

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.

FISCAL IMPACT: None.

COUNTERSIGNED: Matthew Phipps, County Board Chair.

APPROVED: Tyler Martell, County Executive.

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.

FISCAL IMPACT: None.

COUNTERSIGNED: Matthew Phipps, County Board Chair.

APPROVED: Tyler Martell, County Executive.

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.

FISCAL IMPACT: None.

COUNTERSIGNED: Matthew Phipps, County Board Chair.

APPROVED: Tyler Martell, County Executive.

**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.

FISCAL IMPACT: None.

APPROVED: Tyler Martell, County Executive.

**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
2 granted to towns under to Wis. Stat. § 60.62; and
3

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

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

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

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

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

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

APPROVED: Tyler Martell, County Executive.

**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
2 granted to towns under to Wis. Stat. § 60.62; and
3

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

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

11 WHEREAS, the town of Newton amended its zoning ordinance on August 12, 2026, by
12 rezoning a 1.429 acre parcel of property owned by Roger Holschbach from A-3 (Farmland
13 Preservation) to A-2 (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
16 Manitowoc County Board of Supervisors for approval; and
17

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

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

Dated this 15th day of September 2026.

Respectfully submitted by Chris Dallas, Supervisor, District 11.

FISCAL IMPACT: None.

APPROVED: Tyler Martell, County Executive .