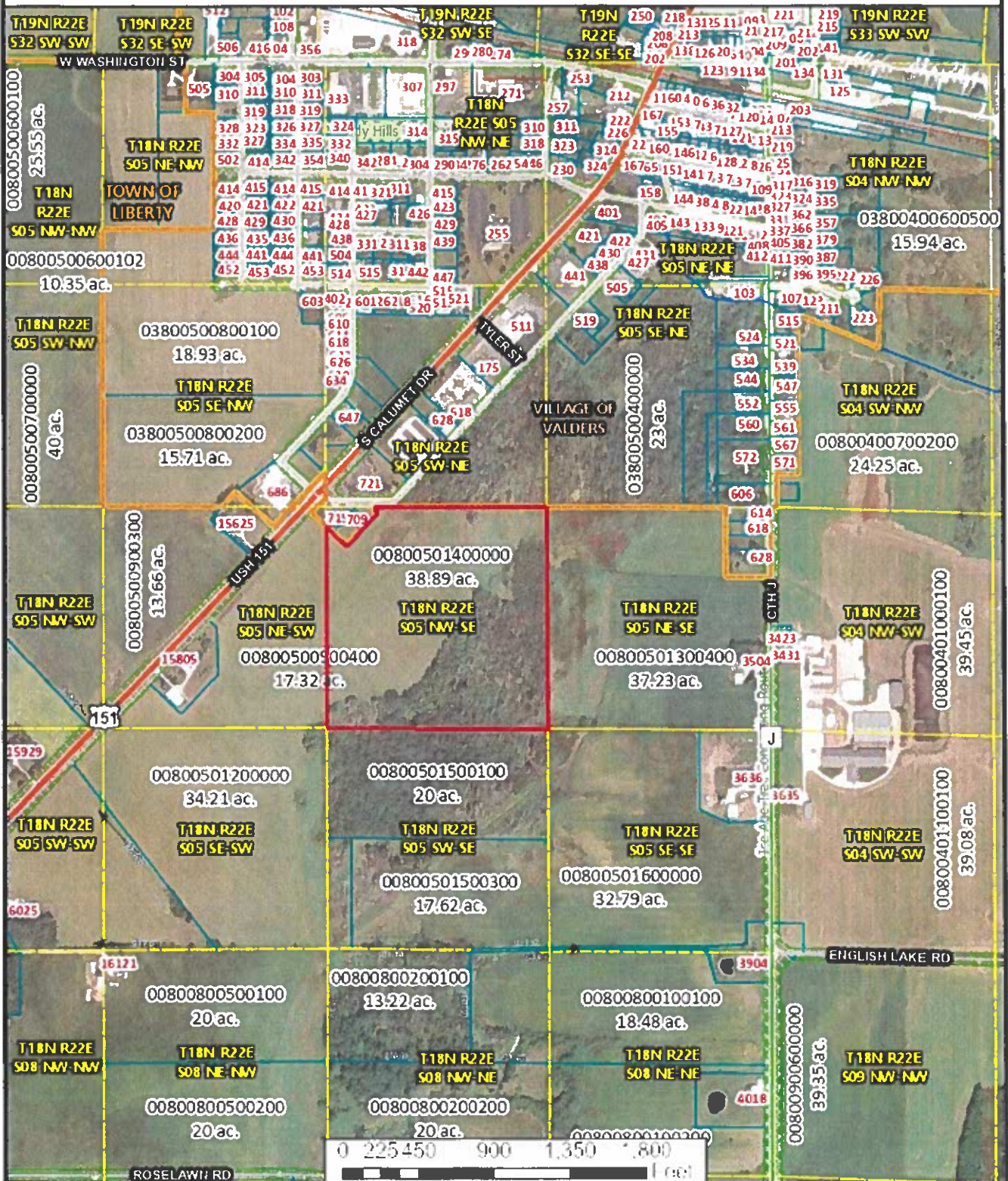
Return to:
Manitowoc County Planning and
Zoning Department
4319 Expo Drive, PO Box 935
Manitowoc, WI 54221-0935
(920) 683-4185

Signature (applicant, owner, agent)

7/29/26

Date

Manitowoc County Parcel Viewer



Author:
Date Printed: 8/7/2019

The user is responsible for the use of this website. The user is not responsible for any loss or damage to the user's data or other information resulting from the use of this website. The user is not responsible for any loss or damage to the user's data or other information resulting from the use of this website.

Ryan Alfson
(Town of Liberty)

LOCATION: NW1/4, SE1/4, Section 5, T18N-R22E, Town of Liberty.

CHARACTER OF AREA: The area is residential and agricultural in nature.

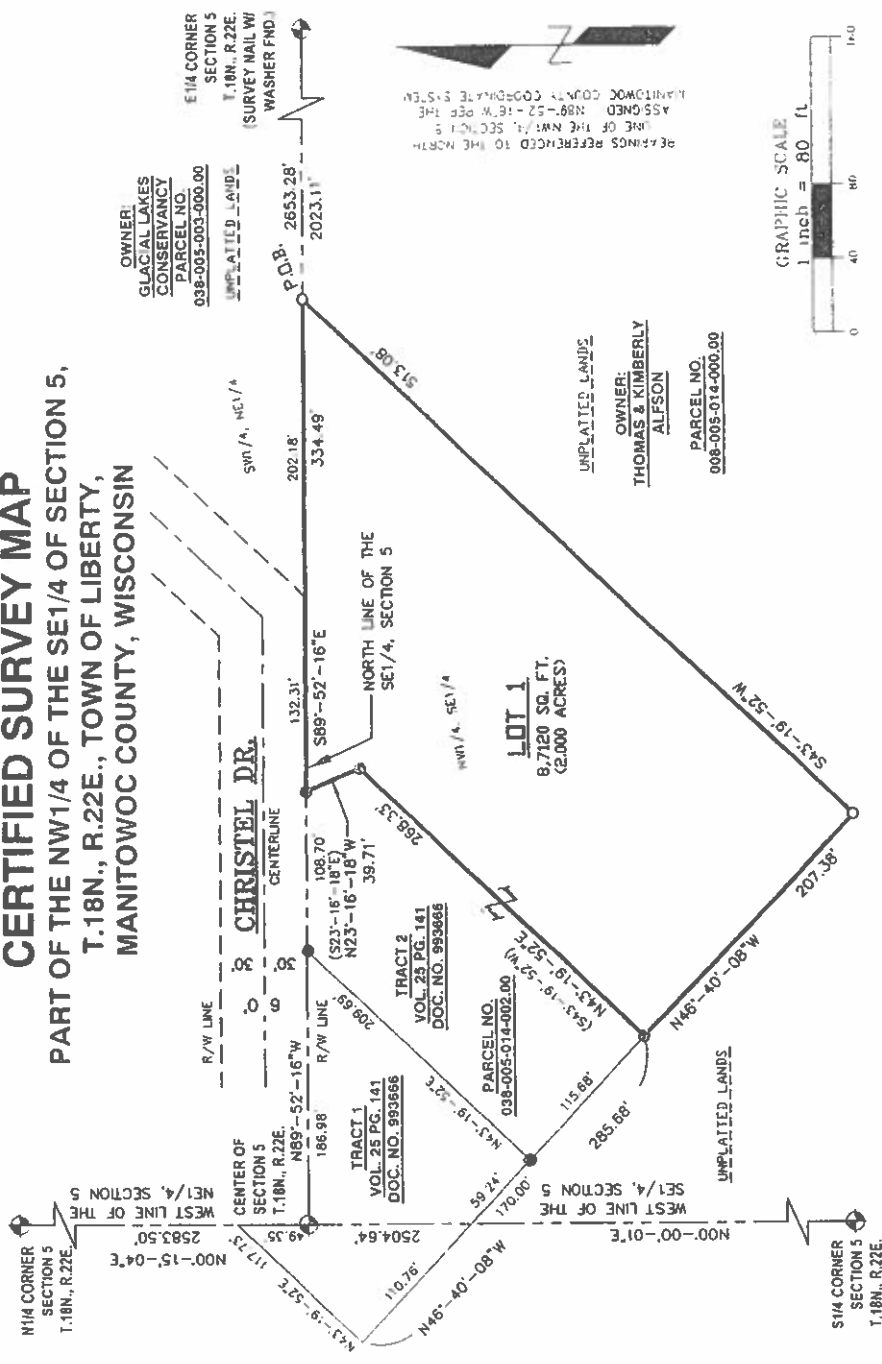
PROPOSED DEVELOPMENT: Ryan Alfson is requesting a variance to create a parcel of land with approximately 132.31 feet of public road frontage in an RR, Rural Residential zoned district.

REASON FOR COMMISSION REVIEW: The area is zoned RR, Rural Residential, in which district the minimum required amount of public road frontage is 150 feet and the minimum required lot size is one acre. Mr. Alfson is requesting a variance to create a parcel of land with less than 150 feet of public road frontage.

STAFF RECOMMENDATION: Staff recommends granting the variance and approving the proposed CSM.

CERTIFIED SURVEY MAP

PART OF THE NW1/4 OF THE SE1/4 OF SECTION 5,
T.18N., R.22E., TOWN OF LIBERTY,
MANITOWOC COUNTY, WISCONSIN



THIS INSTRUMENT WAS DRAFTED BY:	K.R.	FIELD WORK DATE:	7-21-26
CHECKED BY:	BB	FIELD BOOK:	N/A
JOB NO.:	17537	SHEET	1 OF 2

MERIDIAN
SURVEYING, LLC

2020 Madison Street
New Holston, WI 53081

Office: 920-993-0881
Fax: 920-273-6037

SURVEYED FOR:
THOMAS & KIMBERLY ALFSON
15805 USH 151
VALDERS, WI 54245

DEED:
DOC. NO. 793264 VOL. 1236 PAGE 37

**RESOLUTION ADOPTING REPORT AND DENYING ZONING
AMENDMENT PETITION**
(Brandon Gibbs)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, a petition was submitted by Brandon Gibbs on May 15, 2026, to rezone an
2 approximately 3.58 acre parcel of land located in the SE1/4, SE1/4, Section 3, T17N, R21E, Town
3 of Schleswig, from General Agriculture (GA) to Rural Residential (RR); and
4

5 WHEREAS, the petition was referred to the Planning and Park Commission for a
6 recommendation and report; and
7

8 WHEREAS, the Planning and Park Commission, after providing the required notice, held
9 a public hearing on June 22, 2026, July 27, 2026, and August 24, 2026; and
10

11 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
12 and an examination of the facts, has recommended the petition be denied for the reasons stated in
13 the attached report;
14

15 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
16 county of Manitowoc adopts the report of the Planning and Park Commission and denies the
17 petition for zoning map amendment submitted by Michael Chalupny.

Dated this 15th day of September 2026.

Respectfully submitted by the
Planning and Park Commission

Donal Zimmer, 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

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS AUGUST 18, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: BRANDON GIBBS 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.

Brandon Gibbs, on May 15, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 3.58 acres of land located in the SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig, from GA, General Agriculture to RR, Rural Residential.

The Town of Schleswig adopted the Manitowoc County Zoning Ordinance on October 11, 2012. The purpose of the Rural Residential (RR) zoning district is to provide areas for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre.

1. Action taken to date on this request includes:

- a. Brandon Gibbs, petitioned for a zoning map amendment on May 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 June 8, 2026 and on June 15, 2026 and on July 13, 2026 and July 20, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 22, 2026, July 27, 2026 and August 24, 2026.
- e. The Commission at their June 22, 2026 meeting recommended postponing the requested rezoning of approximately 3.58 acres of land of land located in the SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig, from GA, General Agriculture to RR, Rural Residential for further Town of Schleswig input. The Commission at their July 27, 2026 meeting recommended conditional approval of the requested rezoning of approximately 3.58 acres of land of land located in the SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig, from GA, General Agriculture to RR, Rural Residential with the condition that only two lots may be created by this request and the Town of Schleswig provides correspondence approving this request.
- f. Correspondence was received from Mr. Brandon Gibbs on August 3, 2026 requesting that his rezoning application be withdrawn from consideration.
- g. The Commission at their August 24, 2026 meeting recommended denial of the requested rezoning of approximately 3.58 acres of land of land located in the SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig, from GA, General 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 on June 22, 2026 is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Tony Lulloff, the applicant's surveyor, spoke in favor of the request.

4. Testimony at the July 27, 2026 is summarized as follows:

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

4. Testimony at the August 24, 2026 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 hearings, 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 Schleswig Town Planning Commission supports the proposed zone change from GA, General Agriculture to RR, Rural Residential with the condition that the land is divided into two equal size parcels of approximately 1.79 acres.
3. Rezoning will allow for the construction of a single-family home on the parcel.
4. This proposed rezoning request will have a minimal effect on the surrounding farmland.
5. Correspondence from Mr. Brandon Gibbs was received to withdraw his request.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearings, from the zone change fact sheets and maps, and from the staff analysis, that this request should be denied. Additional information was received by email from Mr. Brandon Gibbs on August 3, 2026, indicating he no longer wishes to pursue a rezoning of his property. In addition, the Town Board of Schleswig has not approved Mr. Gibbs requested rezoning.

In light of the new information that was received after the first public hearing was conducted, Mr. Brandon Gibbs requested rezoning (an approximately 3.58 acres of land located in the SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig, more fully described in the accompanying proposed ordinance amendment) be recommended for denial.

From: B.G.
To: Andrea Raymakers; Jason Bolz; Town of Schleswig
Subject: Withdraw my request to Rezone 11020 Wilke Lake Rd
Date: Monday, August 3, 2026 11:28:36 AM

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!

Hello Andrea and Jason,

I have also sent a notice to the Town of Schleswig, but please accept this as my formal notice to the County of Manitowoc that I no longer wish to have my parcel located at 11020 Wilke Lake Rd rezoned from GA to RR. I wish for the existing parcel to retain its GA zoning and to remain unsplit. Please remove my prior application from any further consideration by the Town or Schleswig or the County of Manitowoc.

Thanks for your help in our previous conversations.

-Brandon Gibbs
858-205-4857

**RESOLUTION APPROVING TOWN OF NEWTON ZONING ORDINANCE
AMENDMENT
(Bob Braun)**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

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

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

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

11 WHEREAS, the town of Newton amended its zoning ordinance on August 12, 2026, by rezoning
12 a 11.14 acre parcel of property owned by Bob Braun from A-2 (Farmland Residential) to B-1 (Business
13 District) in accordance with Wis. Stat. § 60.62; and
14

15 WHEREAS, the Town of Newton has submitted its amended zoning ordinance to the Manitowoc
16 County Board of Supervisors for approval;
17

18 WHEREAS, a copy of the amended zoning ordinance has been provided to each member of the
19 county board for review;
20

21 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of
22 Manitowoc approves the town of Newton's amended zoning ordinance that rezones that certain 11.14-acre
23 parcel of property owned by Bob Braun from A-2 (Farmland Residential) to B-1 (Business District) and
24 was adopted by the Town Board of Newton on August 12, 2026.

Dated this 15th day of September 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

August 12th, 2026

To: County Board
Court House
1010 South 8th Street
Manitowoc WI 54220

Ladies and gentlemen,

Please be advised the Town of Newton at its regularly scheduled Town Board Meeting on Wednesday, August 12th, 2026, approved the following:

A request by Bob Braun, 2904 CORD CR, to rezone an 11.14 -acre parcel from A-2 Farmland Residential, to B-1 Business District located in the NE1/4 of the NE1/4, Section 2.

A request by Roger Holschbach, 3590 S 26th St, to rezone 1.429 acres from A-3 Farmland Preservation to A-2 General Agriculture District, in the NE ¼ of the NE1/4 of Sec. 13.

Both motions were made and seconded and approved at the Town of Newton Planning Commission meeting on August 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

TOWN BOARD MEETING
AUG 12, 2026

The 08/12/26 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, Dave Mueller – Road Supervisor/Law Enforcement Officer, Lee Glaeser – Zoning Administrator and Excused is Paulette Vogt – Treasurer.

APPROVAL OF AGENDA & MINUTES

Supervisor Downing made a motion to approve the agenda, Supervisor Behnke seconded. All approved, motion carried. Supervisor Behnke made a motion to approve all previous meeting minutes, seconded by Supervisor Downing. 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. Chairperson Thomas made a motion to not accept credit card payments for tax payments, seconded by Supervisor Downing. All approved, motion carried.

KELLER

Hayden from Keller provided an update of the Firehouse and discussed action items and cost implications. Chairperson Thomas made a motion to approve change orders 1, 4, and 5, seconded by Supervisor Downing. All approved, motion carried.

PUBLIC INPUT

Scott Konik and Larry Schmitz gave their opinions on plowing the Town of Manitowoc. Charlie Bauer questioned who would be doing inspections for the new fire house. Larry Stock questioned the agenda postings. Donna Johnston questioned the ditching done during the Water Main Project and how it is still not back to how it was prior; the board will work on this.

REPORTS

Road Supervisor – The Board requested Supervisor Mueller to find quotes to get cameras for the old dumb and will be on next months agenda. Supervisor Downing will look at a resident's wet spots in the right-of-way.

Law Enforcement Officer – Law Enforcement Officer Mueller gave a brief report.

Zoning Administrator – Nothing additional to the report he submitted to the Board.

Supervisor 1 – Supervisor Behnke gave a brief report about the recycling center. He addressed the ATV/UTV on County Highways.

Supervisor 2 – Supervisor Downing gave a brief report about completed road work. Supervisor Behnke made a motion to approve the payment to Scotts Construction for \$91,524. Seconded by Supervisor Downing, all approved.

Chairperson – Supervisor Behnke made a motion to approve the Plan Commissions recommendation for Bob Braun to rezone 11.14 ac. From A-2 Farmland Residential, to B-1 Business located at 2904 CORD CR in the NE ¼ of the NE ¼ of Sec. 2. Seconded by Supervisor Downing, all approved motion carried. Supervisor Behnke made a motion to approve the Plan Commission and County recommendation for Roger Holschbach, 3590 S. 26th St, to rezone 1.429 ac. from A-3 Farmland Preservation to A-2 General Agriculture District, in the NE ¼ of the NE ¼ Sec. 13, seconded by Supervisor Downing. All approved, motion carried. Chairperson Thomas made a motion to approve the updated Employee Handbook, seconded by Supervisor Downing. All approved, motion carried. Chairperson Thomas gave a brief report on ARIP updates, furnace findings and Town of Manitowoc snow plowing. Supervisor Behnke made a motion to approve Resolution 081226 No Parking on Newton Rd, seconded by Supervisor Downing. All approved, motion carried. Chairperson Thomas brought to the board the safety concerns for the intersection of CORD CR and CORD C.

Planning Commission Meeting Minutes

Attendees: Lee Glaeser, Denise Thomas, Scott Konik, Charles Bauer, Roger Sieben, Ed Downing, and Nick Herzfeldt

The meeting was called to order by Chairman Thomas at 6pm.

Verification of public notice posted as required.

Downing motioned to correct the agenda item #8 to item #9 with Bauer second. Passed.

Thomas motioned to change Item #6 to Public Input by removing Zahn Certified Survey Map Approval with Downing second. Passed.

A motion to approve the June minutes was made by Downing with a second by Konik. Motion carried unanimously.

Public input opened. Jason Hubbartt purchased 2 parcels on English Lake. He plans on removing two buildings and build on the existing footprints. Being within 75' of English lake, issue is to be brought up at the Manitowoc County Board as it is within their supervision. Will come back to Newton for wrecking and building permits.

Ronald and Lou Ann Waack want to split up a parcel just north of 42 Garage in order to sell. Will need to add 35 acres to perpetuity.

Donald Truettner is looking to split off a parcel currently zoned R-2 (originally Truettner Berry Farm) to A-2. Need to apply for a zone change. Glaeser to add to next month schedule.

Close public input.

Item #6 Greg Zahn was not present. Tabled to next month. This is regarding 1.33 acres being rezoned from A-3 to A-1 to create a parcel approximately 600 feet south of South Lake Drive.

Item #7 public hearing for zone change A2 to B1: Address is 2904 County Road CR. Bob and Lori Braun would like to rezone A2 to B1 on the parcels that are currently A-2. Glaeser to add to agenda for August 10th, 6pm public hearing. Thomas motion to change A-2 to B1 with Downing second. Passed. Will to go the County Board.

Item #8 Roger and Lori Holschbach have a shed and septic on A3, 1.429 acres at 3590 S. 26th street. County noticed the location and recommended a change for zoning. Other A3 zoning of property will stay the same. The portion with the shed and septic will be moved to

A2. Glaeser motioned to accept rezoning from A3 to A2 with Sieben second. Passed. Will get zoning commission a certified survey.

Kevin Behnke mentioned that county board will be talking about ATV/UTV regulations this week.

Next Zoning Commission meeting is scheduled for September 14th at 6pm.

A motion to adjourn was made by Bauer with a second by Konik. Motion carried unanimously.

Meeting adjourned at 6:48pm

Respectfully submitted

Nick Herzfeldt

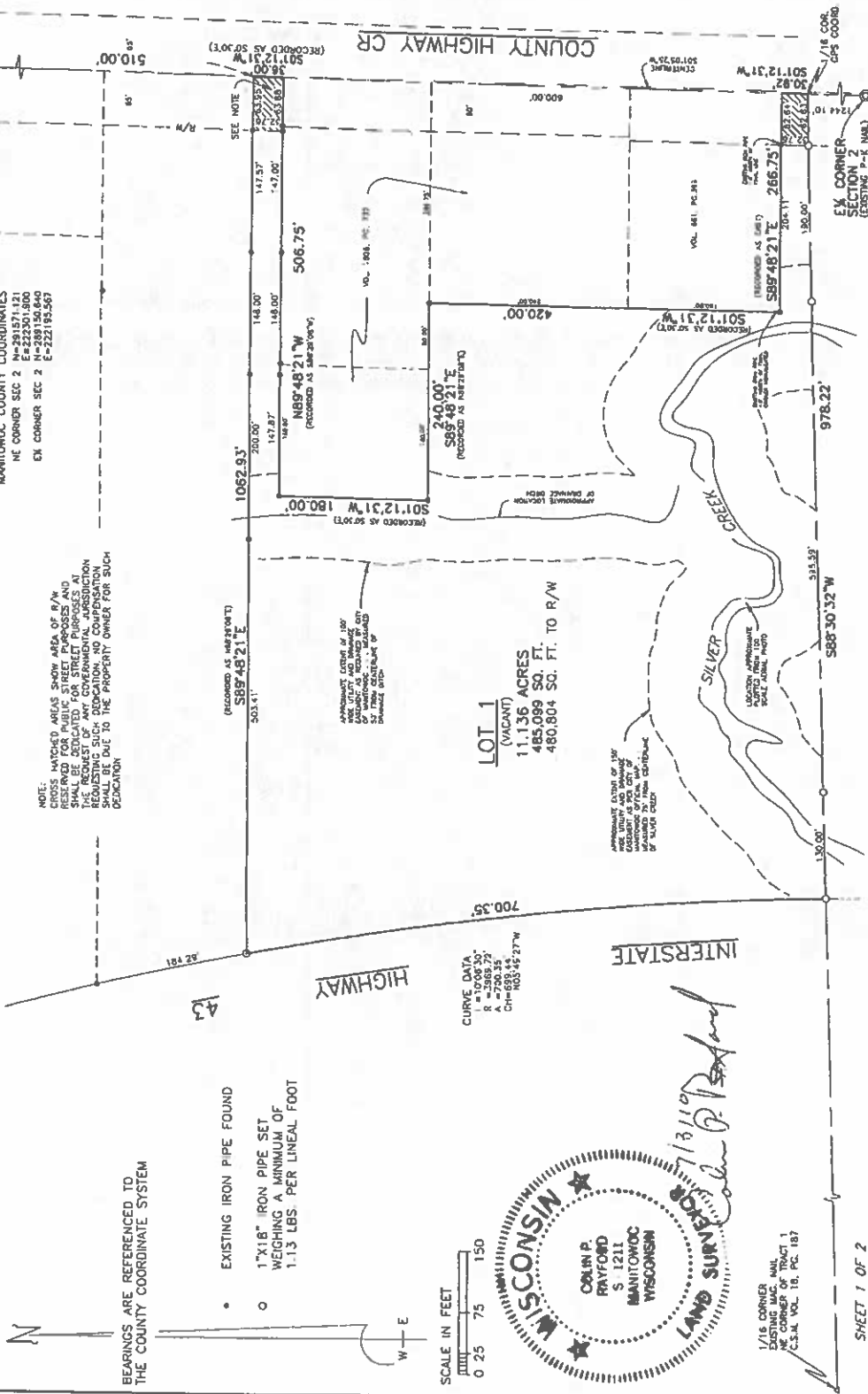
Planning Commission Secretary

DOC# 1084485

VOL 29 PG 43

CERTIFIED SURVEY MAP LOCATED IN THE NE¼ OF SECTION 2, T. 18 N., R. 23 E.,
TOWN OF NEWTON, MANITOWOC COUNTY, WISCONSIN

2010-19 [NEWTON-CPS]-(LUCRICK-CSM)



STATE OF WI. - MTWC CO
PRESTON JONES REG/DENR
RECEIVED FOR RECORD
07/08/2010 1:34:00 PM

BAY TITLE

1084485

CERTIFIED SURVEY MAP LOCATED IN THE NE¼ OF THE NE¼ OF SECTION 2, T. 18 N., R. 23 E.,
TOWN OF NEWTON, MANITOWOC COUNTY, WISCONSIN

pg 44
vol 29

SURVEYORS CERTIFICATE:

I, Colin P. Rayford, Registered Land Surveyor, do hereby certify that I have surveyed and mapped the following described tract of land.

A tract of land located in the NE¼ of the NE¼ of Section 2, T. 18 N., R. 23 E., Town of Newton, Manitowoc County, Wisconsin described as follows:
Commencing at the NE Corner of said Section 2; thence S 1°12'31"W along the East Line of said NE¼ a distance of 510.00 feet to the Point of Real Beginning; thence S 1°12'31"W a distance of 36.00; thence N 89°48'21"W a distance of 506.75; thence S 1°12'31"W a distance of 180.00; thence S 89°48'21"E a distance of 240.00; thence S 1°12'31"W a distance of 420.00; thence S 89°48'21"E a distance of 266.75; thence S 1°12'31"W a distance of 30.92; thence S 89°48'21"W a distance of 978.22 to the East line of Interstate highway 43; thence Northwesterly along said East line on a 3969.72 foot radius curve a distance of 700.35 feet (chord of N 5°49'27"W 699.44); thence S 89°48'21"E a distance of 1062.93 feet to the Point of Beginning.

Said tract contains 11.136 Acres or 485,099 Sq. Ft. of land more or less.

I further certify that the map shown on sheet 1 of 2 is a true and correct representation of said survey and correctly shows the exterior boundaries and correct measurements thereof. Also that I have complied with the requirements of Chapter 236.34 of the Wisconsin Statutes, Section 7 of the Subdivision Regulations for Manitowoc County, Wisconsin, Chapter 21 of the Municipal Code of the City of Manitowoc and the Subdivision Regulations for the Town of Newton, Manitowoc County, Wisconsin

Dated: 7/3/10 Colin P. Rayford
Colin P. Rayford
R.L.S. #1211

OWNERS CERTIFICATE:

As owners, we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map, that we shall comply with the established drainage plan on file at the Manitowoc City Hall and with the "Standard Utility Easement Conditions" as recorded in Volume 1252, Page 498 at the Manitowoc County Register of Deeds Office. We hereby consent to granting of utility and Drainage Easements to the Manitowoc Public Utilities, City of Manitowoc, Wisconsin Telephone Company and Cable T.V. Company as noted on the map of this Certified Survey for the purposes of granting to the applicable firm the right to access, to place, to place, replace, repair and maintain applicable utilities. Said compliance with the Drainage Plan and Easements granted shall run with the land and be binding upon the owner, its successors and assigns.

Dated: 7-5-10 William P. Luedtke
William P. Luedtke

Dated: 7-5-10 Mary Ellen Luedtke
Mary Ellen Luedtke

TOWN OF NEWTON CERTIFICATE:

This Certified Survey Map has been submitted to and approved by the Town of Newton, Manitowoc County, Wisconsin

Dated: 7/5/10 Kevin Behrke
Kevin Behrke, Town Chairman

SHEET 2 OF 2

APPROVAL OF CITY PLANNING AGENCY

This Certified Survey Map has been Submitted to:

Manitowoc City Plan Commission

DATE 7/8/2010 Paul Braun
MANITOWOC CITY PLAN COMMISSION

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been submitted to and approved by the Manitowoc City Planning and Park Commission as complying with the Subdivision Regulations for Manitowoc County and Chapter 236 of the Wisconsin Statutes.

All witnesses, modifications or conditions of approval for this certified survey map are contained in the minutes of the June 23, 2010 meeting of the Manitowoc City Planning and Park Commission.

Date: 7/8/10 signed Patricia J. Jurek



STATE OF WI - MTWC
RECEIVED FOR RECORD
07/08/2010 1:34:00 PM
PRESTON JONES REG/DEEDS

2010-19
[NEWTON-CPS]-(LUECKE-CSM)

Find address or place

01400200100302
4.48 ac.



Search Information

By Shape By Value By Spatial Results

Search layer

Tax Parcel

Search alias

Parcel Number

Search by Parcel Number

Enter PIN

Example: 05200027300000

Search

Parcel #
01400200100300
Bob Braun
To be zoned B-1
Town of Newton

**RESOLUTION APPROVING TOWN OF NEWTON ZONING ORDINANCE
AMENDMENT**

(Roger Holschbach)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

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

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

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

11 WHEREAS, the town of Newton amended its zoning ordinance on August 12, 2026, by rezoning
12 a 1.429 acre parcel of property owned by Roger Holschbach from A-3 (Farmland Preservation) to A-2
13 (General Agriculture District) in accordance with Wis. Stat. § 60.62; and
14

15 WHEREAS, the town of Newton has submitted its amended zoning ordinance to the Manitowoc
16 County Board of Supervisors for approval; and
17

18 WHEREAS, a copy of the amended zoning ordinance has been provided to each member of the
19 county board for review;
20

21 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of
22 Manitowoc approves the town of Newton's amended zoning ordinance that rezones that certain 1.429 acre
23 parcel of property owned by Roger Holschbach from A-3 (Farmland Preservation) to A-2 (General
24 Agriculture District) and was adopted by the Town Board of Newton on August 12, 2026.

Dated this 15th day of September 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

August 12th, 2026

To: County Board
Court House
1010 South 8th Street
Manitowoc WI 54220

Ladies and gentlemen,

Please be advised the Town of Newton at its regularly scheduled Town Board Meeting on Wednesday, August 12th, 2026, approved the following:

A request by Bob Braun, 2904 CORD CR, to rezone an 11.14 -acre parcel from A-2 Farmland Residential, to B-1 Business District located in the NE1/4 of the NE1/4, Section 2.

A request by Roger Holschbach, 3590 S 26th St, to rezone 1.429 acres from A-3 Farmland Preservation to A-2 General Agriculture District, in the NE ¼ of the NE1/4 of Sec. 13.

Both motions were made and seconded and approved at the Town of Newton Planning Commission meeting on August 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

TOWN BOARD MEETING
AUG 12, 2026

The 08/12/26 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, Dave Mueller – Road Supervisor/Law Enforcement Officer, Lee Glaeser – Zoning Administrator and Excused is Paulette Vogt – Treasurer.

APPROVAL OF AGENDA & MINUTES

Supervisor Downing made a motion to approve the agenda, Supervisor Behnke seconded. All approved, motion carried. Supervisor Behnke made a motion to approve all previous meeting minutes, seconded by Supervisor Downing. 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. Chairperson Thomas made a motion to not accept credit card payments for tax payments, seconded by Supervisor Downing. All approved, motion carried.

KELLER

Hayden from Keller provided an update of the Firehouse and discussed action items and cost implications. Chairperson Thomas made a motion to approve change orders 1, 4, and 5, seconded by Supervisor Downing. All approved, motion carried.

PUBLIC INPUT

Scott Konik and Larry Schmitz gave their opinions on plowing the Town of Manitowoc. Charlie Bauer questioned who would be doing inspections for the new fire house. Larry Stock questioned the agenda postings. Donna Johnston questioned the ditching done during the Water Main Project and how it is still not back to how it was prior; the board will work on this.

REPORTS

Road Supervisor – The Board requested Supervisor Mueller to find quotes to get cameras for the old dumb and will be on next months agenda. Supervisor Downing will look at a resident's wet spots in the right-of-way.

Law Enforcement Officer – Law Enforcement Officer Mueller gave a brief report.

Zoning Administrator – Nothing additional to the report he submitted to the Board.

Supervisor 1 – Supervisor Behnke gave a brief report about the recycling center. He addressed the ATV/UTV on County Highways.

Supervisor 2 – Supervisor Downing gave a brief report about completed road work. Supervisor Behnke made a motion to approve the payment to Scotts Construction for \$91,524. Seconded by Supervisor Downing, all approved.

Chairperson – Supervisor Behnke made a motion to approve the Plan Commissions recommendation for Bob Braun to rezone 11.14 ac. From A-2 Farmland Residential, to B-1 Business located at 2904 CORD CR in the NE ¼ of the NE ¼ of Sec. 2. Seconded by Supervisor Downing, all approved motion carried. Supervisor Behnke made a motion to approve the Plan Commission and County recommendation for Roger Holschbach, 3590 S. 26th St, to rezone 1.429 ac. from A-3 Farmland Preservation to A-2 General Agriculture District, in the NE ¼ of the NE ¼ Sec. 13, seconded by Supervisor Downing. All approved, motion carried. Chairperson Thomas made a motion to approve the updated Employee Handbook, seconded by Supervisor Downing. All approved, motion carried. Chairperson Thomas gave a brief report on ARIP updates, furnace findings and Town of Manitowoc snow plowing. Supervisor Behnke made a motion to approve Resolution 081226 No Parking on Newton Rd, seconded by Supervisor Downing. All approved, motion carried. Chairperson Thomas brought to the board the safety concerns for the intersection of CORD CR and CORD C.

Town of Newton

8/10/2026

Planning Commission Meeting Minutes

Attendees: Lee Glaeser, Denise Thomas, Scott Konik, Charles Bauer, Roger Sieben, Ed Downing, and Nick Herzfeldt

The meeting was called to order by Chairman Thomas at 6pm.

Verification of public notice posted as required.

Downing motioned to correct the agenda item #8 to item #9 with Bauer second. Passed.

Thomas motioned to change Item #6 to Public Input by removing Zahn Certified Survey Map Approval with Downing second. Passed.

A motion to approve the June minutes was made by Downing with a second by Konik. Motion carried unanimously.

Public input opened. Jason Hubbartt purchased 2 parcels on English Lake. He plans on removing two buildings and build on the existing footprints. Being within 75' of English lake, issue is to be brought up at the Manitowoc County Board as it is within their supervision. Will come back to Newton for wrecking and building permits.

Ronald and Lou Ann Waack want to split up a parcel just north of 42 Garage in order to sell. Will need to add 35 acres to perpetuity.

Donald Truettner is looking to split off a parcel currently zoned R-2 (originally Truettner Berry Farm) to A-2. Need to apply for a zone change. Glaeser to add to next month schedule.

Close public input.

Item #6 Greg Zahn was not present. Tabled to next month. This is regarding 1.33 acres being rezoned from A-3 to A-1 to create a parcel approximately 600 feet south of South Lake Drive.

Item #7 public hearing for zone change A2 to B1: Address is 2904 County Road CR. Bob and Lori Braun would like to rezone A2 to B1 on the parcels that are currently A-2. Glaeser to add to agenda for August 10th, 6pm public hearing. Thomas motion to change A-2 to B1 with Downing second. Passed. Will to go the County Board.

Item #8 Roger and Lori Holschbach have a shed and septic on A3, 1.429 acres at 3590 S. 26th street. County noticed the location and recommended a change for zoning. Other A3 zoning of property will stay the same. The portion with the shed and septic will be moved to

A2. Glaeser motioned to accept rezoning from A3 to A2 with Sieben second. Passed. Will get zoning commission a certified survey.

Kevin Behnke mentioned that county board will be talking about ATV/UTV regulations this week.

Next Zoning Commission meeting is scheduled for September 14th at 6pm.

A motion to adjourn was made by Bauer with a second by Konik. Motion carried unanimously.

Meeting adjourned at 6:48pm

Respectfully submitted

Nick Herzfeldt

Planning Commission Secretary

**ORDINANCE AMENDING CHAPTER 6 OF THE MANITOWOC COUNTY CODE TO
ADD S. 6.30**

(All-Terrain Vehicles and Utility Terrain Vehicles)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1
2 WHEREAS, Manitowoc County wants to promote the safe and orderly operation of all-
3 terrain vehicles ("ATVs") and utility terrain vehicles ("UTVs") within the county; and
4

5 WHEREAS, the Wisconsin Legislature has enacted Wis. Stat. § 23.33 governing the
6 operation, routes, trails, and regulation of ATVs and UTVs in the state; and
7

8 WHEREAS, Wis. Stat. § 23.33(8)(b) authorizes a county, subject to the requirements and
9 limitations of state law, to designate county highways as all-terrain vehicle routes; and
10

11 WHEREAS, Wis. Stat. § 23.33(11) authorizes counties to enact ordinances regulating ATVs
12 and UTVs on all-terrain vehicle routes designated by the county, and further authorizes the county
13 to enact ordinances concerning ATV and UTV operation as provided by state law; and
14

15 WHEREAS, Manitowoc County has determined that permitting ATV and UTV operation
16 on certain designated roads within the county will provide recreational, transportation, and
17 economic benefits while allowing the county to establish reasonable conditions and restrictions to
18 protect public safety, the traveling public, residents, and property; and
19

20 WHEREAS, Manitowoc County desires to permit all County Trunk Highways (or portions
21 thereof) to be designated as all-terrain vehicle routes; and
22

23 WHEREAS, as part of designating all-terrain vehicle routes, Manitowoc County also desires
24 to establish regulations governing the use of those routes in a manner consistent with Wis.
25 Stat. § 23.33 and applicable rules of the Wisconsin Department of Natural Resources ("WDNR");
26 and
27

28 WHEREAS, after careful consideration and review, the Highway Committee recommends
29 Manitowoc County adopt the following amendment to chapter 6 of the Manitowoc County Code
30 that permits all County Trunk Highways (or portions thereof) to be designated as all-terrain vehicle
31 routes and establishes regulations governing the use of those routes in a manner consistent with
32 Wis. Stat. § 23.33 and applicable rules of the WDNR;
33

34 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
35 ordain as follows:
36

37 Manitowoc County Code Chapter 6 (Police Ordinances) is hereby amended to create s. 6.30
38 (All-Terrain and Utility Terrain Vehicles) to read as follows:

39
40 6.30 All-Terrain Vehicles and Utility Terrain Vehicles.
41

- 42 (1) Authority. This ordinance is enacted under the authority of Wis. Stat. § 23.33(11).
43
- 44 (2) Adoption of State Statute. Except as otherwise expressly provided in the
45 Manitowoc County Code of Ordinances, the statutory provisions of Wis.
46 Stat. § 23.33 and Wis. Admin. Code ch. NR 64 describing and defining regulations
47 with respect to all-terrain and utility terrain vehicles are adopted and by reference
48 made a part of this Code as if fully set forth herein. Any future amendments,
49 revisions, or modifications of the statutes or administrative code incorporated
50 herein are intended to be made part of this Code.
51
- 52 (3) Definitions. Unless otherwise defined in this s. 6.30, terms used herein shall have
53 the meaning set forth in Wis. Stat. § 23.33 and Wis. Admin. Code ch. NR 64.
54
- 55 (a) ATV shall have the same meaning as All-Terrain Vehicle.
56
- 57 (b) UTV shall have the same meaning as Utility Terrain Vehicle.
58
- 59 (4) Regulation of ATVs and UTVs. Except as provided in Wis. Stat. § 23.33, no
60 person may operate an ATV or UTV on any part of a Manitowoc County highway
61 except that portion of the highway that is designated as an all-terrain vehicle route
62 in accordance with this s. 6.30.
63
- 64 (5) Operation of ATVs and UTVs on All-Terrain Vehicle Routes. The operation of
65 an ATV or UTV on an approved all-terrain vehicle route is subject to the following:
66
- 67 (a) Operators and passengers of ATVs and UTVs shall comply with all federal,
68 state, and local laws, orders, regulations, restrictions and rules, including
69 Wis. Stat. § 23.33 and Wisconsin Admin. Code ch. NR 64.
70
- 71 (b) No person shall operate an ATV or UTV in a careless, reckless, negligent,
72 or imprudent manner that endangers persons or property.
73
- 74 (c) Operators shall operate on the paved surface on the extreme right side of the
75 roadway.
76
- 77 (d) Operators shall ride in single file.
78
- 79 (e) Operators who were born on or after January 1, 1988, must have completed
80 an ATV safety certification course.
81
- 82 (f) No person shall operate an ATV or UTV on an all-terrain vehicle route
83 unless he or she is at least sixteen (16) years of age and possesses a valid
84 driver's license issued by the state of Wisconsin or another jurisdiction

85 recognized by the state of Wisconsin.
86

87 (g) Every ATV and UTV shall be equipped, maintained, and operated so as to
88 prevent excessive or unusual noise. No person shall operate any ATV or
89 UTV on an all-terrain vehicle route unless such ATV or UTV is equipped
90 with a muffler or other effective noise-suppressing system in good working
91 order and in constant operation. It shall be unlawful to use a muffler
92 cutout, bypass, or similar device on any ATV or UTV. No person shall
93 modify or change the exhaust muffler, the intake muffler, or any other
94 noise-abatement device of an ATV or UTV.
95

96 (h) No person shall operate an ATV or UTV on any all-terrain vehicle route
97 unless the ATV or UTV is equipped with properly functioning directional
98 signals, headlights, tail lights, and brake lights. The required directional
99 signals, headlights, tail lights, and brake lights shall be fully operational and
100 maintained in good working order.
101

102 (i) No person shall operate a lightbar on an ATV or UTV while on any all-
103 terrain vehicle route.
104

105 (6) Registration.
106

107 (a) Registration Required. No person shall operate an ATV or UTV on a all-
108 terrain vehicle route unless the ATV or UTV is registered with Manitowoc
109 County in the manner as prescribed by Manitowoc County.
110

111 (b) Annual Use Fee. The owner of an ATV or UTV operated on an all-terrain
112 vehicle route shall pay an annual public highway area use fee in an amount
113 established by Manitowoc County. The fee shall be due and payable prior
114 to the operation of the ATV or UTV on a public highway.
115

116 (c) Proof of Registration and Payment. The operator of an ATV or UTV shall
117 carry or have available proof that the ATV or UTV is properly registered
118 and that the applicable public highway area use fee has been paid. Such
119 proof shall be presented upon request of a law enforcement officer or other
120 authorized Manitowoc County official.
121

122 (d) Display of Registration. The registration or permit issued pursuant to this
123 section shall be displayed on the ATV or UTV in a manner prescribed by
124 Manitowoc County.
125

126 (e) Nontransferable. The registration and public highway area use fee shall
127 apply to the specific ATV or UTV for which the registration and fee were
128 issued and shall not be transferable to another ATV or UTV.
129

130 (7) Tires. Tires designed primarily for track use, including steel cleats, studs (except

as otherwise authorized by law), or other devices likely to damage the roadway, are prohibited.

(8) Insurance.

(a) Insurance Requirement. No person shall operate an ATV or UTV on an approved all-terrain vehicle route unless the ATV or UTV is covered by a valid liability insurance policy in the same amounts as the state of Wisconsin requires for automobiles.

(b) Proof of Insurance. The operator shall have proof of valid liability insurance in their possession or readily available while operating the ATV or UTV and shall provide such proof upon request of a law enforcement officer or other authorized official.

(c) Applicability. The insurance requirement established by this section shall apply to the ATV or UTV being operated regardless of whether the operator is the owner of the vehicle.

(9) Open Intoxicants Prohibited. No person operating an ATV or UTV and no passenger of an ATV or UTV may possess or consume any open intoxicating liquor or fermented malt beverage while operating or riding in an ATV or UTV on an approved all-terrain vehicle route within Manitowoc County. For this sub. 8, "Open intoxicants" shall have the same meaning as provided in Wis. Stat. § 346.935.

(10) Penalties.

(a) A person who violates subs. (1) through (8) of this s. 6.30 is subject to a forfeiture of not less than \$100 nor more than \$500, together with any applicable assessment, cost, surcharge, and the cost of prosecution.

(b) A person who violates sub. (9) of this s. 6.30 is subject to a forfeiture of not less than \$500 nor more than \$2,000, together with any applicable assessment, cost, surcharge, and the cost of prosecution.

and;

BE IT FURTHER ORDAINED, that this Ordinance shall be enacted as part of the Manitowoc County Code and shall be effective upon publication as provided by law.

Dated this 15th day of September 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. _____

COUNTERSIGNED: _____
 Matthew Phipps, County Board Chair Date

APPROVED: _____
 Tyler Martell, County Executive Date

