

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Friday, June 14, 2024**

**CALL TO ORDER**

Planning & Zoning Chair Chuck Buss called the meeting of the Land Use Planning and Zoning Committee to order at 9:00AM in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met. Public access was available via remote programming as well as in person. The Pledge of Allegiance was recited.

Present: **Bill Boutwell, Curt Talma, Chuck Buss, Gene Thom, Harley Reabe (Remote)**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director; **Karissa Block**, Deputy County Clerk; **Noah Brown**, Land Use Specialist; **Jeff Mann**, Corporation Counsel; **Ryan Schinke**, Land Use Coordinator/Technician; **Cate Wylie**, County Administrator; **Ken Stephani**, Finance Director

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Thom)* to approve the minutes of the 05/02/2024 meeting. Motion carried with no negative vote.

**DEPARTMENT ACTIVITY REPORTS**

- Land Use & Septic Permits
- Violation Reports

Kirkman discussed reports

**ORTHOIMAGERY PROPOSAL**

Kirkman provided an update. Discussion held.

**BUDGET LINE ITEM TRANSFER**

*Motion/second (Boutwell/Thom)* to approve the budget line transfer. Motion carried with no negative vote.

**BUDGET CARRYOVER (Land Information, Non-metallic Mining Reclamation, & Professional Services)**

Kirkman explained carryover

*Motion/second (Thom/Boutwell)* to approve Carryover Fund for Land Information. Motion carried with no negative vote.

*Motion/second (Boutwell/Thom)* to approve Carryover Fund for Non-Metallic Mining. Motion carried with no negative vote.

*Motion/second (Thom/Boutwell)* to approve Carryover Fund for Development. Motion carried with no negative vote.

**PUBLIC COMMENT (3 MINUTE LIMIT)**

Mark Lindquist, N511 Skunk Ridge Lane, Ripon WI 54971 spoke against the County K quarry

*Motion/second (Boutwell/Thom)* to recess until the 9:30AM hour to start the Public Hearing. Motion carried with no negative vote.

## **PUBLIC HEARING – 9:30AM**

Chair Buss read the Public Hearing rules.

**Item #1: Owner:** Kyle M. Miller, **Location:** W2786 County Road I, **Parcel:** 012-00211- 0300. **Legal Description:** Part of the E ½ of SW ¼ , located in Section 12, T14N, R12E, Town of Manchester, ±14.1 acres. **Request:** The owners are requesting a Conditional Use Permit for a commercial greenhouse to grow, store, and sell trees and shrubs.

*Motion/second (Thom/Boutwell)* to approve Conditional Use Permit. Motion carried with no negative vote.

**Item #2: Owner:** Dennis R. Moldenhauer & Kelly L. Moldenhauer, **Location:** Toledo Road & County Highway H, **Parcel:** 014-00854-0000. **Legal Description:** Lot 1 of CSM 1137, located in Section 34, T15N, R12E, Town of Marquette, ±10.5 acres. **Request:** The owners are requesting a rezone from A1, Farmland Preservation District, to A2, General Agriculture District.

Dennis Moldenhauer N2668 Toledo Rd explained they are asking for the rezone to build a house.

*Motion/second (Thom/Boutwell)* to approve the rezone from A1, Farmland Preservation District, to A2, General Agriculture District. Motion carried with no negative vote.

## **Harley Reabe joined the meeting at 9:40AM**

**Item #3: Owner:** Nancy L. Hynes, Agent: Melanie Cody, Location: Irving Park Road and Hickory Road, **Parcel:** 004-00723-0000, **Legal Description:** Lot 1 of CSM 205, located in Section 30, T16N, R13E, Town of Brooklyn, ± .55 acres. **Request:** The owners are requesting a rezone from R1, Single-Family Residence District, to RC, Recreation District

Caitlin Cody (speaking on behalf of Melanie Cody) W2201 Hickory Rd Green Lake, WI spoke for Item #3

*Motion/second (Boutwell/Thom)* to approve rezone from R1, Single-Family Residence District, to RC, Recreation District. Motion carried with no negative vote.

**Item #4: Applicant:** Green Lake County Land Use Planning & Zoning Committee, **Request:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350, Zoning Ordinance; more specifically, to amend Section 350-65B., requiring a rural address or fire number prior to Land Use Permit issuance.

*Motion/second (Boutwell/Thom)* to approve amendment to Section 350-65B., requiring a rural address or fire number prior to Land Use Permit issuance. Motion carried with no negative vote.

**Item #5: Applicant:** Green Lake County Land Use Planning & Zoning Committee, **Request:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350, Zoning Ordinance; more specifically, to amend Section 350-77 by adding the definition of *caretaker*.

*Motion/second (Boutwell/Talma)* to approve amendment to Section 350-77 by adding the definition of *caretaker*. Motion carried with no negative vote.

**Item #6: Owner:** Christopher D. & Ruth M. Retzlaff, **Agent:** Michael McConnell, Kopplin & Kinas Co. Inc., **Location:** County Highway K and Searle Road, **Parcels:** 004-00789-0000 & 004-00792-0000. **Legal Description:** NE ¼ of SE ¼ and SE ¼ of SE ¼, located in Section 36, T16N, R13E, Town of Brooklyn, ±80.0 acres. Request: The owners are requesting a Conditional Use Permit for a limestone quarry.

Michael McConnell, Kopplin & Kinas Co. Inc., shared his presentation and explained the request.

Burr Zaretsky N5602 County Road A Green Lake, WI (speaking for the Green Lake Conservancy) spoke against the Conditional Use Permit for a limestone quarry

Mark Berman, N6345 Forest Ridge Rd, spoke for the Conditional Use Permit for a limestone quarry

Susan McConnell N4975 Craig Road Green Lake, WI, spoke against the Conditional Use Permit for a limestone quarry

Ernie Neuenfeldt N5139 Brooklyn G Rd, spoke against the Conditional Use Permit for a limestone quarry

Christa Westerberg 122 West Washington St Madison, WI, stated public comment time should be increased

Christine Phillips 596 South St, spoke against the Conditional Use Permit for a limestone quarry

Attorney Edward N5159 Forest Glenn Beach Rd Ripon, WI spoke against the Conditional Use Permit for a limestone quarry

Ben Kinus WA61 Sunnyside Rd spoke for the Conditional Use Permit for a limestone quarry

Bradley Meyers N Lawson Dr Green Lake, WI spoke for the Conditional Use Permit for a limestone quarry

Kirkman gave staff report. **Motion/second (Boutwell/Talma)** to add page 659, the technical memo, as the 20<sup>th</sup> condition. Motion carried with no negative vote.

Discussion held. **Motion/second (Thom/Boutwell)** to have a mandatory review of this conditional use permit after 20 years. Motion carried with no negative vote.

**Motion/second (Boutwell/Thom)** to suspend the rules to allow Mike McConnell's attorney – Ed Roepsch to speak. Motion carried with no negative vote.

Attorney Ed Roepsch asked for clarification of motion. Discussion held.

### **Harley Reabe left the meeting**

**Motion/second (Boutwell/Talma)** to approve the CUP request with the addition of the technical memo and the 20 year services. Motion carried with no negative vote.

**Item #7: Owner:** Christopher D. & Ruth M. Retzlaff, **Agent:** Michael McConnell, Kopplin & Kinas Co. Inc., **Location:** County Highway K and Searle Road, **Parcels:** 004-00789-0000 & 004-00792-0000. **Legal Description:** NE ¼ of SE ¼ and SE ¼ of SE ¼, located in Section 36, T16N, R13E, Town of Brooklyn, ±80.0 acres. **Purpose:** The owners have submitted a Non-metallic mining reclamation permit application.

Reclamation Public Hearing. Informational only.

Burr Zaretsky N5602 County Road A Green Lake, WI (speaking for himself). Spoke against the decision  
Attorney Edward N5159 Forest Glenn Beach Rd Ripon, WI, former BOA member, spoke against the decision  
Kristin Kemnitz, W2205 Ledgeview Rd Green Lake, WI asked for plan if the water becomes contaminated  
Debbie Zaretsky 344 Lac Verde Cir Green Lake, WI shared her concerns with how the quarry will be refilled

**COMMITTEE DISCUSSION**

- a. Next meeting date – July 11, 2024 @ 10:00AM
- b. Future agenda items for action & discussion

**ADJOURN**

Chair Buss adjourned the meeting at 11:29AM

**Respectfully submitted,**

*Karissa Block*

**Karissa Block  
Deputy County Clerk**