

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, February 6, 2025**

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 (Remote), Chuck Buss, Gene Thom,**

Absent: **Sue Wendt**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director; **Karissa Block**, Deputy County Clerk; **Ryan Schinke**, Land Use Coordinator/Technician; **Noah Brown**, Land Use and Shoreland Specialist; **Maxwell Richards**, Land Use and POWTS Specialist; **Tami Toth**, Legal Assistant (Remote); **Stefanie Meeker**, Real Property Lister (Remote); **Renee Thiem-Korth**, Register of Deeds (Remote); **Jeff Mann**, Corporation Counsel

Due to technical difficulties, Teams was not up and running until 9:02am

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) to approve the minutes of the 1/2/2025 meeting. Motion carried with no negative vote.

APPEARANCE: ATTORNEY STEVE SORENSON - *DETACHED* GARAGES

Sorenson spoke regarding a project with one of his clients that is looking to build a “accessory structure” on their property. Discussion held.

DEPARTMENT ACTIVITY REPORTS

- Financial Reports
- Land Use & Septic Permits

Kirkman, Brown and Mann started reviewing reports to the committee before Public Hearing. Reports can be found in the packet.

PUBLIC HEARING – NOT TO BEGIN BEFORE 9:30AM

Chair Buss read the rules of the Public Hearing.

Item #1: Owner: Nicholas Johnson, Location: N2901 Cedar Road, **Parcel:** 014-00482-0100. **Legal Description:** SE ¼ of SW ¼ and SW ¼ of SE ¼, located in Section 34, T15N, R11E, Town of Marquette, ±35.0 acres. **Request:** The owners are requesting a rezone from A1, Farmland Preservation District, to A2, General Agriculture District.

Kirkman read Item #1. Chair Buss asked for public comment. Nic Johnson, property owner, appeared via zoom and informed the committee he was willing to answer any questions. Chair Buss closed public comment.

Kirkman read the staff report. No discussion. **Motion/second (Thom/Boutwell)** to approve the Nicholas Johnson zoning change. Motion carried with no negative vote.

Item #2: Owner: Corneal Troyer, **Location:** N2853 Nicolet Road, **Parcel:** 014-00513-0000. **Legal Description:** Lot 1 of CSM 1473 V6, located in Section 36, T15N, R11E, Town of Marquette, ±1.0 acres. **Request:** The owners are requesting a rezone from R2, Single-Family Mobile Home Residence, to R4, Rural Residential District.

Kirkman read Item #2. Chair Buss asked for public comment. Hearing none, Kirkman read the staff report. No discussion. **Motion/second (Thom/Boutwell)** to approve the Troyer zoning change. Motion carried with no negative vote.

Item #3: Owner: David Roy Santee, **Location:** N6264 N. Lawson Drive, **Parcel:** 004-00375-0100. **Legal Description:** NE ¼ of SE ¼, located in Section 16, T16N, R13E, Town of Brooklyn, ±2.9 acres. **Request:** The owners are requesting a Conditional Use Permit to re-establish a motel use and to re-establish a single-family residential use for the owner of the commercial use.

Kirkman read Item #3. Chair Buss asked for public comment. Linda Baranowski, 6261 Lawson Drive, asked a few questions but was turned down due to public comment NOT being a question & answer. Chair Buss closed public comment. Kirkman read the staff report. Discussion held. **Motion/second (Boutwell/Thom)** to approve the Santee CUP request with all Town of Brooklyn and Green Lake County's conditional uses. Motion carried with not negative vote.

Item #4: Owner: S&L Holdings WI, LLC. **Agent:** Lee Garro, **Location:** Highway 23 & 49, **Parcel:** 004-00314-0201. **Legal Description:** Lot 1 of CSM 3979, located in Section 15, T16N, R13E, Town of Brooklyn, ±3.88 acres. **Request:** The Green Lake County Land Use Planning & Zoning Committee determined, at their December 5, 2024, public meeting, that there is a reasonable probability that S&L Holdings WI, LLC, is in violation of their Conditional Use Permit. The committee will address the violation(s) at the February 6, 2025, meeting.

Kirkman read Item #4. Chair Buss asked for public comment. Lee Garro, owner of S&L Holdings commented on Item #4. Chair Buss closed public comment. Kirkman read the staff report. Discussion held. **Motion/second (Thom/Boutwell)** for Garro to correct the violations within 60 days and then come back to the committee with revisions if willing. Motion carried with no negative vote.

Item #5: Applicants: Green Lake County Land Use Planning & Zoning Committee, **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, more specifically to establish local regulations on the installation and use of wind and solar energy systems,

Motion/second (Boutwell/Thom) to approve Item #5. Motion carried with no negative vote. Chair Buss asked for public comment on Item #5. Hearing none, Chair Buss closed public comment.

DEPARTMENT ACTIVITY REPORTS CONTINUED...

- Violation Reports

Kirkman gave updates on Violation Reports.

FARMLAND PRESERVATION PLAN COMMITTEE UPDATE

Kirkman shared that there was a good turnout at the first Farmland Preservation Plan Committee meeting. The Planning & Zoning Department is currently preparing for next months meeting.

COUNTY SURVEYOR AGREEMENT

The County Surveyor contract has timed out. Don Lenz has still been doing the same work as he was doing before, however he's not under any contract. What the committee would like to accomplish, is getting Lenz under contract again. ***Motion/second (Thom/Talma)*** to approve the contract and send to County Board.

Motion carried with no negative vote.

PUBLIC COMMENT – none

COMMITTEE DISCUSSION

- a. Next meeting date – March 6, 2025 @ 9:00AM
- b. Future agenda items for action & discussion
 - Steve Sorenson project discussion

Kirkman shared that he may not be able to attend the April meeting.

ADJOURN

Chair Buss adjourned the meeting at 10:43am.

Respectfully submitted,

Karissa Block

Karissa Block
Deputy County Clerk