

---

# COUNCIL PACKET SUMMARY – ITEM 8

## Ordinance Amendment to §17.32 – Accessory Uses and Structures

### Background

The proposed amendment updates §17.32 of the Kiel Municipal Code to modernize standards for accessory uses and structures in residential zoning districts. These changes improve clarity, ensure consistency across zoning districts, and address current trends in accessory-structure development.

### Key Revisions

- Accessory uses/structures may not be established before a principal structure exists or is under construction, and must comply with district standards unless otherwise specified.
- **Revised §17.32(2)(a)1 – Residences with Attached Garages:**
  - One attached garage per dwelling unit.
  - Maximum floor area is the smaller of **1,200 sq. ft.** or the **first-floor dwelling unit area.**
- Existing provisions for detached garages, additional accessory structures, and large lots remain unchanged except as noted above.
- **Updated §17.32(8) – Shipping Containers:**
  - Prohibited in residential districts.
  - Repurposed containers may be allowed in commercial/industrial zones if they meet all state and local requirements.

### Plan Commission Recommendation

The Plan Commission reviewed the revised ordinance—including removal of subsections (2)(a)1.b and (2)(a)1.c and updated shipping-container language—and recommends approval.

### Staff Recommendation

Approve the ordinance amendment as recommended.

## **Fiscal / Administrative Impact**

No fiscal impact anticipated; expected to improve enforcement efficiency.

## **Suggested Motion**

"Motion to approve the ordinance amending §17.32 – Accessory Uses and Structures, including the removal of subsections (2)(a)1.b and (2)(a)1.c and the updated Section (8), as recommended by the Plan Commission."

---

# **COUNCIL PACKET SUMMARY – ITEM 9**

## **Creation of §17.43 – Plan Commission Submittal Requirements**

### **Background**

The creation of §17.43 establishes formal submittal requirements for Plan Commission applications under Wis. Stat. §62.23. This section consolidates expectations into a standardized process, improving completeness, consistency, and review efficiency.

### **Key Elements of §17.43**

#### **1. Applicability**

Applies to site plans, conditional use permits, zoning map amendments involving planned developments, and PUDs. Compliance is required before Commission or Council consideration.

#### **2. Required Submittals**

- Narrative statement describing project character and operations.
- Property map showing topography, parcels, and existing land uses.
- General Development Plan including:
  - Lots, roads, sidewalks, paths
  - Parking/loading areas
  - Signage & lighting
  - Landscaping

- Building footprints, heights, and setbacks
- Hard-surface materials meeting Public Works standards
- Statistical/supporting data (lot area, density, land-use ratios, open space, estimated construction costs).
- Architectural and building plans showing massing, scale, and design intent.

### **3. Administrative Waivers**

Limited waivers may be granted for minor informational or technical elements, but cannot alter use, density, or dimensional standards. All waivers must be documented.

### **4. Review Conditions & Severability**

The Commission/Council may require additional information under §62.23. Includes severability.

### **Plan Commission Recommendation**

Approval recommended.

### **Staff Recommendation**

Approve creation of §17.43.

### **Fiscal / Administrative Impact**

Minimal; improved completeness of application reviews.

### **Suggested Motion**

“Motion to approve the ordinance creating §17.43 – Plan Commission Submittal Requirements, as recommended by the Plan Commission.”

## **Item 10 – Certified Survey Map (CSM): City-Owned Parcels 051690000000 & 051509001001**

## **Background**

The CSM adjusts boundaries of two City-owned parcels to align with intended land use. Minor technical corrections may still be required before recording.

## **Plan Commission Recommendation**

Approval recommended, with authorization for signatures following completion of required revisions.

## **Staff Recommendation**

Approve the CSM and authorize signatures once corrections are completed.

## **Fiscal / Administrative Impact**

No direct fiscal impact.

---

# **Item 11 – Extraterritorial Certified Survey Map (CSM): Preissner Property, Parcel 016019010004**

## **Background**

The Preissner property lies within the City's extraterritorial plat review jurisdiction. The proposed land division complies with surrounding land uses and regulatory requirements.

## **Plan Commission Recommendation**

Approval recommended, with instructions to notify the applicant and recording authorities.

## **Staff Recommendation**

Approve the extraterritorial CSM and direct staff to issue required notifications.

## **Fiscal / Administrative Impact**

None.

# MINUTES- CITY COUNCIL

DATE: February 24, 2026  
TIME: 6:00 P.M.  
LOCATION: City Council Chambers, Kiel City Hall  
621 Sixth St., Kiel, Wis.  
MEMBERS: Mayor Hennings, Alderpersons Jeremy Fromm,  
Tyler Guell, John Brocker, Bill Krueger, and Alice  
Achter

- 1) Mayor Bob Hennings called the meeting to order at 6:00 p.m.
- 2) Pledge of Allegiance
- 3) Roll Call- All council members were present. Also in attendance was City Administrator (CA) Pafford
- 4) Alder Brocker moved, Alder Krueger seconded to approve the minutes of February 10, 2026, City Council Meeting. The motion passed unanimously.
- 5) Public Comment – There was no public comment.
- 6) Alder Guell moved, Alder Brocker seconded to approve the transfer of the liquor license for Kiel Haus dba Genti’s Pizza, and an operator license Nevzat Luma. Voting Aye were Alderpersons Fromm, Guell, Brocker, Krueger, and Achter. The motion passed 5-0.
- 7) Alder Brocker moved, Alder Guell seconded to approve the contract between the City of Kiel and Kiel Utilities, and Professional Computer Solutions for the purchase of the Enterprise Resource Planning software, for the price stated in the contract. Voting Aye were Alderpersons Fromm, Guell, Brocker, Krueger, and Achter. The motion passed 5-0.
- 8) Alder Fromm motioned, Alder Brocker seconded to approve the appointments of Ryan Pafford, City Administrator, to the Bargaining Committee, Board of Review, Kiel—New Holstein Solomon Trail Committee, and Great Lakes Utility Board of Directors

(Alternate for City of Kiel). The motion passed unanimously.

- 9) Alder Guell motioned, Alder Krueger seconded to approve the generous donation from Tietz's Piggly Wiggly \$4,796.90 for the Kiel Fire Department. The motion passed unanimously.
- 10) Alder Krueger moved, Alder Fromm seconded to approve the receipts and disbursements. The motion passed unanimously.
- 11) Alder Krueger moved, Alder Fromm seconded to approve the payment of the bills as presented. Voting Aye were Alderpersons Fromm, Guell, Brocker, Krueger, and Achter. The motion passed 5-0.
- 12) Alder Guell motioned, Alder Krueger seconded to adjourn. The motion passed unanimously. The meeting of the City Council was adjourned at 6:19 pm.

Bob Hennings, Mayor

Prepared by Ryan Pafford, City Administrator



## Proclamation

**WHEREAS**, the mission of the Boy Scouts of America is to prepare young people to make ethical and moral choices throughout their lives by instilling in them the values of the Scout Oath and Scout Law, and Scouts earn their ranks by fulfilling rigorous requirements in the areas of leadership, service, and outdoor skills; and

**WHEREAS**, only a small percentage of Scouts attain the organization's highest rank of Eagle Scout, an honor achieved only after earning all required merit badges, developing essential life skills, and completing a significant community service project; and

**WHEREAS**, Trevin Heller has completed the requirements for Eagle Scout honors, obtaining all necessary merit badges, and is graduating with honors from Kiel High School.

**WHEREAS**, Trevin Heller has fulfilled all requisite requirements and has successfully completed his Eagle Scout Project, which involved designing and constructing the interior storage system for the Kiel Soccer Club, including designated coach storage, equipment storage, and an organized soccer ball storage system, within the City of Kiel during the summer of 2025—a project that encompassed more than 79 hours of planning, design, and construction work;

**WHEREAS**, in March 2026, the City of Kiel Common Council formally recognized Trevin Heller during an official council meeting for his dedication to improving the community, for his achievement in attaining the rank of Eagle Scout, and for his faithful and steadfast accomplishments and service within the Scouting organization;

***NOW, THEREFORE, BE IT RESOLVED***, that the City of Kiel proudly commends and congratulates **Trevin Heller** for his outstanding achievements, dedicated service, and attainment of the rank of **Eagle Scout**, and extends its sincere appreciation for the positive impact of his efforts on our community.

### TREVIN HELLER, EAGLE SCOUT

*For this outstanding accomplishment and extending to him our deepest appreciation for his dedicated work and wishing him the best in all of his future endeavors.*

*Signed this 10th day of March 2026*

---

*Robert Hennings, Mayor  
City of Kiel, Wisconsin*

## 17.32 - Accessory Uses and Structures.

(1) An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.

(2) Accessory structures in R-1, R-2 and R-3 districts are subject to the following regulations:

### (a) RESIDENCES WITH ATTACHED GARAGES.

1. One attached garage per dwelling unit shall be permitted, and the measurement of said garage shall be as follows:

a. The maximum square feet of floor area shall be limited to the smaller of 1200 square feet or the first-floor dwelling unit area. ~~in the case of a single-family residence.~~

b. ~~The maximum square feet of floor area shall be limited to the smaller of 600 square feet or the first floor dwelling unit area in the case of a duplex or two-family dwelling or multi-family dwelling.~~

c. ~~Minimum yards shall be the same size as that required for the principal structure.~~

2. One detached accessory structure per dwelling unit shall be permitted, provided the combined area of the attached garage and accessory structure does not exceed the maximum limits set forth in Subsection one hereinabove, and complies with the location and height regulations for detached garages as provided hereinbelow, except where subdivision covenants provide otherwise.

### (b) RESIDENCES WITH DETACHED GARAGES.

1. One detached garage per lot shall be permitted, with the following size limitations:

a. The maximum square feet of floor area shall be limited to the smaller of 1200 square feet, the first floor dwelling unit area of the principal structure, or 35% of the rear yard.

b. When located to the rear of the principal dwelling unit, the structure, including any overhang shall be a minimum of three feet from the rear and side lot lines; if located in a side yard, the structure shall be a minimum of eight feet from the side property line. In either event, the structure shall be a minimum of eight feet from the dwelling unit, and shall not be located in a required front or street side yard for a corner lot.

c. A detached garage shall have a maximum sidewall height of ten feet with the pitch of the detached structure roof not greater than the pitch of the principal dwelling roof.

2. One additional accessory structure per lot shall be permitted, provided the combined floor area of the two detached structures shall not exceed the area permitted for a detached garage as set forth in this Subsection, and provided it complies with all applicable height and location requirements for detached garages.

(c) RESIDENCES ON A LOT GREATER THAN ONE ACRE IN SIZE.

1. An additional one detached accessory structure and 600 square feet of combined square footage of the garage and accessory structure(s) is permissible in addition to the square footage allowances as provided as set forth in this Subsection, and provided it complies with all applicable height and location requirements as set forth in this Subsection.

(8) Shipping containers are not allowed in residential districts. Repurposed shipping containers that meet state and city requirements are allowed in commercial and industrial zoning districts.

To be placed on the Plan Commission agenda, a complete application and all required materials must be submitted to City Hall by the deadlines listed below. These deadlines allow time for public notice requirements, staff and consultant review, any follow-up information requests, and preparation of materials for the Plan Commission's review.

<b>Plan Commission Dates</b>	<b>Submittal Deadlines</b>
January 8 <sup>th</sup>	December 18 <sup>th</sup>
February 5 <sup>th</sup>	January 22 <sup>nd</sup>
March 5 <sup>th</sup>	February 19 <sup>th</sup>
April 2 <sup>nd</sup>	March 19 <sup>th</sup>
May 7 <sup>th</sup>	April 23 <sup>rd</sup>
June 4 <sup>th</sup>	May 21 <sup>st</sup>
July 2 <sup>nd</sup>	June 18 <sup>th</sup>
August 6 <sup>th</sup>	July 23 <sup>rd</sup>
September 3 <sup>rd</sup>	August 20 <sup>th</sup>
October 1 <sup>st</sup>	September 17 <sup>th</sup>
November 5 <sup>th</sup>	October 22 <sup>nd</sup>
December 3 <sup>rd</sup>	November 19 <sup>th</sup>

**\*\*These dates are subject to the discretion of City Officials**

## **Kiel Municipal Code**

### **17.43 SITE PLAN AND PLANNED UNIT DEVELOPMENT (PUD) SUBMITTAL REQUIREMENTS**

#### **(1) STATUTORY AUTHORITY**

This section is adopted pursuant to the authority granted under Wisconsin Statutes §62.23, including but not limited to §62.23(7), §62.23(7m), and §62.23(7)(am), which authorize the City to regulate land use, zoning, site planning, and planned unit developments to promote the public health, safety, morals, comfort, and general welfare.

#### **(2) APPLICABILITY**

(a) The requirements of this section shall apply to all applications for site plan approval, conditional use permits, zoning map amendments involving planned developments, and Planned Unit Developments (PUDs), unless specifically exempted by this chapter.

(b) Compliance with this section shall be required prior to consideration of final approval by the Plan Commission or Common Council, as applicable.

#### **(3) NARRATIVE STATEMENT**

A written narrative statement shall be submitted describing the character of the proposed development, all intended land uses, and the operational characteristics of any business or non-residential activities associated with the development.

#### **(4) PROPERTY MAP**

An accurate map of the subject property shall be provided showing:

(a) Existing topography; and

(b) The relationship of the property to adjacent and surrounding parcels and land uses.

#### **(5) GENERAL DEVELOPMENT PLAN**

A general development plan shall be submitted and shall include, at a minimum, the following information in sufficient detail to allow review by the City:

(a) The size, configuration, and location of all proposed lots.

(b) The location of all existing and proposed public and private roads, sidewalks, pedestrian paths, driveways, parking and loading facilities, signage, lighting, and landscaping. All roads, parking and loading areas, and pedestrian walkways shall be constructed of hard-surface materials and shall meet all applicable specifications of the City of Kiel Public Works Department.

(c) The type, size, height, and location of all existing and proposed structures, including all required yard setbacks and separations.

#### **(6) STATISTICAL AND SUPPORTING DATA**

Appropriate statistical data shall be submitted, including but not limited to:

- (a) Total land area of the development;
- (b) Residential density, where applicable;
- (c) Ratios of various land uses;
- (d) Open space calculations;
- (e) Estimated construction costs of proposed structures; and
- (f) Any other data deemed necessary by the City to evaluate compliance with this chapter and Wisconsin Statutes §62.23.

#### (7) BUILDING AND ARCHITECTURAL PLANS

Building plans and architectural drawings or renderings for all proposed structures shall be submitted in sufficient detail to allow the City to determine the intended use, scale, massing, and architectural character of the buildings.

#### (8) ADDITIONAL REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS (PUDs)

In addition to the requirements set forth in subsections (3) through (7), all Planned Unit Development applications shall comply with the following:

- (a) All maps shall depict a minimum area of three hundred (300) feet beyond the boundaries of the proposed PUD district.
- (b) Commercial buildings shall be setback a minimum of twenty-five (25) feet from all PUD district boundaries.
- (c) The location of existing and proposed sewer and water mains in relation to the proposed PUD district shall be shown.
- (d) The location of recreational facilities, open space areas, and areas reserved or dedicated for public use, including but not limited to schools, parks, and similar uses, shall be illustrated. Any portion of the project area not utilized for buildings or other structures, or for parking, loading, or access ways shall be landscaped with grass, trees, shrubs, or pedestrian walkways. The Common Council may impose reasonable additional requirements related to landscaping, lighting, signage or other advertising devices, screening, access ways, building setbacks, and height limitations as necessary to protect adjoining residential property, consistent with Wisconsin Statutes §62.23.
- (e) A description of any architectural design standards that shall govern development within the PUD.
- (f) A general outline of the intended organizational structure, including property owners' associations, deed restrictions, and private provisions for common services and facilities.

(g) The names of all property owners and developers associated with the development site, together with the mailing addresses and telephone numbers of all parties.

#### (9) ADMINISTRATIVE WAIVERS

(a) The City Administrator, or their designee, may approve administrative waivers or modifications to the submittal requirements of this section when the nature, scale, or complexity of the proposed development does not warrant strict compliance and the waiver does not conflict with the intent of this chapter or Wisconsin Statutes §62.23.

(b) Administrative waivers shall be limited to informational or technical submittal requirements and shall not waive or modify use standards, dimensional requirements, density limitations, or performance standards established elsewhere in this Code.

(c) Any administrative waiver granted under this subsection shall be documented in writing and included in the official project record.

(d) The Plan Commission or Common Council may require full compliance with this section or rescind an administrative waiver if additional information is deemed necessary for proper review.

#### (10) REVIEW AND CONDITIONS OF APPROVAL

The Plan Commission and Common Council may require additional information or impose reasonable conditions of approval as authorized under Wisconsin Statutes §62.23 to ensure compliance with this chapter and to protect the public health, safety, and welfare.

#### (11) SEVERABILITY

If any subsection, clause, or provision of this section is determined to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions.

**STAFF USE**

**City of Kiel – §17.03 Site Plan & PUD Submittal Review Checklist**

**Project Name:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

**Address / Parcel No.:** \_\_\_\_\_

**Application Type:**  Site Plan  Conditional Use  PUD  Zoning Amendment

**Reviewer:** \_\_\_\_\_

**Date Received:** \_\_\_\_\_

---

**A. Applicability Review (§17.03(2))**

- Application subject to §17.03 requirements
- Correct application type identified
- Submittal required prior to Plan Commission / Council review
- Administrative waiver requested (if applicable)  Yes  No

---

**B. Narrative Statement (§17.03(3))**

- Narrative provided
- Describes development character
- Identifies all intended land uses
- Describes operational characteristics of any business or non-residential activity

**Comments:**

---

---

**C. Property Map (§17.03(4))**

- Accurate property map submitted
- Existing topography shown
- Adjacent and surrounding parcels illustrated
- Relationship to surrounding land uses identified

**Comments:**

---

---

**D. General Development Plan (§17.03(5))**

**Lots**

- Size of proposed lots shown
- Configuration of proposed lots shown
- Location of proposed lots clearly identified

**Circulation, Utilities & Site Features**

- Existing roads identified
- Proposed public/private roads identified
- Sidewalks and pedestrian paths shown
- Driveways identified
- Parking and loading areas shown
- Signage locations shown
- Lighting locations shown
- Landscaping areas shown
- Hard-surface materials specified
- Meets Public Works specifications

**Structures**

- Existing structures identified
- Proposed structures identified
- Building footprints shown
- Building height identified
- Required yard setbacks shown

**Comments:**

---

---

**E. Statistical & Supporting Data (\$17.03(6))**

- Total land area provided
- Residential density provided (if applicable)
- Land use ratios provided
- Open space calculations provided
- Estimated construction costs provided
- Additional pertinent data provided (if required)

**Comments:**

---

---

**F. Building & Architectural Plans (\$17.03(7))**

- Building plans submitted
- Architectural drawings/renderings submitted
- Intended use identifiable
- Scale and massing identifiable
- Architectural character identifiable

**Comments:**

---

---

**G. Planned Unit Development (PUD) – Additional Requirements (§17.03(8))**

*(Complete only if PUD)*

- 300-foot surrounding area shown on maps
- Commercial buildings meet 25-foot PUD boundary setback
- Sewer main locations shown
- Water main locations shown
- Recreational/open space areas shown
- Public use areas (parks, schools, etc.) shown
- Landscaping shown for all unused areas
- Architectural design standards submitted
- Organizational structure outlined
- HOA / deed restrictions addressed
- Common services provisions described
- Owner/developer names provided
- Mailing addresses provided
- Telephone numbers provided

**Comments:**

---

---

**H. Administrative Waiver Review (§17.03(9))**

- Waiver requested in writing
- Waiver limited to informational/technical requirements
- Waiver does not affect use, density, or dimensional standards
- Waiver approved by City Administrator/designee
- Waiver documented in project file

**Waiver Description (if applicable):**

---

---

**I. Staff Determination**

- Submittal Complete – Ready for Plan Commission
- Submittal Incomplete – Additional Information Required
- Administrative Waiver Applied
- Recommend Conditions of Approval

**Staff Notes / Conditions:**

---

---

---

**J. Signatures**

**Reviewed By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

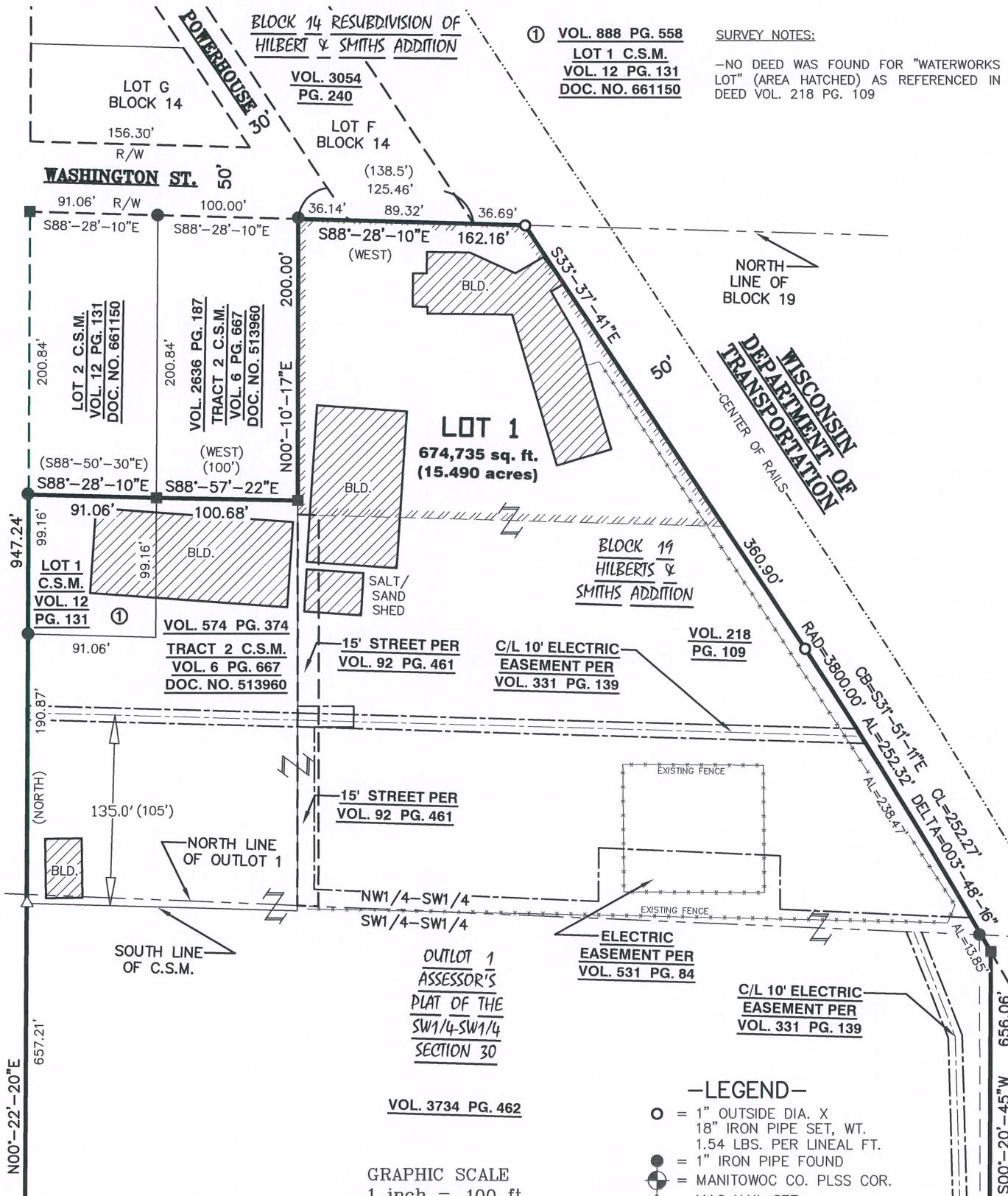
**Date:** \_\_\_\_\_



# CERTIFIED SURVEY MAP

PART OF TRACT 2 OF C.S.M. VOL. 6 PG. 667  
 DOC. NO. 513960; ALL OF LOT 1 OF C.S.M. VOL. 12  
 PG. 131 DOC. NO. 661150; PART OF BLOCK 19 OF  
 HILBERT & SMITHS ADDITION; PART OF OUTLOT 1  
 OF THE ASSESSOR'S PLAT OF THE SW1/4 OF  
 THE SW1/4 OF SECTION 30, T.17N., R.21E.,  
 CITY OF KIEL, MANITOWOC COUNTY, WISCONSIN

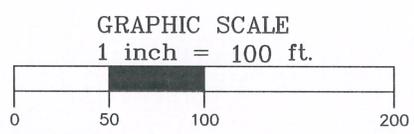
BEARINGS REFERENCED TO THE WEST  
 LINE OF THE SW1/4, SECTION 30  
 ASSIGNED: N00°-22'-20"E PER THE  
 MANITOWOC COUNTY COORDINATE SYSTEM



① VOL. 888 PG. 558  
 LOT 1 C.S.M.  
 VOL. 12 PG. 131  
 DOC. NO. 661150

SURVEY NOTES:  
 -NO DEED WAS FOUND FOR "WATERWORKS  
 LOT" (AREA HATCHED) AS REFERENCED IN  
 DEED VOL. 218 PG. 109

- LEGEND-**
- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
  - = 1" IRON PIPE FOUND
  - = MANITOWOC CO. PLSS COR.
  - △ = MAG NAIL SET
  - = 3/4" IRON ROD FOUND
  - ( ) = RECORDED INFORMATION



SURVEYED FOR:  
 CITY OF KIEL  
 621 6TH ST.  
 KIEL, WI 53042

PARCEL NUMBERS:  
 051-690-019-000.08  
 051-690-019-000.04  
 051-690-019-000.01  
 051-509-001-001.00

**MERIDIAN**  
 SURVEYING, LLC

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

THIS INSTRUMENT WAS DRAFTED BY: BJB	FIELD WORK DATE: 01-27-26
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 16995	SHEET 2 OF 4

**CERTIFIED SURVEY MAP**  
**PART OF TRACT 2 OF C.S.M. VOL. 6 PG. 667**  
**DOC. NO. 513960; ALL OF LOT 1 OF C.S.M. VOL. 12**  
**PG. 131 DOC. NO. 661150; PART OF BLOCK 19 OF**  
**HILBERT & SMITHS ADDITION; PART OF OUTLOT 1**  
**OF THE ASSESSOR'S PLAT OF THE SW1/4 OF**  
**THE SW1/4 OF SECTION 30, T.17N., R.21E.,**  
**CITY OF KIEL, MANITOWOC COUNTY, WISCONSIN**

Sheet 3 of 4

**SURVEYOR'S CERTIFICATE**

I, Brett J. Becker, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of Kris August, part of Tract Two (2) of Certified Survey Map as recorded in Volume 6 of Certified Survey Maps on Page 667 as Document No. 513960 of Manitowoc County Records; all of Lot One (1) of Certified Survey Map as recorded in Volume 12 of Certified Survey Maps on Page 131 as Document No. 661150 of Manitowoc County Records; part of Block Nineteen (19) of Hilbert & Smiths Addition; part of Outlot 1 of the Assessor's Plat of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty (30), Township Seventeen (17) North, Range Twenty-One (21) East, City of Kiel, Manitowoc County, Wisconsin containing 674,735 square feet (15.490 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 30; thence N00°-22'-20"E along the west line of the SW1/4 of said Section 30, a distance of 662.44 feet to the south line of said Outlot 1; thence S87°-19'-33"E along said south line, a distance of 196.16 feet to the east line of 8th Street and the point of beginning; thence N00°-22'-20"E along said east line, a distance of 947.24 feet to the northwest corner of said Lot 1; thence S88°-28'-10"E 91.06 feet to the northeast corner of said Lot 1; thence S88°-57'-22"E 100.68 feet to the east line of said Tract 2; thence N00°-10'-17"E along said east line, a distance of 200.00 feet to the northeast corner said Tract 2 and the south line of Washington Street; thence S88°-28'-10"E along said south line and its east extension, a distance of 162.16 feet to a point being 50 feet southwesterly of the center of existing rails of former railroad; thence S33°-37'-41"E along a line being 50 feet southwesterly of and parallel to said center of existing rails, a distance of 360.90 feet; thence southeasterly 252.32 feet along the arc of a curve to the right being 50 feet southwesterly of and parallel to said center of existing rails, having a radius of 3800.00 feet and chord of which bears S31°-51'-11"E 252.27 feet to the east line of said Outlot 1; thence S00°-20'-45"W along said east line, a distance of 656.06 feet to the south line of said Outlot 1; thence N87°-19'-33"W along said south line, a distance of 690.34 feet to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 13.052 of the City of Kiel in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor S-2928  
Brett J. Becker

**CERTIFIED SURVEY MAP**  
**PART OF TRACT 2 OF C.S.M. VOL. 6 PG. 667**  
**DOC. NO. 513960; ALL OF LOT 1 OF C.S.M. VOL. 12**  
**PG. 131 DOC. NO. 661150; PART OF BLOCK 19 OF**  
**HILBERT & SMITHS ADDITION; PART OF OUTLOT 1**  
**OF THE ASSESSOR'S PLAT OF THE SW1/4 OF**  
**THE SW1/4 OF SECTION 30, T.17N., R.21E.,**  
**CITY OF KIEL, MANITOWOC COUNTY, WISCONSIN**

Sheet 4 of 4

**OWNER'S CERTIFICATE**

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: City Council of the City of Kiel

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Robert Hennings, Sr.  
Mayor

\_\_\_\_\_  
Ryan Pafford  
City Administrator

**STATE OF WISCONSIN )**  
**MANITOWOC COUNTY) SS**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Manitowoc County, Wisconsin

My Commission Expires \_\_\_\_\_

**CITY OF KIEL APPROVAL**

Approved by the City Council of the City of Kiel, Manitowoc County

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Robert Hennings, Sr.  
Mayor

\_\_\_\_\_  
Ryan Pafford  
City Administrator

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor S-2928  
Brett J. Becker



**CERTIFIED SURVEY MAP**  
**PART OF THE NW1/4 OF THE SW1/4 AND**  
**THE SW1/4 OF THE SW1/4 OF SECTION 19,**  
**T.17N., R.21E., TOWN OF SCHLESWIG,**  
**MANITOWOC COUNTY, WISCONSIN**

Sheet 2 of 3

**SURVEYOR'S CERTIFICATE:**

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of Kyle Preissner, part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Nineteen (19), Township Seventeen (17) North, Range Twenty-One (21) East, Town of Schleswig, Manitowoc County, Wisconsin containing 825,445 square feet (18,950 acres) of land and being described by:

Commencing at the southwest corner of said Section 19; thence N00°-08'-36"E along the west line of the SW1/4 of said Section 19, a distance of 587.00 feet to the point of beginning; thence continue N00°-08'-36"E along said west line, a distance of 943.81 feet; thence S88°-20'-31"E 1094.97 feet to the east line of the SW1/4 of said SW1/4; thence S00°-51'-13"W along said east line, a distance of 490.56 feet; thence N88°-44'-09"W 465.58 feet to the north extension of the west line of Countryside Condominium – Phase VII; thence S00°-53'-09"W along said west line and its north extension, a distance of 235.83 feet to northeast corner of Lot One (1) of Certified Survey Map Recorded in Volume 14 of Certified Survey Maps on Page 215 as Document No. 726855 of Manitowoc County Records; thence N88°-44'-09"W along the north line of said Lot 1, a distance of 150.00 feet to the northwest corner of said Lot 1; thence S00°-53'-09"W along the west line of said Lot 1, a distance of 338.67 feet to the north line of lands described in Volume 407 on Page 610 of Manitowoc County Records; thence N88°-45'-01"W along said north line, a distance of 315.70 feet to the east line of lands described in Volume 746 on Page 588 of Manitowoc County Records; thence N00°-08'-36"E along said east line, a distance of 128.48 feet to the northeast corner of said Volume 746; thence N88°-31'-25"W along the north line of said Volume 746, a distance of 150.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of Manitowoc County and the Town of Schleswig in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
Bradley A. Buechel, S-2613

**CERTIFIED SURVEY MAP**  
**PART OF THE NW1/4 OF THE SW1/4 AND**  
**THE SW1/4 OF THE SW1/4 OF SECTION 19,**  
**T.17N., R.21E., TOWN OF SCHLESWIG,**  
**MANITOWOC COUNTY, WISCONSIN**

Sheet 3 of 3

**OWNER'S CERTIFICATE**

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Manitowoc County

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Preissner Investments, LLC

\_\_\_\_\_  
Dennis A. Preissner

\_\_\_\_\_  
Jill M. Preissner

**STATE OF WISCONSIN )**  
**MANITOWOC COUNTY) SS**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Manitowoc County, Wisconsin

My Commission Expires \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
Bradley A. Buechel, S-2613

## Report Criteria:

Report type: Summary

Check.Check Issue Date = 03/06/2026

Period	Date	Check No	Vendor No	Payee	Amount
03/26	03/06/2026	22979	3178	ACE HARDWARE	885.11
03/26	03/06/2026	22980	31	AHERN CO, J F	285.00
03/26	03/06/2026	22981	109	AURORA MEDICAL GROUP	147.00
03/26	03/06/2026	22982	3012	BLACKSTONE PUBLISHING	82.68
03/26	03/06/2026	22983	207	BORDER STATES ELECTRIC SUPPLY	16,306.05
03/26	03/06/2026	22984	215	BRANDT, MELISSA	25.00
03/26	03/06/2026	22985	222	BRIARWOOD BLDG SERVICES LLC	6,554.43
03/26	03/06/2026	22986	2877	CARDMEMBER SERVICE	3,104.98
03/26	03/06/2026	22987	280	CARQUEST AUTO PARTS	638.82
03/26	03/06/2026	22988	288	CELLCOM	386.35
03/26	03/06/2026	22989	598	CENGAGE LEARNING INC/GALE	373.32
03/26	03/06/2026	22990	291	CENTER POINT LARGE PRINT	409.92
03/26	03/06/2026	22991	3547	CHRISTEL SIGN	705.00
03/26	03/06/2026	22992	319	CINTAS LOC 443	200.47
03/26	03/06/2026	22993	2777	COMPLETE OFFICE OF WISCONSIN I	380.10
03/26	03/06/2026	22994	2593	CORE & MAIN LP	220.00
03/26	03/06/2026	22995	384	DAVIS, JULIA	263.31
03/26	03/06/2026	22996	3548	DEBRUIN THOMAS	14,000.00
03/26	03/06/2026	22997	403	DEMCO INC	275.21
03/26	03/06/2026	22998	415	DIAMOND BUSINESS GRAPHICS	2,863.87
03/26	03/06/2026	22999	437	DIVERSIFIED BENEFIT SERVICES I	110.00
03/26	03/06/2026	23000	457	DREXEL BUILDING SUPPLY	48.73
03/26	03/06/2026	23001	485	ELECTRO TECH INC	1,980.27
03/26	03/06/2026	23002	522	EXCEL UNDERGROUND	337.50
03/26	03/06/2026	23003	525	FAIR MARKET ASSESSMENTS LLC	2,370.00
03/26	03/06/2026	23004	2169	FEHR GRAHAM ENGINEERING AND	1,800.00
03/26	03/06/2026	23005	3487	FLORIDA STATE DISBURSEMENT UNI	253.18
03/26	03/06/2026	23006	3486	FLORIDA STATE DISBURSMENT UNIT	253.18
03/26	03/06/2026	23007	3045	GFL ENVIRONMENTAL	32,259.46
03/26	03/06/2026	23008	2904	GREAT AMERICA FINANCIAL SERVICE	70.53
03/26	03/06/2026	23009	655	GREAT LAKES UTILITIES	4,118.14
03/26	03/06/2026	23010	3337	HOLIDAY AUTOMOTIVE	274.02
03/26	03/06/2026	23011	3546	IMAGE BY DESIGN LLC	220.00
03/26	03/06/2026	23012	3530	INGRAM LIBRARY SERVICES	1,597.84
03/26	03/06/2026	23013	775	IRBY CO, STUART C	1,631.07
03/26	03/06/2026	23014	2813	JAMES IMAGING SYSTEMS	157.43
03/26	03/06/2026	23015	794	JEFFERSON FIRE & SAFETY	1,639.65
03/26	03/06/2026	23016	844	KIEL AREA SCHOOLS	709.57
03/26	03/06/2026	23017	2647	KWIK TRIP INC	1,832.45
03/26	03/06/2026	23018	3549	LAURIE LAWLOR	315.00
03/26	03/06/2026	23019	982	LEE & ASSOCIATES INC, ROBERT E	2,590.01
03/26	03/06/2026	23020	1044	MANITOWOC CO TREAS-COURT FINE	754.00
03/26	03/06/2026	23021	2812	MANITOWOC COUNTY FIRE ASSOCIA	120.00
03/26	03/06/2026	23022	1048	MANITOWOC COUNTY HIGHWAY DEP	171.06
03/26	03/06/2026	23023	2445	McCLONE	10,001.00

Period	Date	Check No	Vendor No	Payee	Amount
03/26	03/06/2026	23024	3124	MENN LAW FIRM LTD	320.00
03/26	03/06/2026	23025	3439	MERIDIAN SURVEYING LLC	2,468.00
03/26	03/06/2026	23026	1164	MONITORING SERVICES LLC	660.00
03/26	03/06/2026	23027	3076	MOORE, ABIGAIL	116.00
03/26	03/06/2026	23028	2586	MPOWER TECHNOLOGIES INC	337.50
03/26	03/06/2026	23029	3005	MSA PROFESSIONAL SERVICES INC	14,488.94
03/26	03/06/2026	23030	3509	MUELLER, KAREN	140.00
03/26	03/06/2026	23031	1192	MULCAHY/SHAW WATER INC	2,526.55
03/26	03/06/2026	23032	3463	NAPA AUTO PARTS -NH	1,322.16
03/26	03/06/2026	23033	1215	NCL OF WISCONSIN INC	1,356.90
03/26	03/06/2026	23034	1237	NEW HOLSTEIN TRUE VALUE	98.34
03/26	03/06/2026	23035	1259	NORTHERN LAKE SERVICE INC	1,288.15
03/26	03/06/2026	23036	3186	O'REILLY AUTOMOTIVE INC	737.84
03/26	03/06/2026	23037	3406	O'ROURKE MEDIA GROUP	1,479.67
03/26	03/06/2026	23038	1318	PAT'S TIRE SALES & SERVICE	2,134.00
03/26	03/06/2026	23039	2510	PIGEON RIVER LANDSCAPING	8,560.00
03/26	03/06/2026	23040	2830	PRIMADATA	1,379.55
03/26	03/06/2026	23041	2263	PROGRESS LAKESHORE INC	7,170.00
03/26	03/06/2026	23042	2700	PROS 4 TECHNOLOGY INC	9,113.15
03/26	03/06/2026	23043	3272	QUALITY CONTROL SERVICES	545.00
03/26	03/06/2026	23044	1472	ROECK'S BAKERY INC	53.12
03/26	03/06/2026	23045	2909	SCHULTZ, STEVE	250.00
03/26	03/06/2026	23046	1569	SEERA	1,706.92
03/26	03/06/2026	23047	1630	STATE OF WISCONSIN COURT FINES	2,219.40
03/26	03/06/2026	23048	1652	STRUTZ, CURT	495.00
03/26	03/06/2026	23049	1666	SUPERIOR CHEMICAL CORP	156.12
03/26	03/06/2026	23050	3482	TIETZ'S PIGGLY WIGGLY - COURT	44.81
03/26	03/06/2026	23051	3527	TIETZ'S PIGGLY WIGGLY- FIRE ACCO	267.04
03/26	03/06/2026	23052	1717	TOTAL ENERGY SYSTEMS LLC	2,406.49
03/26	03/06/2026	23053	3550	UNEMPLOYMENT INSURANCE UI LEV	225.00
03/26	03/06/2026	23054	3536	UNEMPLOYMENT INSURANCE - UI LE	225.00
03/26	03/06/2026	23055	1774	UTILITY SALES AND SERVICE	6,878.42
03/26	03/06/2026	23056	1778	VACUUM PUMP & COMPRESSOR INC	1,271.84
03/26	03/06/2026	23057	1803	VIKING ELECTRIC SUPPLY	424.27
03/26	03/06/2026	23058	1809	VOGEL CHEVROLET INC	103.48
03/26	03/06/2026	23059	1825	VORPAHL FIRE AND SAFETY	107.13
03/26	03/06/2026	23060	3551	WE LOVE TO DANCE	16.00
03/26	03/06/2026	23061	1871	WEBER OIL CO	3,586.89
03/26	03/06/2026	23062	1875	WEB-PRO L.P. GAS INC	810.99
03/26	03/06/2026	23063	1905	WI SCTF A	186.33
03/26	03/06/2026	23064	3358	WI SCTF B	186.33
03/26	03/06/2026	23065	3359	WI SCTF C	238.69
03/26	03/06/2026	23066	3360	WI SCTF D	238.69
03/26	03/06/2026	23067	1937	WISCONSIN DEPT OF JUSTICE	28.00
03/26	03/06/2026	23068	1961	WISCONSIN PROFESSIONAL POLICE	159.00
03/26	03/06/2026	23069	1963	WISCONSIN PUBLIC SERVICE	36,115.66
03/26	03/06/2026	23070	1967	WISCONSIN RURAL WATER ASSOC	615.00
03/26	03/06/2026	23071	3382	WITKOWSKI INSPECTION AGENCY LL	1,188.80
03/26	03/06/2026	23072	2351	ZIMMER, ROB	150.00

Period	Date	Check No	Vendor No	Payee	Amount
03/26	03/06/2026	23073	3387	ZIPPERER, SETH	143.34
Grand Totals:					<u>230,460.22</u>

---

Report Criteria:

Report type: Summary

Check.Check Issue Date = 03/06/2026

---

Report Criteria:

Report type: Summary  
 Check.Check number = {SQL} (tblCheck.CheckNumber in (SELECT c.CheckNumber  
 FROM dbo.tblCheck c INNER JOIN  
 dbo.tblCheckDetail cd ON c.ID = cd.tblCheckID  
 GROUP BY c.CheckNumber  
 HAVING (SUM(cd.Amount) >= 5000)))  
 Check.Type = {<>} "Adjustment"

Vendor Number	Payee	Check Issue Date	Check Number	Amount	
222	BRIARWOOD BLDG SERVICES LLC	03/06/2026	22985	6,554.43	FEBRUARY SERVICES
1774	UTILITY SALES AND SERVICE	03/06/2026	23055	6,878.42	INSPECTION
2263	PROGRESS LAKESHORE INC	03/06/2026	23041	7,170.00	YEARLY CONTRIBUTION
2510	PIGEON RIVER LANDSCAPING	03/06/2026	23039	8,560.00	FEBRUARY SERVICES
2700	PROS 4 TECHNOLOGY INC	03/06/2026	23042	9,113.15	MONTHLY CONTRACTED SERVICES
2445	McCLONE	03/06/2026	23023	10,001.00	AUTO-LIAB-WC
3548	DEBRUIN THOMAS	03/06/2026	22996	14,000.00	DAMAGE REIM
3005	MSA PROFESSIONAL SERVICES INC	03/06/2026	23029	14,488.94	ENGINEERING HWY 57 1ST TO 6TH ST
207	BORDER STATES ELECTRIC SUPPLY	03/06/2026	22983	16,306.05	SUPPLIES
3045	GFL ENVIRONMENTAL	03/06/2026	23007	32,259.46	RECYCLING
1963	WISCONSIN PUBLIC SERVICE	03/06/2026	23069	36,115.66	GAS HEAT
Grand Totals:				<u>161,447.11</u>	