MANITOWOC COUNTY
COUNTY BOARD OF SUPERVISORS
MEETING NOTICE

DATE: October 26th, 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 Schwerma
III. Pledge of Allegiance
IV. Roll Call

V. PROCLAMATIONS
A. Commemorating the Life and Service of Former County Board Supervisor Bob Cavanaugh.
B. Deer Donation Month.

VI. **PUBLIC COMMENT** - Members of the public will be allowed three (3) minutes to speak on matters pertaining to County Board business.
A. Public Hearing on the County Executive's Proposed 2027 Annual Budget
B. Public Comment on Non-Budget Issues

VII. CONSENT AGENDA (Any routine or non-controversial items)
A. Approve September 15, 2026 and October 6, 2026 County Board Minutes

B. Appointments by County Executive
1. Joint Dispatch Board
Appoint one member to be an alternate for Craig Jansen for the current term expiring December 2026.
a. Cory Pusel

Appoint one member to be an alternate for Paul Granger for the current term expiring January 2028.
b. James Brooks

Appoint two members to be alternates for Supv. Chris Dallas and Daniel Hartwig for the current term expiring April 2028.
c. Supv. Mike Grambow
d. Jason Orth

Appoint three members to be alternates for Joseph Jeanty, Benjamin Meinnert, and Dennis Rabas for the current term expiring June 2028.
e. Jeremy Kamp
f. Melissa Wiesner
g. Wayne Schleis

Appoint one member to be an alternate for Todd Olig for the current term expiring August 2028.
h. Paul Thibeault

2. Veterans Services
Appoint one member to fill a vacancy for a term expiring December 2028.
a. Ryan Allie

C. Ordinance and Resolutions
1. Board of Health
a. Resolution 2026/2028-47 Health Department Fee Schedule (Effective 01/01/2027).

2. Planning and Park Commission
a. Ordinance 2026/2028-48 Amending Zoning Map (Kraig and Mary Binversie).
b. Ordinance 2026/2028-49 Amending Zoning Map (Matthew Boldt).
c. Ordinance 2026/2028-50 Amending Zoning Map (John and Rosemarie Ebert).
d. Ordinance 2026/2028-51 Amending Zoning Map (Siemers Farms Inc.).
e. Resolution 2026/2028-52 Adopting Manitowoc County Planning and Park Commission Fee Schedule.
f. Resolution 2026/2028-53 Authorizing County Conservation Aids Grant Application.

VIII. 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
H. Human Service Board
I. Land Conservation Committee/UW-Extension Education and Agriculture Committee
J. Personnel Committee
1. Resolution 2026/2028-54 Authorizing Reallocation of Sheriff's Department/Jail 1.0 Full-Time Equivalent Position (Jail Nurse to License Practical Nurse).
2. Resolution 2026/2028-55 Amending Employee Policy Manual S.12.09 (Sick Leave).
3. Resolution 2026/2028-56 Authorizing Worker's Compensation Self-Insurance Program.

K. Planning and Park Commission
L. Public Safety Committee
M. Public Works Committee
N. Transportation Coordinating Committee

IX. COUNTY BOARD CHAIRMAN COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Matthew Phipps, Chairman
Prepared by Jessica Backus, County Clerk

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made.

No. 2026/2028-47

RESOLUTION ADOPTING HEALTH DEPARTMENT FEE SCHEDULE
(Effective 01/01/2027)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Manitowoc County Health Department issues certain licenses and permits as an agent of various departments of the state of Wisconsin; and

WHEREAS, the county board of supervisors of the county of Manitowoc has authorized the Health Department charge fees to defray the costs of providing these various licenses and permits; and

WHEREAS, Manitowoc County Code s. 7.10 provides that the fees for licenses (other than animal licenses) and permits issued by the Health Department is authorized to charge must be set by County Board resolution; and

WHEREAS, adjustments to local fees are necessary to maintain financial sustainability; and

WHEREAS the Board of Health has reviewed the Health Department fee schedule and recommends that it be adjusted beginning January 1, 2027; and

WHEREAS, a copy of the proposed Health Department fee schedule is attached to this resolution as Appendix A;

NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of Manitowoc approves and adopts the Health Department Fee Schedule as attached hereto, which shall be effective beginning January 1, 2027, and directs that a copy of the fee schedule be included as an appendix to Manitowoc County Code Chapter 7, Public Health.

Dated this 26th day of October 2026.

Respectfully submitted by the
Board of Health

_____
Rita Metzger, Chair

FISCAL IMPACT: Indeterminate. Generally increases Health Department fees by 3%.

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

Appendix A

CHAPTER 7
APPENDIX

HEALTH DEPARTMENT FEE SCHEDULE
Effective January 1, 2027

BED AND BREAKFAST (8 ROOMS OR LESS)	$ ~~165~~170
CAMPGROUND (1 - 25 SITES)	$ ~~255~~263
CAMPGROUND (26 - 50 SITES)	$ ~~285~~294
CAMPGROUND (51 - 100 SITES)	$ ~~345~~355
CAMPGROUND (101 - 200 SITES)	$ ~~375~~386
CAMPGROUND (MORE THAN 200 SITES)	$ ~~415~~427
CAMPGROUND - SPECIAL EVENT (1 - 25 SITES)	$ ~~140~~144
CAMPGROUND - SPECIAL EVENT (26 - 50 SITES)	$ ~~185~~191
CAMPGROUND - SPECIAL EVENT (51 - 100 SITES)	$ ~~220~~227
CAMPGROUND - SPECIAL EVENT (101 - 200 SITES)	$ ~~251~~259
CAMPGROUND - SPECIAL EVENT (MORE THAN 200 SITES)	$ ~~285~~294
DPI SCHOOL INSPECTION - LIMITED	$ ~~170~~175
DPI SCHOOL INSPECTION	$ ~~430~~443
HOTEL/MOTEL (5 - 30 ROOMS)	$ ~~270~~278
HOTEL/MOTEL (31 - 99 ROOMS)	$ ~~375~~386
HOTEL/MOTEL (100 – 249 ROOMS)	$ ~~515~~530
HOTEL/MOTEL (250 – 499 ROOMS)	$ ~~550~~567
HOTEL/MOTEL (500 – 749 ROOMS)	$ ~~725~~747
HOTEL/MOTEL (750 – 1000 ROOMS)	$ ~~825~~850
HOTEL/MOTEL (1001+ ROOMS)	$ ~~930~~958
LATE RENEWAL FEE	$ 100
MICRO MARKET (SINGLE LOCATION)	$ 35
MICRO MARKET (MULTIPLE LOCATIONS ON SAME PREMISES)	$ 52
MOBILE RETAIL FOOD ESTABLISHMENT BASE – NO FOOD PREPARATION OR PROCESSING ACTIVITIES	$ ~~70~~72
MOBILE RETAIL FOOD ESTABLISHMENT – INSPECTION FEE	$ 50
OPERATING WITHOUT A WISCONSIN CERTIFIED FOOD MANAGER	$ 150
OPERATING WITHOUT A LICENSE	$ 275
PRE-INSPECTION - BED & BREAKFAST	$ 250
PRE-INSPECTION - CAMPGROUND	$ 300
PRE-INSPECTION - HOTEL/MOTEL	$ 300
PRE-INSPECTION - RECREATIONAL/EDUCATIONAL CAMP	$ 300
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS – PRE-PACKAGED TCS	$ 100
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS – SIMPLE NON-TCS	$ 200
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS – SIMPLE	$ 250
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS - MODERATE	$ 300
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS - COMPLEX	$ 400

Appendix A

PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – SERVING MEALS - PREPACKAGED TCS	$ 100
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – SERVING MEALS - SIMPLE	$ 250
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – SERVING MEALS - MODERATE	$ 350
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT – SERVING MEALS - COMPLEX	$ 400
PRE-INSPECTION - SWIMMING POOLS AND WATER ATTRACTIONS	$ 250
PRE-INSPECTION - TATTOO/BODY PIERCING ESTABLISHMENT	$ 200
PRE-INSPECTION - TATTOO AND BODY PIERCING ESTABLISHMENT – COMBINED	$ 200
PRE-INSPECTION - TOURIST ROOMING HOUSE OR SPECIALTY LODGING	$ 250
PRE-SALE INSPECTION	$ 150
POOL - SIMPLE	$ ~~335~~345
POOL – SIMPLE WITH FEATURES	$ ~~360~~371
POOL – MODERATE	$ ~~385~~397
POOL - MODERATE WITH FEATURES	$ ~~410~~422
POOL - COMPLEX	$ ~~440~~453
POOL - COMPLEX WITH FEATURES	$ ~~465~~479
RECREATIONAL/EDUCATIONAL CAMP SIMPLE	$ ~~415~~427
RECREATIONAL/EDUCATIONAL CAMP SIMPLE WITH HOSPITALITY	$ ~~470~~484
RECREATIONAL/EDUCATIONAL CAMP MODERATE	$ ~~460~~474
RECREATIONAL/EDUCATIONAL MODERATE WITH HOSPITALITY	$ ~~510~~525
RECREATIONAL/EDUCATIONAL CAMP COMPLEX	$ ~~500~~515
RECREATIONAL/EDUCATIONAL CAMP COMPLEX WITH HOSPITALITY	$ ~~550~~567
REINSPECTION - FIRST	$ 200
REINSPECTION - SECOND	$ 400
REINSPECTION - THIRD	$ 600
RETAIL FOOD ESTABLISHMENT – SERVING MEALS – PREPACKAGED	$ ~~150~~155
RETAIL FOOD ESTABLISHMENT – SERVING MEALS - SIMPLE	$ ~~285~~294
RETAIL FOOD ESTABLISHMENT – SERVING MEALS - MODERATE	$ ~~485~~500
RETAIL FOOD ESTABLISHMENT – SERVING MEALS - COMPLEX	$ ~~590~~608
RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS – PRE-PACKAGED TCS	$ ~~100~~103
RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS – SIMPLE NON-TCS	$ ~~200~~206
RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS – SIMPLE TCS	$ ~~265~~273
RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS - MODERATE	$ ~~365~~376
RETAIL FOOD ESTABLISHMENT – NOT SERVING MEALS - COMPLEX	$ ~~935~~963
SPECIAL CONDITIONS INSPECTION	$ 295
SPECIALTY LODGING (1 INDIVIDUALLY KEYED UNIT)	$ ~~175~~180
SPECIALTY LODGING (2 TO 4 INDIVIDUALLY KEYED UNITS)	$ ~~335~~345
SPECIALTY LODGING (5 TO 9 INDIVIDUALLY KEYED UNITS)	$ ~~440~~453
SPECIALTY LODGING (10 TO 19 INDIVIDUALLY KEYED UNITS)	$ ~~515~~530
SPECIALTY LODGING (20 TO 39 INDIVIDUALLY KEYED UNITS)	$ ~~620~~639
SPECIALTY LODGING (40 TO 99 INDIVIDUALLY KEYED UNITS)	$ ~~725~~747
TATTOO OR BODY PIERCING ESTABLISHMENT	$ ~~215~~221
TATTOO OR BODY PIERCING ESTABLISHMENT - TEMPORARY	$ ~~90~~93
TATTOO AND BODY PIERCING ESTABLISHMENT (COMBINED)	$ ~~310~~319

Appendix A

TATTOO AND BODY PIERCING ESTABLISHMENT (COMBINED) – TEMPORARY	$ ~~95~~98
TOURIST ROOMING HOUSE (1 INDIVIDUALLY KEYED UNIT)	$ ~~160~~165
TOURIST ROOMING HOUSE (2 TO 4 INDIVIDUALLY KEYED UNITS)	$ ~~335~~345
TOURIST ROOMING HOUSE (5 TO 9 INDIVIDUALLY KEYED UNITS)	$ ~~440~~453
TOURIST ROOMING HOUSE (10 TO 19 INDIVIDUALLY KEYED UNITS)	$ ~~515~~530
TOURIST ROOMING HOUSE (20 TO 39 INDIVIDUALLY KEYED UNITS)	$ ~~620~~639
TOURIST ROOMING HOUSE (40 TO 99 INDIVIDUALLY KEYED UNITS)	$ ~~725~~747
TOURIST ROOMING HOUSE (100 TO 299 INDIVIDUALLY KEYED UNITS)	$ ~~825~~850
TOURIST ROOMING HOUSE (300 TO 599 INDIVIDUALLY KEYED UNITS)	$ ~~930~~958
TOURIST ROOMING HOUSE (600+ INDIVIDUALLY KEYED UNITS)	$ ~~1,030~~1,061
TRANSIENT RETAIL FOOD ESTABLISHMENT – INSPECTION FEE	$ 50
TRANSIENT RETAIL FOOD ESTABLISHMENT – NON-TCS	$ ~~85~~88
TRANSIENT RETAIL FOOD ESTABLISHMENT – PREPACKAGED TCS FOOD ONLY	$ ~~70~~72
TRANSIENT RETAIL FOOD ESTABLISHMENT - TCS	$ ~~172~~177
WELL WATER RESAMPLE (TRANSIENT NONCOMMUNITY WATER SYSTEM)	$ 40
WELL WATER INITIAL SAMPLE (TRANSIENT NONCOMMUNITY WATER SYSTEM) - COLIFORM AND NITRATE	$ 40
WELL WATER SAMPLE (TRANSIENT NONCOMMUNITY WATER SYSTEM) - NITRATE +NITRITE	$ 55

No. 2026/2028-48

ORDINANCE AMENDING ZONING MAP
(Kraig and Mary Binversie)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Planning and Park Commission, after providing the required notice, held a public hearing on a petition for a zoning ordinance amendment on September 28, 2026; and

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

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

A parcel of land located in a part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Seventeen (17) North, Range Twenty-Two (22) East, Town of Meeme, Manitowoc County, Wisconsin, more particularly described as follows:

> Commencing at the East Quarter Corner of said Section 17; thence N87°-56'-58"W along the South line of the NE 1 /4 of said Section 17, a distance of 1353.42 feet to the Southeast Corner of the SW 1/4 of the NE 1/4 of said Section 17 and the point of beginning; thence continuing N87°-56'-58"W along said South line 720.31 feet to East Right of Way line of C.T.H. "M"; thence N32°-41'-48"W along said East line 196.22 feet; thence Northwesterly 130.34 feet along said East line and the arc of curve to the right, having a radius of 1864.85 feet, and a chord of which bears N30°-41 '-40"W 130.31 feet; thence S87°-56'-58"E 892.96 feet to the East line of the SW 1/4 of the NE 1 /4 of said Section 17; thence S00°-00'-16"W along said East line 271.00 feet to the point of beginning, said parcel containing approximately 219,004 square feet (5.03 acres) of land

is hereby rezoned from Large Estate Residential (LE) District to General Agriculture (GA) District.

Dated this 26th day of October 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 OCTOBER 26, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: KRAIG AND MARY BINVERSIE 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.

Kraig and Mary Binversie on September 9, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.03 acres of land located in the SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme, from LE, Large Estate to GA, General Agriculture.

The Town of Meeme adopted the Manitowoc County Zoning Ordinance on February 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. Kraig and Mary Binversie petitioned for a zoning map amendment on September 9, 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 September 14, 2026 and on September 21, 2026.
    d. The County Planning and Park Commission held a public hearing on this amendment request on September 28, 2026.
    e. The Commission at their September 28, 2026 meeting recommended approving the requested rezoning of approximately 5.03 acres of land located in the SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme, from LE, Large Estate 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. Kraig Binversie, the applicant, spoke in favor of the rezoning 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 Large Estate (LE) District.
2. The Meeme Town Planning Commission and the Meeme Town Board support the proposed zone change from LE, Large Estate 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 Kraig and Mary Binversie to rezone approximately 5.03 acres of land from LE, Large Estate to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its September 28, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.03 acres of land located in the SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to GA, General Agriculture.

Manitowoc County
Planning and Park Commission

Fee ($570) Received [X]
Receipt # 42857

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

MANITOWOC COUNTY RECEIVED SEP 09 2026 PLANNING & PARK COMMISSION

Current Owner	Kraig & Mary Binversie	Applicant/Agent	
Address	12905 Cty Rd M	Address	
City/State/Zip	Kiel, WI 53042	City /State/Zip	
Phone	920-207-0830	Phone	
Email Address	binversie99@yahoo.com	Email Address	

PROPERTY LEGAL DESCRIPTION

SW 1/4, NE 1/4, S 17 T 17 N R 22 E Town of Meeme

House /Fire # 12905 Tax Number 012-017-003-006.00

PROPERTY INFORMATION

Existing Zoning District LE Large Estate **Proposed Zoning district** GA General Agriculture

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

Existing 5.03 acre parcel.

Proposed use: (Reason for change)

Would like to combine my parcel with the 2.61 acres I'm looking to purchase from Siemers Farms LLC.

and continue to operate my Ag. seed Trade and Contractor Storage.

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

Kraig Binversie 9-9-26
Signature (owner or owner's agent) *(Required)* Date

Signature (applicant) Date

MANITOWOC COUNTY
ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Meeme from LE to GA)

PETITIONER

Name: Kraig & Mary Binversie
Address: 12905 Cty Rd M
Kiel WI 53042
Town: Meeme

PARCEL

Location: SW ¼ , NE ¼ , Section 17, T17N-R22E
Tax#: 012-017-003-006.00

Area: 5.03 acres

ACTION TO DATE

Petition Submitted: September 9, 2026
Town Action: Approved August 24, 2026
Hearing Notice Published: 9/14/2026 & 9/21/2026
Advisory: 9/28/2026
Hearing: 9/28/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA	Barn Venue
South	EA	Farmland
East	EA	Woodland
West	SE	Residential

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate Residential
Existing Land Use: Residence
Proposed Zoning District: GA, General Agriculture
Proposed Use: Purchasing additional land to continue to operate ag seed storage

MAP INFORMATION

Farmland Preservation Designation: Farmland Preservation
Soil Type: BsB, HmD2
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Slight – Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: CTH M
Soil Test: 12/18/14
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Grassland, Gravel, and Buildings

Town Future Land Use Designation: Agricultural
As the town develops, agricultural land would be converted to uses such as residential, commercial, industrial, transportation, or other developed land uses. Work at preserving agricultural land but allow for orderly growth. Maintain rural character of the town by preserving the natural resources.
County Future Land Use Designation: Agricultural
To provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

MANITOWOC COUNTY
ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
    1. LAND USE PLAN?
    2. 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

Prepared by Manitowoc County Planning & Zoning Department



N
W E
S

Kraig & Mary Binversie
SW 1/4, NE 1/4
Section 17, T17N-R22E
Town of Meeme
From: LE To: GA
Approximately 5.03 acre(s)

Map Overview

Meeme

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

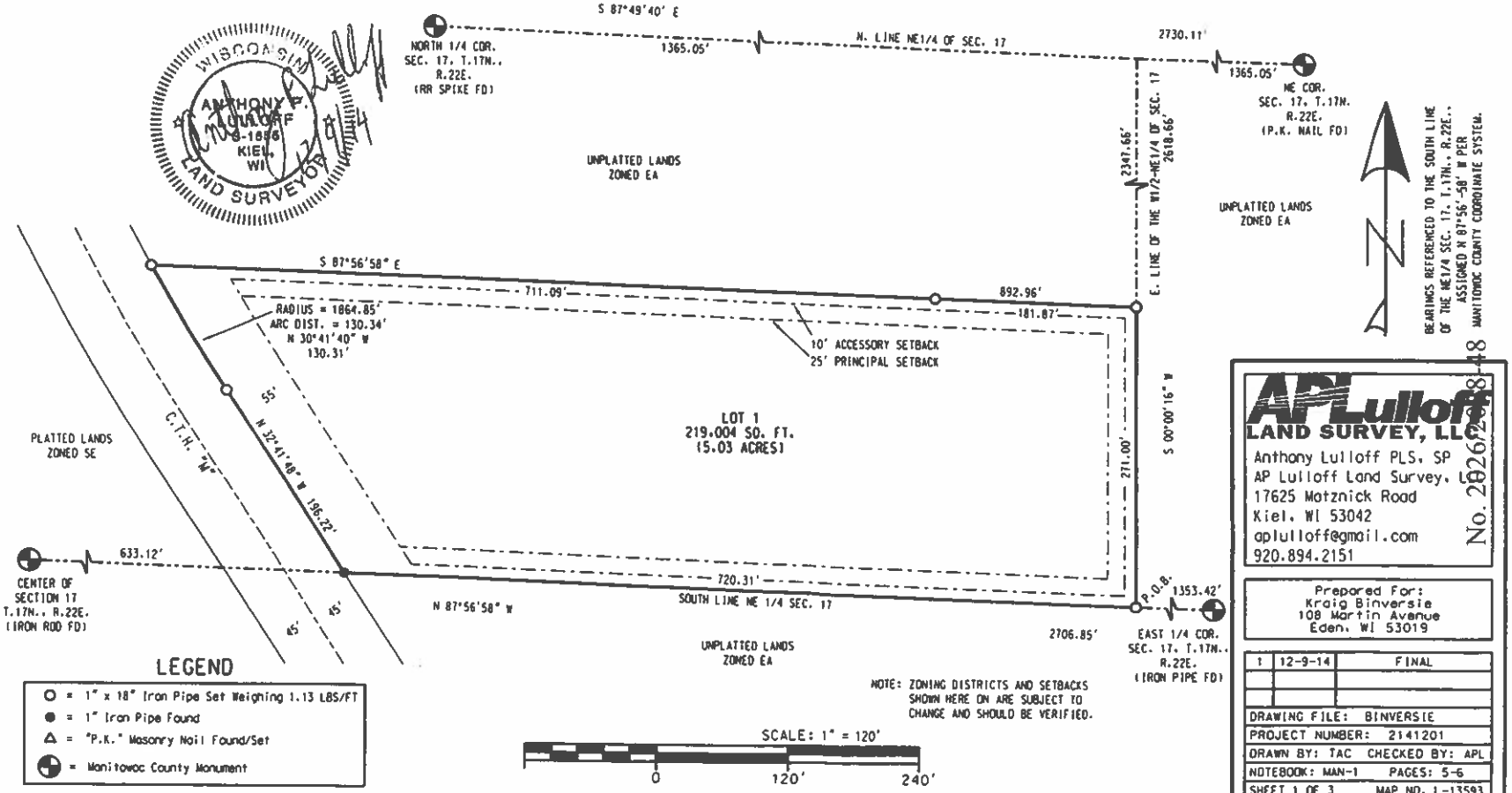
0 225 450 900 Fe

Legend

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

CERTIFIED SURVEY MAP

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 17, T.17N., R.22E., TOWN OF MEEME, MANITOWOC COUNTY, WISCONSIN.



LEGEND

- ○ = 1" x 18" Iron Pipe Set Weighing 1.13 LBS/FT
- ● = 1" Iron Pipe Found
- △ = "P.K." Masonry Nail Found/Set
- ◓ = Manitowoc County Monument

NOTE: ZONING DISTRICTS AND SETBACKS SHOWN HERE ON ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.

WISCONSIN ANTHONY P. LULLOFF S-1856 KIEL, WI LAND SURVEYOR

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

No. 2026/2018-48

Prepared For:
Kraig Binversie
108 Martin Avenue
Eden, WI 53019

1	12-9-14	FINAL

DRAWING FILE: BINVERSIE
PROJECT NUMBER: 2141201
DRAWN BY: TAC CHECKED BY: APL
NOTEBOOK: MAN-1 PAGES: 5-6
SHEET 1 OF 3 MAP NO. L-13593

MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, September 28, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

John & Rosemarie Ebert ZMAR NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland from EA, Exclusive Agriculture to GA, General Agriculture.

Matthew Boldt ZMAR NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to GA, General Agriculture.

Kraig & Mary Binversie ZMAR SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme from LE, Large Estate Residential to GA, General Agriculture.

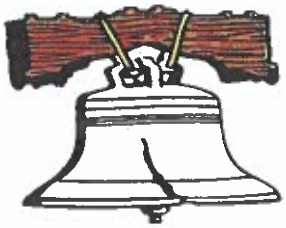
Siemers Farms Inc ZMAR NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme from EA, Exclusive Agriculture to GA, General Agriculture.

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

Donald Zimmer, Chair

TO BE PUBLISHED ON September 14, 2026 AND ON September 21, 2026.

RECEIVED BY: _____



MINUTES
Monthly Meeting August 24, 2026

Members Present: Dennis Graf, Susan Kracht, Henry Langenhahn, Valerie Spindler, Kathleen Dineen-Grube, Rich Ward, Ian Quinn
Not Present: None
By Invite: VanWyk/Salm

Call to Order: Chairperson Dennis Graf called the monthly meeting of the Meeme Town Board to order at 6:30pm on August 24, 2026, at the Meeme Town Hall. Notice of this meeting was posted at the posting locations located at the end of the minutes.

Minutes: The prior month's meeting minutes were read. **A motion** to approve the minutes of last month's monthly meeting as read was made by Susan Kracht and seconded by Henry Langenhahn. Motion Carried.

Treasurer's Report: **A motion** to approve the Treasurer's report as presented was made by Susan Kracht and seconded by Henry Langenhahn. Motion Carried.

Clerk's Report/Correspondence: Unit meeting is September 17 at Newton Town Hall
Town's convention is October 4-6

Constable report: 1 Call-questions on fencing ordinances
Hawkins issue-plan to visit with Sherrif's office and clean up

Building Permits: Mike Grunewald-Addition -16x18 sunroom w/deck
Dean Zettler-New AC Unit w/electrical
Rodney Koeser-Replace roof
Scott&Danielle Faust-unattached garage 40x40 w/electric
Kerry Hansen-Replace A/C

Licenses and permits: **A motion** to approve the operators license for Zoe Pease was made by Susan Kracht and seconded by Henry Langenhahn. Motion carried.

Plan Commission: **A motion** to approve the swap between VanWyk and Salm from small estate to general ag and general ag to small estate for the Van Wyk/Salm merger was made by Dennis Graf and seconded by Susan Kracht. Motion carried. **A motion** to approve the rezoning of 2.6 acres of Siemers land to be purchased by Kraig Binversie, et al from exclusive agriculture to general agriculture and 5 acres of Kraig Binversie's land to general agriculture for a total of 7.6 acres was made by Susan Kracht and seconded by Dennis Graf. Motion carried.

No. 2026/2028-49

ORDINANCE AMENDING ZONING MAP
(Matthew Boldt)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Planning and Park Commission, after providing the required notice, held a public hearing on a petition for a zoning ordinance amendment on September 28, 2026; and

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

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

A parcel of land located in a part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty-One (21) East, Town of Eaton, Manitowoc County, Wisconsin, more particularly described as follows:

> Beginning at the east quarter corner of said Section 14; thence S00°-28'-52"W along the east line of the SE1/4 of said Section 14, a distance of 125.00 feet to the northeast corner of Lot 1 of Certified Survey Map as recorded in Volume 33 of Certified Survey Maps on Page 377 as Document No. 1203733 of Manitowoc County Records; thence N89°-59'-38"W 396.92 feet to the northwest corner of said Lot 1; thence S00°-28'-52"W 1196.98 feet to the southwest corner of said Lot 1 and the south line of the NE1/4 of the said SE1/4; thence N89°-59'-06"W along said south line, a distance of 919.14 feet to the west line of the NE1/4 of said SE1/4; thence N00°-25'-09"E along said west line, a distance of 1321.83 feet to the north line of said SE1/4; thence S89°-59'-38"E along said north line, a distance of 1317.49 feet to the point of beginning, said parcel containing approximately 1,265,545 square feet (29.053 acres) of land

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

Dated this 26th day of October 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 OCTOBER 26, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: MATTHEW BOLDT 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.

Matthew Boldt on August 14, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 29.09 acres of land located in the NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to GA, General Agriculture.

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

1. Action taken to date on this request includes:
    a. Matthew Boldt petitioned for a zoning map amendment on August 14, 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 September 14, 2026 and on September 21, 2026.
    d. The County Planning and Park Commission held a public hearing on this amendment request on September 28, 2026.
    e. The Commission at their September 28, 2026 meeting recommended approving the requested rezoning of approximately 29.09 acres of land located in the NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to GA, General Agriculture.
2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.
3. Testimony at the hearing is summarized as follows:
    a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
    b. Mr. Rick Christel, Town of Eaton Chairperson, Spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the Exclusive Agriculture (EA) District.
2. The Eaton Town Planning Commission and the Eaton Town Board support the proposed zone change from EA, Exclusive Agriculture to GA, General Agriculture.
3. Rezoning will allow for the construction of a single-family home on the property.
4. The proposed area to be rezoned is not highly productive farmland and 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 Matthew Boldt to rezone approximately 29.09 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its September 28, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 29.09 acres of land located in the NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive to GA, General Agriculture.

Manitowoc County
Planning and Park Commission

Fee ($570) Received [X]
Receipt # 42831

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT

Current Owner	Matthew Boldt	Applicant/Agent	
Address	615 South 35th Street	Address	
City/State/Zip	Manitowoc WI 54220	City/State/Zip	
Phone	920 901-0997	Phone	
Email Address	Quick10R@Yahoo.com	Email Address	

PROPERTY LEGAL DESCRIPTION

NE 1/4 SE 1/4 S 14 T 18 N R 21 E Town of EATON

House Fire # N/A Tax Number 004-014-013-001.00

PROPERTY INFORMATION

Existing Zoning District EA **Proposed Zoning district** GA

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

Rezone 29.09 acres to GA.

Proposed use (Reason for change)

Rezone for out buildings and make the north east 150'x400ft buildable.

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

Matthew Boldt 8-14-26
Signature (owner or owner's agent) *(Required)* Date

Signature (applicant) Date

No. 2026/2028-49

MANITOWOC COUNTY
ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Eaton from EA to GA)

PETITIONER

Name: Matthew Boldt
Address: 615 S. 31st St.
Manitowoc, WI 54220
Town: Eaton

PARCEL

Location: NE ¼ , SE ¼ Section 14, T18N-R21E
Tax#: 004-014-013-001.00

Area: 29.09 acres

ACTION TO DATE

Petition Submitted: 08/14/2026
Town Action: Approved July 13, 2026
Hearing Notice Published: 9/14/2026 & 9/21/2026
Advisory: 9/28/2026
Hearing: 9/28/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmstead
South	EA	Wetland/Grassland
East	GA	Residential/Wetland/Farmland
West	EA	Farmland/Wetland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Wetland and Farmland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Allow for outbuildings and future home

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: KnB, KnD2, Po
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well - poorly drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Greendale Rd
Soil Test: N/A
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Farmland/Grassland

Town Future Land Use Designation: Preferred Agricultural w/ Environmental Corridors Overlay
Preferred Agricultural districts can accommodate various agricultural uses, future development is generally recommended to locate near existing growth centers where adequate facilities and services are accessible. Environmental Corridors are important in maintaining the town's rural character and the quality of the town's natural resources. Future development shall be steered from environmental corridors as much as possible, or have these developments designed in such a manner to help minimize the negative effects on water resources, wildlife habitats, and the overall character of the town.

County Future Land Use Designation: Agricultural
Provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

MANITOWOC COUNTY
ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
    1. LAND USE PLAN?
    2. 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?

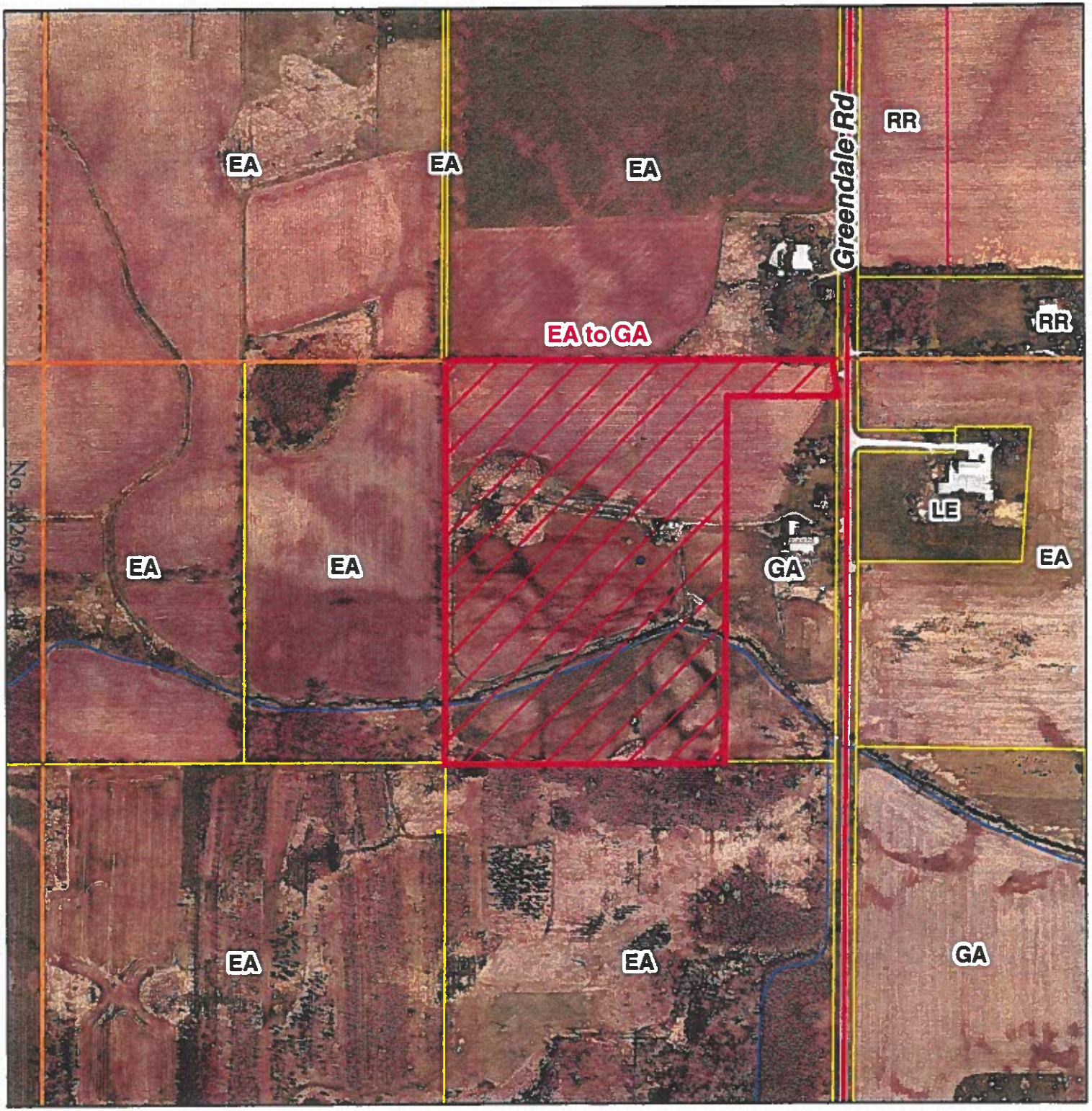
- ☐ CITIZEN SUPPORT/OBJECTION?

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

Prepared by Manitowoc County Planning & Zoning Department



N
W E
S

Matthew Boldt
NE 1/4, SE 1/4
Section 14, T18N-R21E
Town of Eaton
From: EA To: GA
Approximately 29.09 acre(s)

Map Overview

Eaton

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

0 200 400 800 Feet

Legend

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

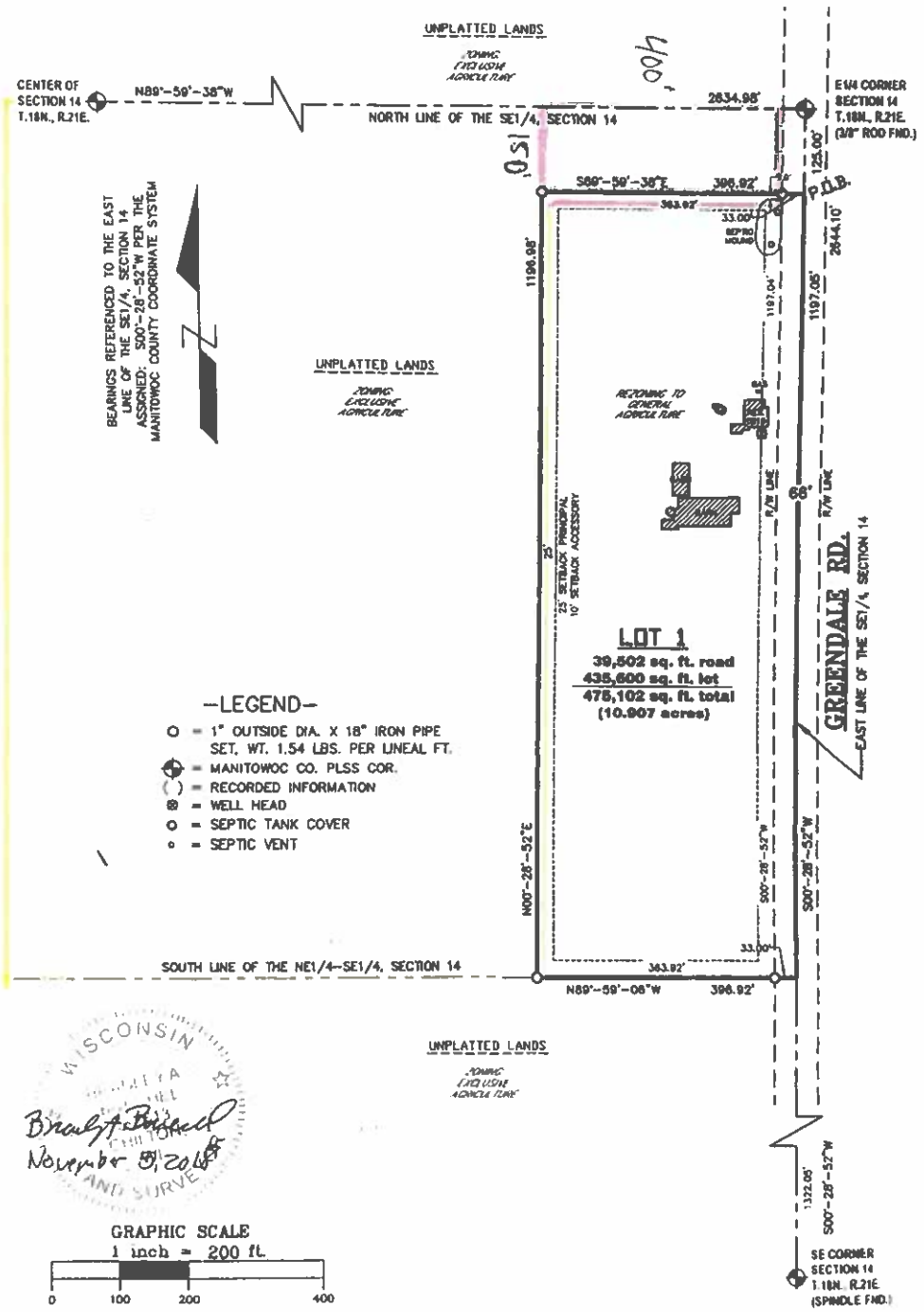
STATE OF WISCONSIN
MANITOWOC CO. REG. OF DEEDS
RECEIVED FOR RECORD
03/14/2019 1:41:00 PM

Rezone to GA

Buildable, house Garage, outbuildings

CERTIFIED SURVEY MAP

ALL OF THE NE1/4 OF THE SE1/4 OF SECTION 14, T.18N., R.21E., TOWN OF EATON, MANITOWOC COUNTY, WISCONSIN.



—LEGEND—
- O = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- ⊕ = MANITOWOC CO. PLSS COR.
- ( ) = RECORDED INFORMATION
- ⊗ = WELL HEAD
- ○ = SEPTIC TANK COVER
- ◦ = SEPTIC VENT

WISCONSIN
Brady A. Bousard
November 5, 2018

GRAPHIC SCALE
1 inch = 200 ft.
0 100 200 400

MERIDIAN SURVEYING, LLC 2020 Madison Street New Holstein, WI 53061 Office: 920-893-0881 Fax: 920-273-6037	DRAWN BY: BJB	FIELD WORK DATE: 08-21-18	SURVEYED FOR: CURTIS W. GREEN 5818 GREENDALE RD. VALDERS, WI 54245
	CHECKED BY: BB	FIELD BOOK: M-43 PG. 55	
	JOB NO.: 10476	SHEET 1 OF 2	

DOC# 1203733

MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, September 28, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

John & Rosemarie Ebert ZMAR NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland from EA, Exclusive Agriculture to GA, General Agriculture.

Matthew Boldt ZMAR NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to GA, General Agriculture.

Kraig & Mary Binversie ZMAR SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme from LE, Large Estate Residential to GA, General Agriculture.

Siemers Farms Inc ZMAR NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme from EA, Exclusive Agriculture to GA, General Agriculture.

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

Donald Zimmer, Chair

TO BE PUBLISHED ON September 14, 2026 AND ON September 21, 2026.

RECEIVED BY: _____

TOWN OF EATON, MANITOWOC COUNTY

316 W MAIN STREET, VALDERS, WI 54245

REGULAR MEETING 8/10/2026

MINUTES TO BE APPROVED 9/14/2026

CALL TO ORDER: The meeting of the Town of Eaton was called to order by Chairman Rick Christel at 6:30 p.m., Monday, July 13, 2026 at the Eaton Town Hall. The Pledge Allegiance was recited by all.

MEETING NOTICES: Meeting notices were posted at the Eaton Town Hall and on the town website.

ROLL CALL: Rick Christel, Chairman; Joe Riesterer, Supervisor; Lewy Schema, Supervisor; Pamela Schneider, Treasurer; Carleen Harel, Clerk; Craig Zipperer, Road Superintendent; Callie Behnke, Deputy Clerk and Randy Knier were in attendance.

AGENDA: The agenda had been emailed previously. A motion was made by Supervisor Schema to accept the agenda, 2nd by Supervisor Riesterer, motion carried.

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

PUBLIC INPUT: Randy Knier asked that the trailer be moved at the recycling center.

ROAD SUPERINTENDENT: Road Superintendent Zipperer provided an update on current road maintenance activities including culvert repairs and road construction activities that were/are being performed by Scott's Construction, Fahner and Northeast Asphalt. He also got prices for patching from the county.

TREASURER'S REPORT: The treasurer's report had been emailed to the board previously. A motion was made by Supervisor Schema to accept the treasurers report, 2nd by Supervisor Riesterer, motion carried.

CONSTABLE: Chairman Christel mentioned we got a bill from Eastshore for a dog that was brought in to them in April. The dog was adopted out to one of their employees and he feels that we should not be responsible for paying the bill. He reached out to Lakeshore Humane Society in Manitowoc to discuss their policies and contracts they have with townships. He was told there would be no charges for dropping off dogs.

ASSESSOR: There was a correction made to the 2026 Tax Roll – PARCEL ID 004-007-013-000.00, as it was purchased by the DNR back in June/August 2025. Clerk Harel worked with the assessor and the county real property lister to get this corrected.

TOWN BUSINESS:
All of the following business items were discussed and the following action(s) were taken if necessary:

a. **Matthew Boldt Rezone** – After some discussion, a motion was made to rezone 29.09 acres from Exclusive AG to General Ag by Chairman Christel, seconded by Supervisor Riesterer, motion carried.
b. **Collins Fire Department Contract** – Travis Benter from the fire department was present to discuss contract expectations.
c. **Mower Rental for October** – After some discussion a motion was made by Supervisor Schema, seconded by Supervisor Riesterer to approve a weeks rental from Riesterer and Schnell at the cost of $4500 for the week, motion carried.

No. 2026/2028-50

ORDINANCE AMENDING ZONING MAP
(John and Rosemarie Ebert)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Planning and Park Commission, after providing the required notice, held a public hearing on a petition for a zoning ordinance amendment on September 28, 2026; and

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

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

A parcel of land located in a part of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Nineteen (19) North, Range Twenty-One (21) East, Town of Rockland, Manitowoc County, Wisconsin, more particularly described as follows:

> Commencing at the North Quarter Corner of said Section 15; thence N89°-13'-11"W along the north line of the NW1/4 of said Section 15, a distance of 38.00 feet to the northwest corner of Tract One (1) of Certified Survey Map as recorded in Volume 32 of Certified Survey Maps on Page 347 as Document Number 1179397 of Manitowoc County Records, also being the point of beginning; thence S00°-30'-25"E along the west line of said Tract 1, a distance of 508.46 feet; thence N88°-51'-47"W 180.00 feet; thence S00°-30'-25"E 135.00 feet to the south line of the N1/2 of the NE1/4 of said NW1/4; thence N88°-51'-47"W along said south line, a distance of 1078.76 feet to the west line of the NE1/4 of said NW1/4; thence N00°-42'-09"W along said west line, a distance of 635.67 feet to the north line of said NW1/4; thence S89°-13'-11"E along said north line, a distance of 1260.73 feet to the point of beginning, said parcel containing approximately 18.8 acres of land

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

Dated this 26th day of October 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 OCTOBER 26, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: JOHN EBERT 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.

John Ebert on August 14, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 18.80 acres of land located in the NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to GA, General Agriculture.

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

1. Action taken to date on this request includes:
    a. John Ebert petitioned for a zoning map amendment on August 14, 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 September 14, 2026 and on September 21, 2026.
    d. The County Planning and Park Commission held a public hearing on this amendment request on September 28, 2026.
    e. The Commission at their September 28, 2026 meeting recommended approving the requested rezoning of approximately 18.80 acres of land located in the NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to GA, General Agriculture.
2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.
3. Testimony at the hearing is summarized as follows:
    a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the Exclusive Agriculture (EA) District.
2. The Rockland Town Planning Commission and the Rockland Town Board support the proposed zone change from EA, Exclusive Agriculture to GA, General Agriculture.
3. Rezoning will allow for the construction of a single-family home on the property.
4. The proposed area to be rezoned is not highly productive farmland and 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 John Ebert to rezone approximately 18.80 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its September 28, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 18.80 acres of land located in the NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive to GA, General Agriculture.

Manitowoc County
Planning and Park Commission

Fee (S570) Received ☒
Receipt # 42832

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	JOHN EBERT	Applicant/Agent	JORDAN EBERT
Address	536 DEERVIEW DR.	Address	379 S. JACKSON ST.
City/State/Zip	REEDSVILLE, WI 54230	City /State/Zip	VALDERS, WI 54245
Phone	920-973-3340	Phone	920-973-3200
Email Address	ebertjrt@gmail.com	Email Address	jsebert2013@gmail.com

PROPERTY LEGAL DESCRIPTION

NE 1/4, NW 1/4, S 15 T 19 N R 21 E Town of Rockland

MANITOWOC COUNTY
RECEIVED
AUG 14 2026
PLANNING & PARK
COMMISSION

House /Fire # _____ Tax Number 015-015-005-000.00

PROPERTY INFORMATION

Existing Zoning District EA, Exclu **Proposed Zoning district** GA, Gener

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

See attached site plan. This area is 18.8 acres on Hilltop Road west of County W and north of the Collins Marsh. This site is south of Hilltop Road and north the the nearest address of 20405 Hilltop Road.

Proposed use: (Reason for change)

I am looking into rezoning this property for the ability to build a house on. Currently zoned for exclusive agriculture that only allows for (1) home. General Agriculture zoning will allow me to build a home, as the requirements are less than 20 acres. I am looking to purchase the property, but want to verify with the County that a home is allowed.

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

John Ebert 8/8/26
Signature (owner or owner's agent) *(Required)* Date

John Ebert 8/8/26
Signature (applicant) Date

MANITOWOC COUNTY
ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Rockland from EA to GA)

PETITIONER

Name: John Ebert
Address: 536 Deerview Dr.
Reedsville WI 54230
Town: Rockland

PARCEL

Location: NE1/4, NW1/4, Section 15, T19N-R21E
Tax#: 015-015-005-000.00

Area: 18.80 acres

ACTION TO DATE

Petition Submitted: 08/14/2026
Town Action: Approved July 13, 2026
Hearing Notice Published: 9/14/2026 & 9/21/2026
Advisory: 9/28/2026
Hearing: 9/28/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA & RR	Farmland & Residential
South	GA & SE	Wetland/Marsh & Residential
East	SE & NA	Woodland
West	EA	Farmland & Wetland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmland, Wetland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Build a single family home

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Poorly drained
Soil Limitations: Severe – Wetness
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Hilltop Rd
Soil Test: N/A
Terrain: 0 to 12 Percent Slopes
Vegetative Cover: Farmland & Marshy areas

Town Future Land Use Designation: Agricultural Area with Environmental Corridor Overlay
Protection of economically productive areas, including farmland and forests. To preserve valuable agricultural land and open spaces. Agricultural land within the town is foreseen to be in jeopardy due to development pressures. The town contains approximately 11,556 acres of agricultural lands. As the town grows, agricultural land within the town limits would be converted to uses such as residential, transportation, or other more productive uses. Environmental Corridors are important in maintaining the town's rural character and the quality of the town's natural resources. Future development shall be steered from environmental corridors as much as possible, or have these developments designed in such a manner to help minimize the negative effects on water resources, wildlife habitats, and the overall character of the town.

County Future Land Use Designation: Agricultural/Woodlands/Natural Areas
Provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future. Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

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?

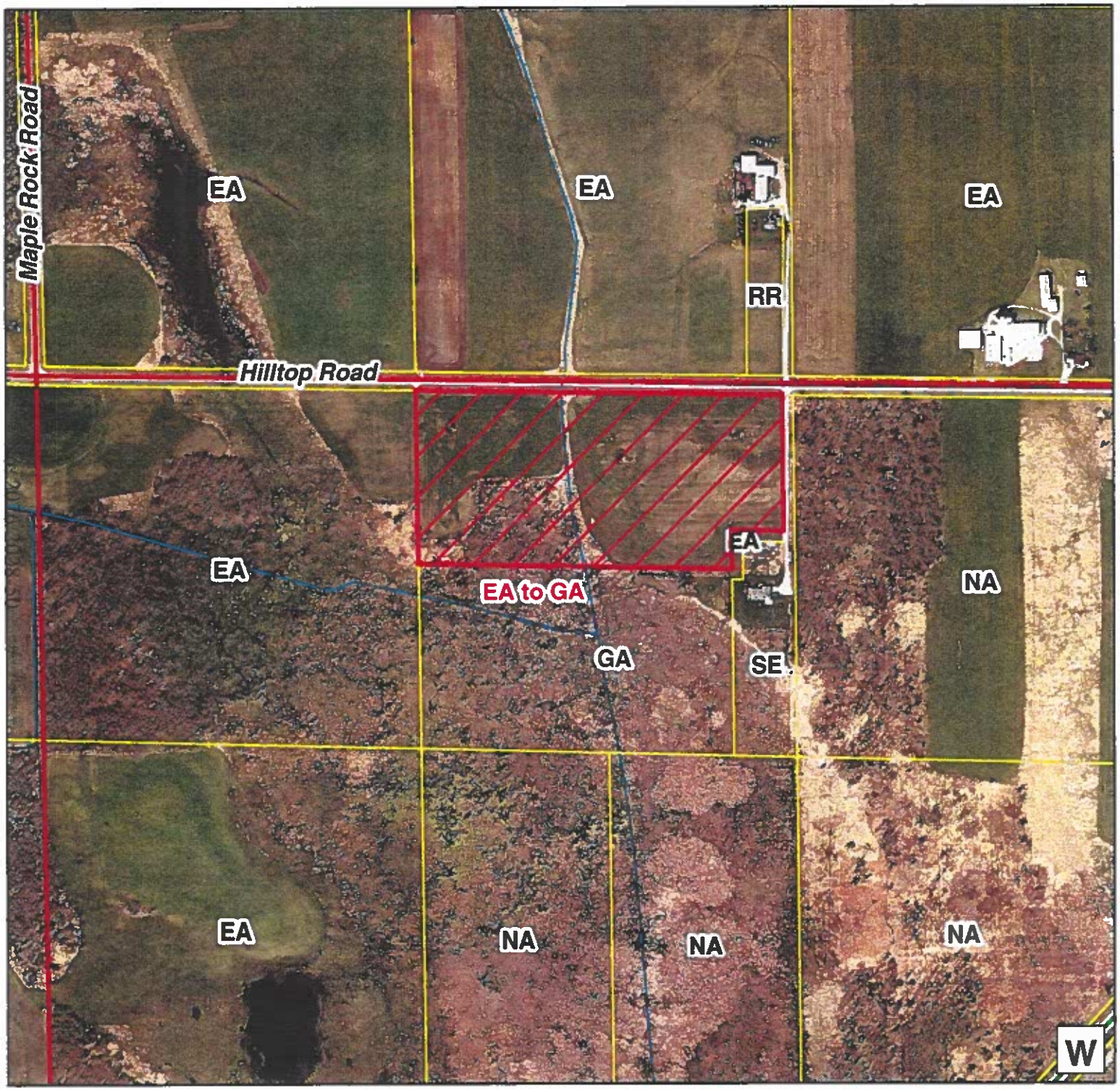
- ☐ CITIZEN SUPPORT/OBJECTION?

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

Prepared by Manitowoc County Planning & Zoning Department



N
W E
S

John Ebert
NE 1/4, NW 1/4
Section 15, T19N-R21E
Town of Rockland
From: EA To: GA
Approx. 18.8 acre(s)

Map Overview

Rockland

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

0 200 400 800 Feet

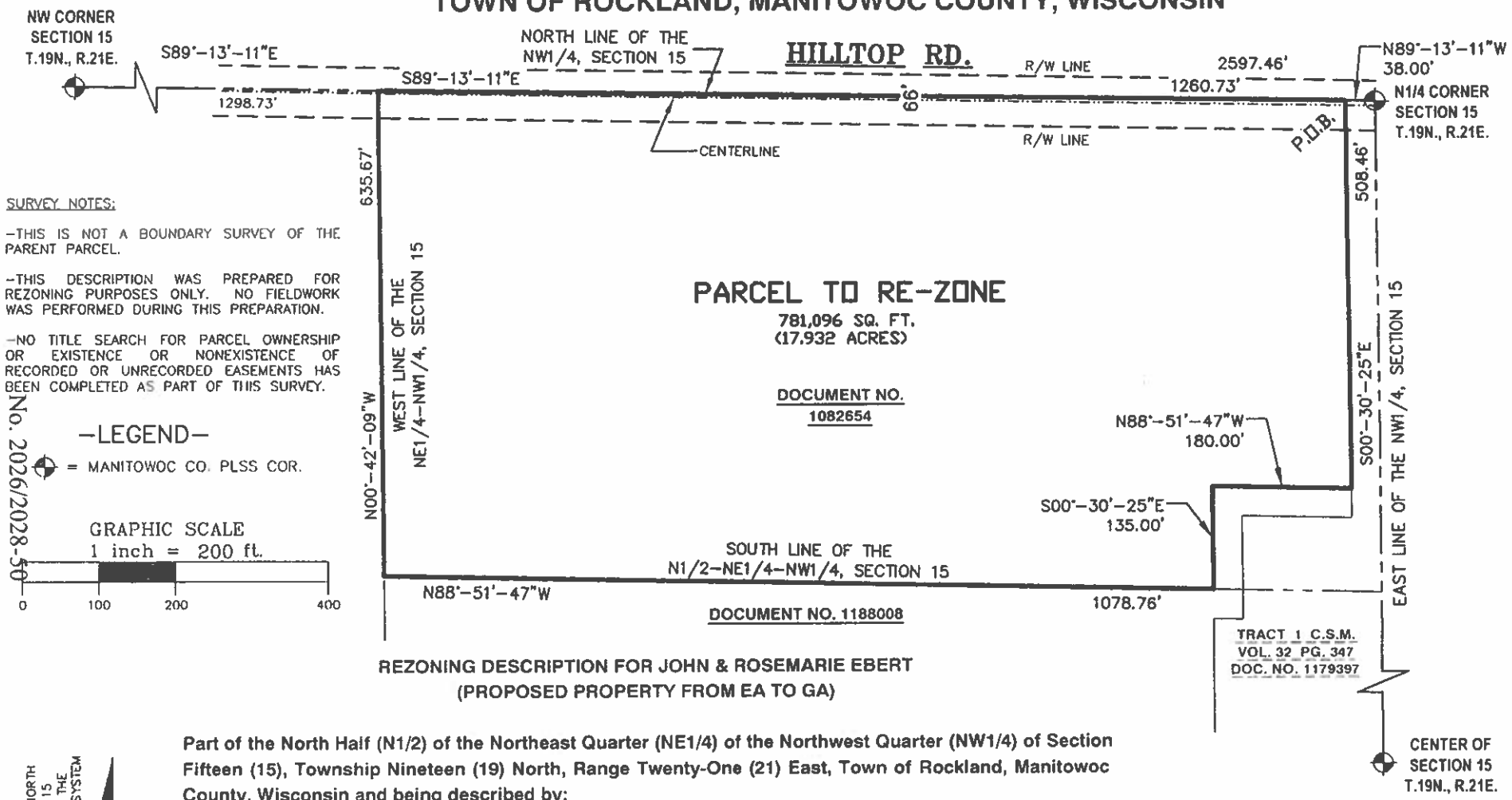
Legend

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

SURVEYED FOR:
JOHN & ROSEMARIE EBERT
536 DEERVIEW ROAD
REEDSVILLE, WI 54230

EXHIBIT MAP

PART OF THE N1/2 OF THE NE1/4 OF THE NW1/4 OF SECTION 15, T.19N., R.21E., TOWN OF ROCKLAND, MANITOWOC COUNTY, WISCONSIN



SURVEY NOTES:

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.

-THIS DESCRIPTION WAS PREPARED FOR REZONING PURPOSES ONLY. NO FIELDWORK WAS PERFORMED DURING THIS PREPARATION.

-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

-LEGEND-

= MANITOWOC CO. PLSS COR.

GRAPHIC SCALE
1 inch = 200 ft.
0 100 200 400

No. 2026/2028-50

REZONING DESCRIPTION FOR JOHN & ROSEMARIE EBERT
(PROPOSED PROPERTY FROM EA TO GA)

BEARINGS REFERENCED TO THE NORTH LINE OF THE NW1/4, SECTION 15 ASSIGNED: S89°-13'-11"E PER THE MANITOWOC COUNTY COORDINATE SYSTEM

Part of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Nineteen (19) North, Range Twenty-One (21) East, Town of Rockland, Manitowoc County, Wisconsin and being described by:

Commencing at the North Quarter Corner of said Section 15; thence N89°-13'-11"W along the north line of the NW1/4 of said Section 15, a distance of 38.00 feet to the northwest corner of Tract One (1) of Certified Survey Map as recorded in Volume 32 of Certified Survey Maps on Page 347 as Document Number 1179397 of Manitowoc County Records, also being the point of beginning; thence S00°-30'-25"E along the west line of said Tract 1, a distance of 508.46 feet; thence N88°-51'-47"W 180.00 feet; thence S00°-30'-25"E 135.00 feet to the south line of the N1/2 of the NE1/4 of said NW1/4; thence N88°-51'-47"W along said south line, a distance of 1078.76 feet to the west line of the NE1/4 of said NW1/4; thence N00°-42'-09"W along said west line, a distance of 635.67 feet to the north line of said NW1/4; thence S89°-13'-11"E along said north line, a distance of 1260.73 feet to the point of beginning.

MERIDIAN SURVEYING, LLC
2020 Madison Street
New Holstein, WI 53061
Office: 920-993-0881
Fax: 920-273-6037

THIS INSTRUMENT WAS DRAFTED BY: JD	FIELD WORK DATE: N/A
CHECKED BY: BB	FIELD BOOK: N/A
JOB NO.: 17605	SHEET 1 OF 1

MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, September 28, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

John & Rosemarie Ebert ZMAR NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland from EA, Exclusive Agriculture to GA, General Agriculture.

Matthew Boldt ZMAR NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to GA, General Agriculture.

Kraig & Mary Binversie ZMAR SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme from LE, Large Estate Residential to GA, General Agriculture.

Siemers Farms Inc ZMAR NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme from EA, Exclusive Agriculture to GA, General Agriculture.

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

Donald Zimmer, Chair

TO BE PUBLISHED ON September 14, 2026 AND ON September 21, 2026.

RECEIVED BY: _____

Town of Rockland
Manitowoc County

July 14, 2026

Manitowoc County Planning and Park Commission,

On Monday, July 13, 2026, Jordan Ebert, requested a rezoning of approximately 18.8 acres of land on Hilltop Road in the Town of Rockland from exclusive ag status to general ag with the intent of purchasing this land from his father, John Ebert, the current owner, who also attended this meeting. His intention is to build a home on the property (please see the attached map, parcel # is 015-015-005-000.00). The Town Board did approve of this request.

Included in this communication are the minutes from the Board Meeting.

In the event you have question regarding this, please feel free to contact any of the board members. Mr. Ebert was told to contact the County for next steps and Andrea Raymakers has background on this request. Jordan's phone number is 920.973.3200.

Sincerely,

Rockland Town Board,

Rosalie Geiger 920-772-4184

Tim Thor 920-772-4104

Mike Havlinek 920-772-4270

Attachments Enclosed:
Map of property; July 13, 2026 Town of Rockland Board Meeting Minutes



Collins Marsh Wildlife Area

No. 2026/2028-51

ORDINANCE AMENDING ZONING MAP
(Siemers Farms Inc.)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Planning and Park Commission, after providing the required notice, held a public hearing on a petition for a zoning ordinance amendment on September 28, 2026; and

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

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

A parcel of land located in a part of the NW1/4 of the SE1/4 of Section 17, T.17N., R.22E., Town of Meeme, Manitowoc County, Wisconsin, more particularly described as follows:

> Commencing at the East Quarter Corner of said Section 17; thence N87°-56'-58"W along the North line of the SE1/4 of said Section 17 a distance of 1378.48 feet to the point of beginning; thence continuing N87°-56'-58"W along said North line 695.25 feet to the Easterly line of C.T.H. "M"; thence S32°-41'-48"E along said Easterly line 396.26 feet; thence N57°-18'-12"E 571.27 feet to the point of beginning, said parcel containing approximately 113,187 square feet (2.60 acres) of land

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

Dated this 26th day of October 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 OCTOBER 26, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: SIEMERS FARMS INC. 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.

Siemers Farms Inc. on September 9, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.61 acres of land located in the NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Meeme adopted the Manitowoc County Zoning Ordinance on February 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. Siemers Farms Inc. petitioned for a zoning map amendment on September 9, 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 September 14, 2026 and on September 21, 2026.
    d. The County Planning and Park Commission held a public hearing on this amendment request on September 28, 2026.
    e. The Commission at their September 28, 2026 meeting recommended approving the requested rezoning of approximately 2.61 acres of land located in the NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme, from EA, Exclusive Agriculture to GA, General Agriculture.
2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.
3. Testimony at the hearing is summarized as follows:
    a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the Exclusive Agriculture (EA) District.
2. The Meeme Town Planning Commission and the Meeme Town Board support the proposed zone change from EA, Exclusive Agriculture 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 Siemers Farms Inc. to rezone approximately 2.61 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its September 28, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.61 acres of land located in the NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive to GA, General Agriculture.

Manitowoc County
Planning and Park Commission

Fee ($570) Received [X]
Receipt # 42893

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	Sierras Holstein / Sierras Farms	Applicant/Agent	Kraig Biversie
Address	14421 Mineral Springs Rd.	Address	12905 City Rd M
City/State/Zip	Newton WI 53063	City /State/Zip	Kiel, WI 53042
Phone	920 374 0664	Phone	920-207-0830
Email Address	sa.sierras@gmail.com	Email Address	Biversi1996@yahoo.com

PROPERTY LEGAL DESCRIPTION

NW 1/4, SE 1/4, S 17 T 17 N R 22 E Town of Meeme

House /Fire # _____ Tax Number 012-017-014-001.00

PROPERTY INFORMATION

Existing Zoning District EA **Proposed Zoning district** GA

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

Proposed use: (Reason for change)

Sell 2.16 acres to Kraig Biversie for Ag. used contractor storage.

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

David Sierras
Signature (owner or owner's agent) *(Required)* Date

Kraig Biversie 9-8-24
Signature (applicant) Date

MANITOWOC COUNTY
ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Meeme from EA to GA)

PETITIONER

Name: Siemers Farms Inc.
Address: 14421 Mineral Springs Rd.
Newton WI 53063
Town: Meeme

PARCEL

Location: NW ¼ , SE ¼ , Section 17, T17N-R22E
Tax#: 012-017-014-001.00

Area: 2.61 acres

ACTION TO DATE

Petition Submitted: September 9, 2026
Town Action: Approved August 24, 2026
Hearing Notice Published: 9/14/2026 & 9/21/2026
Advisory: 9/28/2026
Hearing: 9/28/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	LE	Residence
South	EA	Farmland
East	EA	Farmland
West	SE	Residential

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Sell land to Binversie for Ag seed contractor storage

MAP INFORMATION

Farmland Preservation Designation: Farmland Preservation
Soil Type: BsB, HmD2
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Slight – Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: CTH M
Soil Test: 12/18/14
Terrain: 0 to <12 Percent Slopes
Vegetative Cover: Farmland

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

County Future Land Use Designation: Agricultural
To provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

MANITOWOC COUNTY
ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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  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?

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- ☐ 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

Prepared by Manitowoc County Planning & Zoning Department



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Siemers Farms Inc.
NW 1/4, SE 1/4
Section 17, T17N-R22E
Town of Meeme
From: EA To: GA
Approximately 2.61 acre(s)

Map Overview

Meeme

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

0 225 450 900 Fee

Legend

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

MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE

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Matthew Boldt ZMAR NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to GA, General Agriculture.

Kraig & Mary Binversie ZMAR SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme from LE, Large Estate Residential to GA, General Agriculture.

Siemers Farms Inc ZMAR NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme from EA, Exclusive Agriculture to GA, General Agriculture.

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

Donald Zimmer, Chair

TO BE PUBLISHED ON September 14, 2026 AND ON September 21, 2026.

RECEIVED BY: _____



MINUTES
Monthly Meeting August 24, 2026

Members Present: Dennis Graf, Susan Kracht, Henry Langenhahn, Valerie Spindler, Kathleen Dineen-Grube, Rich Ward, Ian Quinn
Not Present: None
By Invite: VanWyk/Salm

Call to Order: Chairperson Dennis Graf called the monthly meeting of the Meeme Town Board to order at 6:30pm on August 24, 2026, at the Meeme Town Hall. Notice of this meeting was posted at the posting locations located at the end of the minutes.

Minutes: The prior month's meeting minutes were read. **A motion** to approve the minutes of last month's monthly meeting as read was made by Susan Kracht and seconded by Henry Langenhahn. Motion Carried.

Treasurer's Report: **A motion** to approve the Treasurer's report as presented was made by Susan Kracht and seconded by Henry Langenhahn. Motion Carried.

Clerk's Report/Correspondence: Unit meeting is September 17 at Newton Town Hall
Town's convention is October 4-6

Constable report: 1 Call-questions on fencing ordinances
Hawkins issue-plan to visit with Sherrif's office and clean up

Building Permits: Mike Grunewald-Addition -16x18 sunroom w/deck
Dean Zettler-New AC Unit w/electrical
Rodney Koeser-Replace roof
Scott&Danielle Faust-unattached garage 40x40 w/electric
Kerry Hansen-Replace A/C

Licenses and permits: **A motion** to approve the operators license for Zoe Pease was made by Susan Kracht and seconded by Henry Langenhahn. Motion carried.

Plan Commission: **A motion** to approve the swap between VanWyk and Salm from small estate to general ag and general ag to small estate for the Van Wyk/Salm merger was made by Dennis Graf and seconded by Susan Kracht. Motion carried. **A motion** to approve the rezoning of 2.6 acres of Siemers land to be purchased by Kraig Binversie, et al from exclusive agriculture to general agriculture and 5 acres of Kraig Binversie's land to general agriculture for a total of 7.6 acres was made by Susan Kracht and seconded by Dennis Graf. Motion carried.

No. 2026/2028-52

RESOLUTION ADOPTING MANITOWOC COUNTY PLANNING AND PARK COMMISSION FEE SCHEDULE

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Manitowoc County Code § 4.13(2) provides that the fees that the Planning and Zoning Department is authorized to charge must be set by County Board resolution and reviewed annually by the Planning and Park Commission; and

WHEREAS, the Manitowoc County Planning and Park Commission has reviewed the Planning and Zoning Department Fee Schedule on September 28, 2026, and recommends that it be adjusted; and

WHEREAS, a copy of the proposed Planning and Zoning Department fee schedule is attached to this Resolution as Appendix A;

NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of Manitowoc approves and adopts the proposed Planning and Zoning Department Fee Schedule to be effective January 1, 2027, and directs that a copy of the fee schedule be included as an appendix to the Manitowoc County Code Chapter 4, Finances.

Dated this 26th day of October 2026.

Respectfully submitted by the
Planning and Park Commission

_____
Donald Zimmer, Chair

FISCAL IMPACT: Indeterminable.

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

APPENDIX A

PLANNING AND ZONING DEPARTMENT FEE SCHEDULE
Effective January 1, 2027

PRIVATE ONSITE WASTEWATER TREATMENT (POWTS) APPROVALS	
Holding Tank - 5,000 gpd or less	$ 151
Holding Tank - 5,001 – 10,000 gpd	$ 185
Holding Tank - 10,001+ gpd	$ 233
In-Ground Non-Pressurized System – Residential	$ 220
In-Ground Non-Pressurized System - Nonresidential - 1,000 gpd or less	$ 290
In-Ground Non-Pressurized System - Nonresidential - 1,001 – 2,000 gpd	$ 355
In-Ground Non-Pressurized System - Nonresidential - 2,001 - 5,000 gpd	$ 425
Maintenance Program - Per Year	$ 15
Pressurized System - 1,000 gpd or less	$ 290
Pressurized System - 1,001 – 2,000 gpd	$ 355
Pressurized System - 2,001 - 5,000 gpd	$ 425
Revision - Previously Approved Plan	$ 157

NONMETALLIC MINING	
Active Acreage - Per Acre/Per Year	$ 75
Mining Plan Review	$ 300
Mining Plan Modification Review	$ 300

SANITARY PERMITS	
Alternate, Experimental, or Other System	$ 685
Holding Tank	$ 685
In-Ground Non-Pressurized System	$ 562
Large Scale System	$ 828
On-site Soil Evaluation	$ 94
On-site System Evaluation	$ 94
Pressurized System	$ 685
Reconnection	$ 220
Renewal	$ 139
Soil Test Review	$ 40
Wisconsin Fund Application	$ 100

APPENDIX A

PLANNING AND ZONING DEPARTMENT FEE SCHEDULE
Effective January 1, 2027

ZONING PERMITS	
Accessory Structure (New Construction or Modification)	$ 128
Board of Adjustment – Appeal	$ 587
Board of Adjustment - Interpretation Request	$ 587
Board of Adjustment - Variance Request	$ 587
Certified Survey Map – Appeal	$ 199
Certified Survey Map - Review (First Lot)	$ 170
Certified Survey Map - Review (For Each Additional Lot)	$ 64
Certified Survey Map - Variance Request	$ 199
Conditional Use Permit	$ 587
Development Plan Review (First Lot)	$ 453
Development Plan Review (For Each Additional Lot)	$ 59
Filling and Grading Permit	$ 185
Impervious Surface Calculation Review	$ 185
Industrial Site Plan Review	$ 158
Principal Structure (New Construction or Modification)	$ 250
Shoreland Mitigation Plan Review	$ 350
Subdivision Plat Review (First Lot)	$ 482
Subdivision Plat Review (For Each Additional Lot)	$ 54
Telecommunication – Tower	$3,000
Telecommunication - Antenna Co-location	$ 128
Wind Energy System - Large (Application)	$2,500
Wind Energy System - Large (For Each Tower on Application)	$1,000
Wind Energy System – Small	$ 350
Zoning Amendment - Petition	$ 587

No. 2026/2028-53

RESOLUTION AUTHORIZING COUNTY CONSERVATION AIDS GRANT APPLICATION

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Manitowoc County Planning and Zoning Department plans to continue the control of invasive species and other encroaching vegetation along the Devils River State Trail; and

WHEREAS, the Manitowoc County Planning and Zoning Department has identified a total cost of $8,400.00 for this project; and

WHEREAS, the Wisconsin Department of Natural Resources (WDNR) has grant funding available through the County Conservation Aids (CCA) program specifically for the installation and maintenance of fish and game projects under Wis. Stat. § 23.09(12); and

WHEREAS, the CCA grant program may reimburse fifty percent of the total project cost for eligible projects; and

WHEREAS, the Planning and Park Commission held a public hearing on September 28, 2026, to consider the grant application and recommends the Planning and Zoning Department pursue the available grants under the CCA program;

NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of Manitowoc authorizes the Planning and Zoning Director or his designee to apply for and accept CCA grants from the WDNR in the total amount of up to $4,200; and

BE IT FURTHER RESOLVED that the Planning and Zoning Director or his designee is authorized to sign documents and take such other actions as necessary to accept the grant, direct, and complete the project as authorized in the County's grant application to the WDNR, including obtaining any permits that may be required; and

BE IT FURTHER RESOLVED that revenues and expenses in the Planning and Park budget are amended by the amount of any grant award approved by the State of Wisconsin, and the Finance Director is directed to record such information in the official books of the County for the year ending December 31, 2026, with carryover to 2027 as may be required.

Dated this 26th day of October 2026.

Respectfully submitted by the
Planning and Park Commission

_____

Donald Zimmer, Chair

FISCAL IMPACT: Increases State Conservation Aid by the amount of any grant award up to $4,200 and an associated expense account by an equal amount.

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

No. 2026/2028-54

RESOLUTION AUTHORIZING REALLOCATION OF SHERIFF'S DEPARTMENT/JAIL 1.0 FULL-TIME EQUIVALENT POSITION
(Jail Nurse to Licensed Practical Nurse)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Manitowoc County Sheriff's Office provides medical care to inmates housed in the County Jail; and

WHEREAS, nursing services are necessary to fulfill this responsibility; and

WHEREAS, one 1.0 Full-Time Equivalent (FTE) Jail Nurse position is currently vacant; and

WHEREAS, in light of the current recruitment challenges in hiring a registered nurse for the Jail Nurse position, the department is recommending that the one 1.0 FTE vacant Jail Nurse position be "reclassified" as a Licensed Practical Nurse (LPN) position; and

WHEREAS, a Licensed Practical Nurse position is anticipated to attract a broader pool of qualified applicants and improve recruitment efforts to fill the vacant position; and

WHEREAS, conversion of one 1.0 FTE Jail Nurse position to a 1.0 FTE Licensed Practical Nurse position will change the position classification from a salaried pay grade of C45 to a hourly pay grade of B25; and

WHEREAS, after careful review and consideration, the Personnel Committee recommends amending the "Full-Time Equivalent Report (FTE) by Department" included in the Manitowoc County, Wisconsin, 2026 Adopted Annual Budget by eliminating one 1.0 FTE Jail Nurse position and creating one 1.0 FTE Licensed Practical Nurse position;

NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of Manitowoc authorizes amending the "Full Time Equivalent Report (FTE) by Department" included in the Manitowoc, County, WI 2026 Adopted Annual Budget to reallocate the FTEs in the Jail by removing one 1.0 FTE Jail Nurse and adding a 1.0 FTE Licensed Practical Nurse; and

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

Dated this 26th day of October 2026.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: The pay grade for the position will change from a salaried pay grade of C45 to a hourly pay grade of B25, resulting in an annual tax levy decrease of $10,572 when considering wages only.

FISCAL NOTE: Reviewed and approved by Finance Director.

LEGAL NOTE: This resolution amends the budget and requires a two-thirds vote of the entire county board. Reviewed and approved as to form by Corporation Counsel.

APPROVED:

Tyler Martell, County Executive Date

No. 2026/2028-55

RESOLUTION AMENDING EMPLOYEE POLICY MANUAL S. 12.09
(Sick Leave)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

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

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

WHEREAS, Section 12.09 (Sick Leave) establishes sick leave benefits and usage guidelines for employees; and

WHEREAS, certain non-represented employees have accumulated sick leave balances earned prior to January 1, 2013, and/or while covered by a collective bargaining agreement (collectively "Old Sick Leave"); and

WHEREAS, a portion of eligible Old Sick Leave balances may be payable to employees upon retirement, creating a potential financial liability for the County; and

WHEREAS, the County has a fiscal interest in reducing accumulated Old Sick Leave balances while maintaining equitable access to current sick leave benefits; and

WHEREAS, the current policy requires employees with Old Sick Leave balances to exhaust those balances before using annual sick leave credited under the current benefit structure; and

WHEREAS, employees with Old Sick Leave are the only non-represented employees not able to access the new sick leave benefit; and

WHEREAS, the proposed amendment would permit employees to use annual sick leave credited on or after January 1, 2027, without first exhausting Old Sick Leave, while requiring the annual use of a specified amount of Old Sick Leave before accessing leave from the Family Medical Leave Bank; and;

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

NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of Manitowoc amends Section 12.09 (Sick Leave) of the Manitowoc County Employee Policy Manual Section 12 (Paid and Unpaid Leave) as follows:

12.09 Sick Leave

(1) ~~A probationary employee hired prior to January 1, 2013 will earn sick leave up until December 31, 2012, and the accumulated sick leave will be credited to the employee's accumulated sick leave bank upon completion of his or her probationary period.~~ An employee hired after January 1, 2013 will be credited with a prorated amount of annual sick leave based on his or her date of hire.

~~(3)~~(2) A probationary employee may use annual sick leave after he or she has been employed for at least 90 days.

~~(4)~~(3) An employee who transfers from one department to another will retain his or her accumulated sick leave and annual sick leave balances.

~~(5)~~(4) ~~Accumulated~~ Employees with accumulated sick leave earned prior to January 1, 2013, and sick leave earned while the employee was covered under a union contract (collectively "Old Sick Leave") ~~must be exhausted before using any annual sick leave credited on or after January 1, 2013.will be entitled to~~ may use annual sick leave credited on or after January 1, 2027 ("New Sick Leave") without first using Old Sick Leave.

~~(6)~~ Annual sick leave that is not used during the calendar year in which it is credited to an employee will be transferred to a family medical leave bank for the employee. An employee's family medical leave bank is capped at 200 hours for positions required to be staffed at all times and positions with 2080 budgeted hours and 187.50 hours for all other positions. Employees with Old Sick Leave must use ten (10) days of Old Sick Leave during each calendar year before using leave from the Family Medical Leave Bank.

~~(7)~~(5) Annual sick leave and banked family medical leave are not subject to any payout.

~~(8)~~(6) An employee may use banked family medical leave for absences for which the employee is eligible for leave under the Federal and Wisconsin Family and Medical Leave Acts.

Dated this 26th day of October 2026.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: Indeterminate.

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

No. 2026/2028-56

RESOLUTION AUTHORIZING WORKER'S COMPENSATION SELF-INSURANCE PROGRAM

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Wisconsin Department of Workforce Development (DWD) requires all political subdivisions to pass a resolution authorizing participation in the Worker's Compensation Self- Insurance Program every three years; and

WHEREAS, Manitowoc County established self-insured status for worker's compensation on November 16, 2010, but DWD requires that the three-year cycle for all political subdivisions is to begin on January 1, 2012; and

WHEREAS, this resolution fulfills DWD's resolution requirement and no further action will be required until January 1, 2030;

NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county of Manitowoc authorizes the continuance of participation in the Worker's Compensation Self- Insurance Program; and

BE IT FURTHER RESOLVED that the County Clerk is directed to send a certified copy of this resolution to the Wisconsin Department of Workforce Development, Worker's Compensation Division.

Dated this 26th day of October 2026.

Respectfully submitted by the
Personnel Committee

_____
Susie Maresh, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED: _____ _____
Tyler Martell, County Executive Date