



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, May 1, 2025.

Packet Pages:

- 2      Agenda
- 3-4     Draft Meeting Minutes from 4/3/25
- 5-6     Financial Reports for March 2025
- 7-10    Land Use & Sanitary Reports for March 2025
- 11-12   Violation Status Reports
- 13      Public Hearing Notice
- 14-62   **Item #1: 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:** CUP review and possible revocation in accordance with Section 350-57 of the Green Lake County Zoning ordinance.

If you have questions or need additional information,  
Please contact the Land Use Planning & Zoning Department at (920) 294-4156



GREEN LAKE COUNTY  
LAND USE PLANNING & ZONING DEPARTMENT

Matt Kirkman  
Director

Office: 920-294-4156  
FAX: 920-294-4198

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, May 1, 2025, Time: 9:00 AM  
Green Lake County Government Center, County Board Room  
571 County Rd A, Green Lake WI

AGENDA

Committee  
Members

Chuck Buss-chair  
Bill Boutwell-vice chair  
Curt Talma  
Gene Thom  
Sue Wendt

Secretary: Karissa Block

Virtual attendance at meetings is optional. If technical difficulties arise, there may be instances when remote access may be compromised. If there is a quorum attending in person, the meeting will proceed as scheduled.

This agenda gives notice of a meeting of the Land Use Planning and Zoning Committee. It is possible that individual members of other governing bodies of Green Lake County government may attend this meeting for informative purposes. Members of the Green Lake County Board of Supervisors or its committees may be present for informative purposes but will not take any formal action. A majority or a negative quorum of the members of the Green Lake County Board of Supervisors and/or any of its committees may be present at this meeting. See State ex rel. Badke v. Vill. Bd. of Vill. of Greendale, 173 Wis.2d 553, 578, 494 N.W. 2d 408 (1993).

1. Call to Order
2. Certification of Open Meeting Law
3. Pledge of Allegiance
4. Minutes of 4/3/2025
5. Department Activity Reports
  - a) Financial Reports
  - b) Land Use & Septic permits
  - c) Violation reports
6. Farmland Preservation Plan Subcommittee Update
7. Public Comment (3-minute limit)
8. Public Hearing: (Not to begin before 9:30 AM)

Each item below will consist of:

- a) Public Testimony/Comment: 3-minute time limit
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Ordinance/Determination Form

**Item #1: 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:** CUP review and possible revocation in accordance with Section 350-57 of the Green Lake County Zoning Ordinance.

9. Committee Discussion
  - a) Future Meeting Dates: June 5, 2025 @ 9:00am
  - b) Future Agenda items for action & discussion
  - c) 3 CUPs and 1 Rezone in June
10. Adjourn

**Microsoft Teams meeting:** This meeting will be conducted through in person attendance or audio/visual communication. Remote access can be obtained through the Microsoft Teams link on the agenda posted on the County website’s Events Calendar:

Microsoft Teams meeting  
Join on your computer, mobile app or room device  
[Click here to join the meeting](#)  
Meeting ID: 296 349 313 972  
Passcode: 9VUWqS  
[Download Teams](#) | [Join on the web](#)  
Or call in (audio only)  
[+1 920-515-0745,,516863131#](#) United States, Green Bay  
Phone Conference ID: 516 863 131#  
[Find a local number](#) | [Reset PIN](#)  
Please accept at your earliest convenience. Thank you!  
[Learn More](#) | [Help](#) | [Meeting options](#) | [Legal](#)

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, April 3, 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: **Chuck Buss, Gene Thom, Sue Wendt, Bill Boutwell**

Absent: **Curt Talma**

Also Present: **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); **Jeff Mann**, Corporation Counsel; **Jason Jerome**, Interim County Administrator

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Wendt)* to approve the minutes of the 3/6/2025 meeting. Motion carried with no negative vote. Chair Buss stated that the statement made by him that was posted in the local paper was not made until after the discussion on accessory structures.

**DEPARTMENT ACTIVITY REPORTS**

- Financial Reports
- Land Use & Septic Permits
- Violation Reports

Brown & Richards went over the reports found in the packet. Mann gave an update on the violation reports.

**FARMLAND PRESERVATION PLAN SUBCOMMITTEE UPDATE**

The 3<sup>rd</sup> meeting was held on March 25<sup>th</sup>, and the final meeting will be held on April 28<sup>th</sup>.

**S&L HOLDINGS WI, LLC. – CUP COMPLIANCE UPDATE**

S&L Holdings has until April 7<sup>th</sup> 2025 to comply. The committee will review and potentially revoke the CUP at the May meeting.

**PUBLIC COMMENT**

Steven Sorenson, Attorney with VonBriesen, spoke regarding accessory structures.

Jacob Chance, 1616 N Prospect Ave, spoke regarding accessory structures

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

*Motion/second (Boutwell/Wendt)* to resume and begin the Public Hearing. Motion carried with no negative vote.

## **PUBLIC HEARING – NOT TO BEGIN BEFORE 9:30AM**

Chair Buss read the rules of the Public Hearing

**Item #1: Owner:** Egbert Excavating Inc., Agent: Nick Egbert, Location: N6200 Busse Drive, **Parcel:** 004-00307-0505. **Legal Description:** Lot 1 of CSM 3284 V18, located in Section 15, T16N, R13E, Town of Brooklyn, ±9.049 acres. **Request:** The owners are requesting a Conditional Use Permit for storage of excavation equipment and supporting materials.

Richards read Item #1. Chair Buss asked for public comment. Hearing none, Chair Buss closed Public Comment. Richards read the staff report. No discussion. **Motion/second (Thom/ Boutwell)** to approve the CUP with all conditions. Motion carried with no negative vote.

**Item #2: Owner:** David C. & Krista L. Norton, Agent: Attorney Steven Sorenson, Location: Highway 23 & North Street, **Parcel:** 004-00410-0200, **Legal Description:** Lot 2 of CSM 365, located in Section 17, T16N, R13E, Town of Brooklyn, ±0.64 acres, **Request:** The owners are requesting a Conditional Use Permit for construction of a large personal storage building.

Brown read Item #2. Chair Buss asked for public comment. Steven Sorenson spoke for Item #2. David Norton, owner; spoke for Item #2. Chair Buss closed public comment. Brown read the staff report. Discussion held. **Motion/second (Thom/Boutwell)** to approve the CUP with conditions. Motion carried with no negative vote.

## **COMMITTEE DISCUSSION**

- a. Next meeting date – May 1, 2025 @ 9:00AM
- b. Future agenda items for action & discussion

## **ADJOURN**

Chair Buss adjourned the meeting at 9:48am.

Respectfully submitted,

**Karissa Block**  
**Deputy County Clerk**

**GREEN LAKE COUNTY  
LAND USE PLANNING ZONING DEPARTMENT**

FEES RECEIVED	MARCH				YEAR-TO-DATE				BUDGET	
	2024		2025		2024		2025		2025	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	21	4,600	13	3,800	40	10,050	32	\$ 10,300	\$ 60,000	17%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	4	890	2	990	11	2,925	5	\$ 1,830	\$ 26,000	7%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	1	\$ 900	12	12,500	11	\$ 16,300	\$ 15,200	107%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	
Variances	-	-	-	-	1	375	-	-	-	
Appeals	-	-	-	-	-	-	-	-	-	
Total	-	\$ -	-	\$ -	1	\$ 375	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	2	750	1	375	6	2,250	2	750	-	
Conditional Use Permits	5	1,875	3	1,125	6	2,250	5	1,875	-	
Variance	-	-	-	-	-	-	-	-	-	
Total	7	\$ 2,625	4	\$ 1,500	12	\$ 4,500	7	\$ 2,625	\$ 8,525	31%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	
Fines & Forfeitures	-	-	-	-	3	800	7	1,450	-	
Total	-	\$ -	-	\$ -	3	\$ 800	7	\$ 1,450	-	
SURVEYOR										
Certified Survey Maps	6	1,050	1	180	8	1,425	4	690	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	
Total	6	\$ 1,050	1	\$ 180	8	\$ 1,425	4	\$ 690	\$ 6,500	11%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
									Total	22%

Run Date 04/23/25 09:26 AM

## GREEN LAKE COUNTY

Page No 1

For 03/01/25 - 03/31/25

## Expenditure Summary Report

FJEXS01A

Periods 03 - 03

Land Use &amp; Zoning Month End Expenses

MEE100-10-P&amp;Z

<u>Account No/Description</u>		<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>							
<b>53610 Code Enforcement</b>							
25-100-10-53610-110-000	Salaries	328,660.80	.00	25,726.40	61,693.18	266,967.62	18.77
25-100-10-53610-125-000	Overtime	.00	.00	.00	33.58	-33.58	.00
25-100-10-53610-140-000	Meeting Payments	951.00	.00	.00	.00	951.00	.00
25-100-10-53610-151-000	Social Security	25,145.00	.00	1,848.42	5,517.80	19,627.20	21.94
25-100-10-53610-153-000	Ret. Employer Share	22,679.00	.00	1,788.00	5,340.17	17,338.83	23.55
25-100-10-53610-154-000	Health Insurance	77,549.28	.00	7,253.36	21,760.08	55,789.20	28.06
25-100-10-53610-155-000	Life Insurance	569.16	.00	47.43	142.29	426.87	25.00
25-100-10-53610-210-002	Professional Services	14,250.00	.00	525.00	1,525.00	12,725.00	10.70
25-100-10-53610-218-000	VIOLATION NOTICE SERVICE	300.00	.00	.00	.00	300.00	.00
25-100-10-53610-225-000	Phone Service	800.00	.00	45.17	147.33	652.67	18.42
25-100-10-53610-242-000	Print Management	300.00	37.97	.00	9.37	252.66	15.78
25-100-10-53610-307-000	Training	1,160.00	.00	.00	.00	1,160.00	.00
25-100-10-53610-310-000	Office Supplies	950.00	.00	80.63	155.15	794.85	16.33
25-100-10-53610-312-000	Field Supplies	150.00	.00	.00	.00	150.00	.00
25-100-10-53610-312-001	Non-Metallic Mining Expense	26,000.00	.00	.00	.00	26,000.00	.00
25-100-10-53610-320-000	Publications-BOA Public Hearing	850.00	.00	.00	.00	850.00	.00
25-100-10-53610-320-001	Publications-PZ Public Hearing	3,000.00	.00	255.00	740.00	2,260.00	24.67
25-100-10-53610-321-000	Seminars	1,200.00	.00	.00	600.00	600.00	50.00
25-100-10-53610-324-000	Member Dues	130.00	.00	.00	130.00	.00	100.00
25-100-10-53610-330-000	Travel	1,170.00	.00	.00	.00	1,170.00	.00
25-100-10-53610-352-000	Vehicle Maintenance	850.00	.00	36.35	380.75	469.25	44.79
<b>53610 Code Enforcement</b>		<b>506,664.24</b>	<b>37.97</b>	<b>37,605.76</b>	<b>98,174.70</b>	<b>408,451.57</b>	<b>19.38</b>
<b>10 Land Use Planning and Zoning</b>		<b>506,664.24</b>	<b>37.97</b>	<b>37,605.76</b>	<b>98,174.70</b>	<b>408,451.57</b>	<b>19.38</b>

Land Use Permits: 3/1/2025 - 3/31/2025

Town of Berlin

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None								

Town of Brooklyn

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13882	W1015 BROOKLYN J RD	03/28/2025	KALIEM POLCYN, NATHANP POLCYN	85000	Accessory Structure - Shed	Replace existing shed with new 40 x 64 ft shed.		
13883	W1936 NORTHWEST RD	03/14/2025	VINTAGE SPECIALTY PROPERTIES LLC	2000	Accessory Structure - Accessory Structure	Two Shipping Containers		
13884	N5422 SHORE DR	03/26/2025	LUTY REAL ESTATE HOLDINGS II LLC	150000	Accessory Structure - Attached Deck/Patio	Patio 1,247 sqft	Land Disturbing Activity - Impervious Surface Treatment Device	Two ¾ inch clear stone infiltration basins sized 38'x3'x2' and 12'x3'x3'
13889	W1394 BLUFFTON RD	03/28/2025	BRENT & LISA BURDICK REVOCABLE TRUST	375000	Accessory Structure - Attached Deck/Patio	Covered porch on front of house		Driveway and turn around to house
13899	N6078 SOUTHVIEW CT	03/27/2025	MARYLOU RODENCAL	16100	Accessory Structure - Porch	13' x 13' screen porch		

Town of Green Lake

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13878	N3095 STATE ROAD 44	03/06/2025	ELIZABETHE KRENTZ REVOCABLE TRUST, WILLIAMH KRENTZ REVOCABLE TRUST	66000	Accessory Structure - Agricultural Building	Cattle Shed		
13887	W1126 SPRING GROVE RD	03/18/2025	SARAHE NOVITSKE, TODDR NOVITSKE	580000	Accessory Structure - Attached Garage	Attached Garage	Accessory Structure - Attached Deck/Patio	Covered Deck
13893	N2985 TICHORA RD	03/26/2025	AMELIAR STANTON, TAYLORC STANTON	7000	Accessory Structure - Agricultural Building	No foundation or slab, cattle housing and storage room.		
13910	W1450 SPRING GROVE RD	03/31/2025	ARTHURC KRUG, LORI KRUG	60000	Accessory Structure - Boathouse	Boathouse		

Town of Kingston

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
NONE								

Town of Mackford

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None								

Town of Manchester

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13901	W3805 HERITAGE RD	03/27/2025	ALMAR BONTRAGER, CLETUSD BONTRAGER	10000	Additions / Alterations - Addition/Alteration to Accessory Structure	20 x 30 shed addition		

Town of Marquette

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
NONE								

Town of Princeton

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13881	N4237 PARK DR , N4274 S LAKESHORE DR , N4250 S LAKESHORE DR , N4220 S LAKESHORE DR , N4208 S LAKESHORE DR , N4176 S LAKESHORE DR , N4168 S LAKESHORE DR , N4158 S LAKESHORE DR , N4297 S LAKESHORE DR , N4273 LAKEVIEW DR , N4237 S LAKESHORE DR , N4232 LAKEVIEW DR , W3661 N LAWN , N4219 S LAKESHORE DR , N4199 S LAKESHORE DR , N4111 S LAKESHORE DR , W3595 S PARKWAY , N4239 LAKEVIEW DR , N4189 OAK CT , N4220 MUELLER DR , W3533 COUNTY ROAD K , N4298 S LAKESHORE DR , N4230 S LAKESHORE DR , N4216 S LAKESHORE DR , N4212 S LAKESHORE DR , N4198 S LAKESHORE DR , N4194 S LAKESHORE DR , N4275 LAKEVIEW DR , N4271 LAKEVIEW DR , N4267 PARK DR , N4289 S LAKESHORE DR , N4285 S LAKESHORE DR , N4277 S LAKESHORE DR , N4263 S LAKESHORE DR , N4255 S LAKESHORE DR , N4270 LAKEVIEW DR , N4274 LAKEVIEW DR , N4280 LAKEVIEW DR , N4288 LAKEVIEW DR , N4245 S LAKESHORE DR , N4241 S LAKESHORE DR , N4224 LAKEVIEW DR , N4223 S LAKESHORE DR , N4215 S LAKESHORE DR , N4211 S LAKESHORE DR , N4202 LAKEVIEW DR , N4214 LAKEVIEW DR , N4218 LAKEVIEW DR , N4189 S LAKESHORE DR . N4151 S	03/10/2025	GARY HOLDINGS LLC, GREEN LAKE LIVING TRUST, HARDESTY FAMILY REVOCABLE TRUST, KONNEKER JOINT TRUST, NASCA FAMILY TRUST, PK GREEN LAKE PROPERTY LLC, ROOKS THAYER REVOCABLE TRUST, SUNRISE VIEW CORP INC, WATERHOUSE FAMILY TRUST, ALAN R MAY, AMYLEIGH DAVIS SCHMIDT, ANDREAM SMITS, ANDREW G & DORIS E SPICER, ANTHONYM STABO REVOCABLE TRUST, ARRON A & JENNIFER J KNAACK LIVING TRUST, ARTHUR O & PENNY L CLAGGETT, BRIANM HENNIG, CAROLYNA OMEARA, CHARLESA MULDER, CHRISTINE M GARCIA , CINDYL BROOKS, CLINT CEDERHOLM GUARDIANSHIP, CORYM LIVINGOOD, CYNTHIAJ GRISWOLD, DANIELE STABO, DAVID AFFELDT, DAVID KUGLIN, DAVIDR CVETAN, DIANEM KUOKKANEN, DONALDP OMEARA, DONALD E & DIANE M GRANDT JOINT TENANCY TRUST, DONALD E & INGE G VANDERLEEST REVOCABLE TRUST, DUSTIN ECKARDT, EANDREW CAPONE, ERIC A & MOIRA K MULLER, ERIC D CEDERHOLM. EUGENE &	699990	Other - Transmission Main	31 Bore Pits 33 Padmount Transformers 1 Junction Box 35 Pedestals 5 Poles 63 Service Tie In	Other - Transmission Main	Directorial Boring and Vibratory Plow

Town of Saint Marie

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
NONE								

Town of Seneca

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None								

March 2024 Estimated Cost \$3,124,300.00

2024 YTD Estimated Cost \$7,225,130.00

March 2025 Estimated Cost:

2025 YTD Estimated Cost:

\$2,051,090.00

\$5,225,144.00



## Sanitary Permits: 3/1/2025 - 3/31/2025

Sanitary Permit	County Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Permit Type	Final Insp Date	Ind Site Dsgn	Additional Explanation	County Fee	DSPS Fee	Total Cost to Applicant
202524006		004004100531, 004004100532, 004004100533, 004004100534	W1704 NORTH ST, W1704 NORTH ST, W1704 NORTH ST, W1704 NORTH ST	KROPPTS PAINTING LLC, NORWEGIAN WAYS BUILDERS LLC, SARAH LOBERG LLC, JOHN SIMON	03/03/2025	New System	Holding Tank	Jeremiah Storer		01/02/1900	No	5 unit commercial building	\$ 355.00	\$ 100.00	\$ 455.00
202524008		004000840000	W1394 BLUFFTON RD	BRENT & LISA BURDICK REVOCABLE TRUST	03/27/2025	New System	Mound	Jeffrey Novak		01/02/1900	No	3 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00
202524009		006001350000	N4474 LAKEVIEW RD	BRENDA BERLOWSKI ZIER, GREGORY ZIER	03/28/2025	Replacement System	Holding Tank	Jeffrey Novak		01/02/1900	No	3 bedroom house	\$ 355.00	\$ 100.00	\$ 455.00
202524010		020001270300, 020001270200	No Address Available, W4644 COUNTY ROAD E	RANDIM THOM, STACEYL THOM	03/28/2025	New System	Mound	Jeffrey Novak		01/02/1900	No	Personal Cold Storage building with cold storage	\$ 280.00	\$ 100.00	\$ 380.00

**Total**      \$ 1,270.00    \$ 400.00    \$ 1,670.00

**Total Sanitary Permits Issued 3/1/2025 - 3/31/2025**

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Holding Tank	2	1	1	0
Mound < 24"	2	2	0	0
Grand Total	4	3	1	0

**Total Sanitary Permits Inspected 3/1/2025 - 3/31/2025**

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Grand Total	0			

***Lana Use violations***  
***Report April 2025***

***First Notice***

<u>Parcel Number-Town</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Permit #</u>	<u>Violation Type</u>	<u>Violation Description</u>
004018310000-TBY	W1715 North Street	William J Riebe Living Trust	13775	Zoning	Construction within the sideyard setback. Work to resolve the violation scheduled for spring.
002000910000-TBE	W2347 County Road F	Tim Drover	13669	Zoning	Tires, boats, trash, two mobile homes used as houses, multiple sheds. Owner has made progress to resolve the violation.
016008860200-TPR	N5149 Fox River Lane	James George	13932	Shoreland/Floodplain	Development without a land use permit(338-63.A), Fill within shoreland vegetative buffer zone(338-41.A), Nonexempt structures built within the shoreland setback(338-32.A), Structures built within the side yard setbacks (338-41.C)
006007950104-TGL	W3087 County Road K	Joel Salzman, Stacy Salzman	13783	Zoning	Structure over 1500sq ft. in R1 district.
006016520000-TGL	N5171 Forest Glen Beach Road	Marren Buikders Inc.	13916	Zoning	2 cars and a couple piles of tires and other junk.
006001270000-TGL	N4145 Lakeview Road	Beuthin Family Recreational Trust	13641	Zoning	Shed converted to a dwelling. Small shed built without a permit across from dwelling.
006002510101-TGL	W540 Center Road	Ronald Kasuboski	13912	Zoning	Vehicles and other junk on the property.
002000610100-TBE	N9567 32nd Drive	Aidee Lopez Gaytan, Jose Rivera Venegas	13658	Zoning	Using facilities as an event business. Notice sent in english and spanish.

***Second Notice***

<u>Parcel Number-Town</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Permit #</u>	<u>Violation Type</u>	<u>Violation Description</u>
004009170100-TBY	W2955 Hillside Road	John Francis	13736	Shoreland	Retaining wall built within shoreland setback, without a land use permit, and wall is greater than six feet not designed by a professional engineer.
006001160102-TGL	W2498 Oakwood Avenue	Orazio Pollina	13826	Shoreland	Retaining walls within shoreland setback and no LUP for structures
012005160100-TMN	N879 Lane 7	William H Bontrager	13855	Zoning	Structures without land use permit and structure within street yard setback

***Sent to Corp. Counsel***

<u>Parcel Number-Town</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Permit #</u>	<u>Violation Type</u>	<u>Violation Description</u>
020004510000, 020004550000-TSE	Hopp Road Right of way	Hopp	13395	Floodplain	Installed three sets of three culverts in 2008 without WDNR or County Zoning approval. Resolution is to remove all three sets of culverts to restore natural flooding conditions. Update: 6 of 9 culverts have been removed. Town passed Resolution to pull out remaining thee culverts at their expense and after June15th (Walleye Spawning).
014001810000-TMQ	N4356 PINE RD E	PAUL PETERSEN	13618	Zoning	3 Recreational Campers in A-1, Farmland Preservation District. Update: See Corporation Counsel
006016860000-TGL	W1172 Spring Grove Road	Lizbeth Olsen	13745	Zoning	Fence built without LUP and is not open style or 4 feet in height when within the streetyard setback. Update: Property owner lives in California and had fire damage, has been given additional time to resolve this violation.

Monthly Violations Resolved  
1

YTD Violations Resolved  
7

<u>Resolved</u>					
008004680000	W6502 STATE ROAD 44	Carolee Miller	13533	Shoreland	No LUP and building within the shoreland setback. Update: Land Use Permit issued and building move dependant on contrator availability.

# POWTS FAILURE REPORT 4/24/2025

Open					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
1800271000	N6431 River Road	Dennis F Jensen	1624109	System likely not installed to plumbing code, will be investigated more in spring. Owner plans to replace/abandon system.	11/25/2024
Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
006001630000	N4443 HORNER RD	4 PAR LLC	199425	Holding tank and mound permits approved now	10/29/2024
18005670100	N6930 State Road 73	Zrinsky Family Irrevocable Trust	201624036	System filled in with sand, new permit number 202524001	12/9/2024
004002010100	W1015 BROOKLYN J RD	POLCYN KALIE M; POLCYN NATHAN P	00424050	System illegally modified in 2012. Soil tester and Plumber working on a new permit.	3/7/2025
002007740000	N9626 WILDFLOWER LN	ESSER SCOTT M	000264758	Failed per soil tester and pumping report working with a plumber to get a replacement system.	4/9/2025
006015990000	W1546 SANDSTONE AVE	SOBCZAK FAMILY JOINT REVOCABLE TRUST	010024563	Drywell installed into a zone of saturation. On site confirmation 3/27/25. Owner is pushing the plumber to get in a permit and system installed sooner than later.	3/27/2025
008003590100	N976 COUNTY ROAD H	BONTRAGER ALVA	202124079	Personal shop converted to a bakery. System undersized and may be high strength waste.	4/17/2025
016002420100	N5521 COUNTY ROAD D	ZUEHLS LOIS	8003	Tank Failure	4/14/2025
Final Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
004003150200	W1002 STATE ROAD 23 49	COACHLITE GREEN LAKE LLC	200724035	Tank Failure	11/18/2024
004007040300	W2223 LEDGEVIEW RD	RENOVATE LLC	19002655	System installed into or within 2 feet of a zone of saturation	2/11/2025
004011260000	W859 LAKESIDE DR	GRYSKE ANDREW A; GRYSKE SHANNON M	000026739	System installed into or within 2 feet of a zone of saturation	9/30/2024
004011270000	W849 LAKESIDE DR	NUSS JESSICA ; SUHAYSIK CHARLES	000139341	System installed into or within 2 feet of a zone of saturation	8/12/2024
006001350000	N4474 LAKEVIEW RD	BERLOWSKI ZIER BRENDA ; ZIER GREGORY	000018201	System installed into or within 2 feet of a zone of saturation	3/17/2025
Sent To Corp Counsel					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
008004020000	W6712 PARK VIEW LN	; YODER DOROTHY ; YODER WILBUR ; YODER WILLIAM	00824056	Illegally installed holding tank of some kind. Has new sanitary permit 202424137 installed for new house, waiting on POWTS abandonment.	5/17/2024
016000090000	N6123 SWAMP RD	HEBBE JAMES A	01624006	Working to remove house and abandon system.	4/26/2022
016000900100	N5771 COUNTY ROAD D	ARNESON COURTNEY L	201724075	Drain field failure, new permit issued for repairs	6/24/2024
016004630000	N4487 MAPLE LN	KLEIN JUSTIN T	58848	Tank not Watertight	8/5/2022
016004790100	N4185 WICKS LNDG	CLANCY PATRICK J; CLANCY ROBERT J; CLANCY SOWLE COLLEEN	01624043	Illegal holding tank and plumbing	3/31/2020
016008320000	N5528 COUNTY ROAD T	WEIR LAVERNE J	01624079	Tank not Watertight, drywell structurally compromised	12/12/2023
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	010024256	Tank Failure, water shut off to structure	5/29/2021
018006720200	N7506 STATE ROAD 73	CLEMENTS JR CECIL D	000148246	Drain field failure	4/30/2024
020002500400	W2635 FOX RIVER SHRS E	CONN HAROLD A; CONN LEONARD R; CONN MARY	000037515	Tank has roots growing into it. No longer watertight or structurally sound. discharging effluent to the groundwater table.	5/21/2024
154000570000	145 SHERMAN AVE	LOESL CYNTHIA MARIE; LYSY DEBORAH	15424008	Tank Failure	9/20/2024
14003290100	W7270 Puckaway Road	Ocean Housing LLC	38043	Failing drainfield, pumps, and metal tank.	1/10/2025

## NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, May 1, 2025, at 9:30 a.m.** to consider the following requests:

**Item #1: Owner:** S&L Holdings WI, LLC., **Agent:** Lee Garro, **Location:** Highway 23 and 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:** CUP review and possible revocation in accordance with Section 350-57 of the Green Lake County Zoning ordinance.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

*Publish: April 17, 2025*

**Item #1:**

**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:** CUP review and possible revocation in accordance with Section 350-57 of the Green Lake County Zoning ordinance.

Public Hearing

**Item I: Conditional Use Permit (CUP) – Review & Possible Revocation**

**Owner:**

S&L Holdings WI LLC

**Applicant:**

Lee Garro

**Request:** The owner/applicant had requested a conditional use permit for a boat storage building, individual storage units, and a sales office. This CUP was approved on July 11<sup>th</sup>, 2024, and has had a complaint alleged and violations of conditions 1, 2, & 10 have been confirmed by the Committee.

**Parcel Number/ Location:** The original request affected parcels 004-003144-0200, -0300, -0400, and -0510 (±3.88 acres). The original parcels were combined together due to condition #5 of the approved CUP. The new affected parcel is 004-00314-0201. The parcel is in the SE ¼ of the SW ¼ of Section 15, T16N, R13E, Town of Brooklyn. The site is located south of State Highway 23 and 49.

**Existing Zoning and Uses of Adjacent Area:** The parcel referenced above is zoned C-2, Extensive Commercial District and makes up ±3.88 acres. The property currently is undeveloped and used as farm fields. Parcels to the east are zoned as A-1, Farmland Preservation District and used as farmland. The properties to the south are zoned by the City of Green Lake. The parcels to the south are used as farmland and commercially as a gas station and grocery store. The property to the west is zoned as R-1, Single-Family Residence District with a house on it. To the north across the highway, the properties are zoned as C-2 and used commercially.

**Additional Information/Analysis:**

*The following information was part of the July 2024 CUP's "Additional Information/Analysis staff report:*

The applicant wants to build a stackable boat storage building. The original CUP application proposes a 250ft x 120ft building footprint with a height of 37 feet. However, the first site plan provided proposes this building to be 300ft long by 80ft deep. A follow-up email from the applicant reduced this building to be 180ft long by 80ft deep. The applicant stated that the building will start as 180ft long and 80ft wide but through future additions the building would be 250ft long by 125ft wide. The applicant plans to increase the size through a lean to roof structure to provide an under-roof showroom. The applicant has been made aware that the maximum height allowable by the zoning ordinance is 35ft. It would be important for the LUP&Z Committee to nail down the exact dimensions of this building prior to deciding on this CUP. A new document was submitted on May 30<sup>th</sup> showing the updated size of this building to be 180ft x 120ft with a peak height of 32 feet. This was updated to provide the LUP&Z Committee with the correct proposed size of the building.

The applicant also proposed 16 storages units (24ftx50ft) in one storage building that is 384ftx50ft. The updated site plan from May 30<sup>th</sup> also adds a peak height of 18 feet for this building. Each unit would have a garage door and a service door. The new updated plan shows an elevation view of both storage buildings.

The applicant is also requesting a sales office for Sterling Marina and Rentals and a sales office for the applicant's wife to utilize as a real estate office. The site plan is unclear as to where the sales office and real estate office would be located. The LUP&Z Committee may want to obtain clarification on the location of the sales office and real estate office prior to deciding on this CUP. It was explained to the applicant that a floorplan would be beneficial as well as elevation views of the other three sides of the buildings per the LUP&Z Committee Chairman's recommendation, however the applicant urged that this new updated site plan submittal satisfies what the LUP&Z Committee had asked for during the meeting postponing this CUP.

The final ask for this CUP application is a proposed sign (see site plan) which would need to meet the ordinance standards listed in 350-43.

*The following information was part of the February 2025 CUP Review Hearing's staff report:*

This CUP is being brought up again due to a complaint from the Town of Brooklyn. The complaint alleges a violation of conditions 1, 2, and 10. The complaint alleges the storing of wood in large piles on the property as well as having piles of asphalt on the property. The complaint was heard by the Committee on December 5<sup>th</sup>, 2024. During that meeting the applicant mentioned his plan to heat a building with firewood which was never previously discussed or told to the Committee. The applicant also stated that the asphalt piles were going to be used as gravel for the driveway/parking lot. Also, at the original approval hearing the site plan showed no locations for storing firewood and this would need to be discussed by the Committee to either modify the CUP approval and conditions to allow the new use of firewood processing and storing or keep the CUP approval the same and have the applicant remove the added firewood. It should also be noted that the Committee requested plans for the future buildings and no plans have ever been presented.

Mr. Garro has stated that the original building that was planned for this site could not meet the required snow load specifications, so he is now planning to build a similar sized building on-site that will meet commercial building code. Furthermore, Mr. Garro would like to clarify the allowed uses under this CUP. His application requested a CUP to allow for reselling of various items including boats, equipment, tractors, cars, semis, trailers, ATVs, UTVs, bikes, PWCs, etc., but this Committee seemed to only approve the boat storage building, the individual storage units and the sales office. Committee clarification here is also requested.

#### **Additional Information/Analysis: (New)**

The public hearing item before the Committee relates to the review and possible revocation of a CUP issued to S&L Holdings, WI, LLC. This CUP was conditionally approved in July of 2024, with 18 conditions. On February 6, 2025, the Committee determined that S&L Holdings WI, LLC is currently in violation of conditions #1, #2 and #10 of the July 2024 CUP. A deadline of April 7, 2025 (60 days) was provided to the CUP holder to resolve these violations. As of April 23, 2025, the violations have not been resolved. Section 350-57 "Review and revocation of conditional use permits" of the County Zoning Ordinance allows the Committee to revoke a CUP in the event that no reasonable modification of the conditional use can be made.

The Committee has not offered to modify or impose any additional CUP conditions. However, the Committee did provide the CUP holder time (60 days) to resolve the CUP violations. That deadline has



come and gone. Apart from revisiting making reasonable modifications to the CUP that would resolve these violations, the Committee has the option to revoke the July 2024 CUP and direct the Land Use Planning & Zoning Department and Corporation Counsel to seek the elimination of the use conditionally authorized by the July 2024 CUP.

**General Standards for Review of Conditional Use Requests:** It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The Committee shall take into consideration, among other things, the recommendation of the affected town and the particular facts and circumstances of each proposed use in terms of the standards found in Section 350-56 “Review of permit application; standards and conditions” of the County Zoning Ordinance. The Committee need not consider requirements that would apply to the local Town, other County, State or Federal entities of jurisdiction.

**County Staff Comments:** This request was reviewed by the Committee to determine if it meets the general criteria for review as listed above. The Committee approved this request with the following conditions:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An “As-Built” certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. Prior to construction all parcels must be combined into a single parcel through a CSM.
6. A fire number application must be applied for and issued before Land Use Permit approval.
7. The applicant must obtain a Land Use Permit before any building construction starts.
8. No buildings shall be taller than 35 feet at peak height.
9. Also prior to land use permit issuance, documentation shall be provided to the LUP&Z Department indicating that the owner/applicant has applied for a stormwater and erosion control permit from WDNR.
10. All items /materials shall be stored within the building(s) authorized under this CUP application.
11. A copy of the State-approved commercial building plans shall be provided to the LUP& Z Department prior to land use permit issuance.
12. This CUP may be ultimately revoked in accordance with Section 350-57 of the County Zoning Ordinance.
13. The DOT be contacted about a right turn lane be installed to the entrance when the Highway 23 is done next year and approved.
14. Detailed site plan showing all setbacks and lot lines.
15. Commercial building plans previewed by the Town Building Inspector and the State for approval.
16. Approval from the County and State for proposed signs.
17. A vegetative screen shall be planted along the east and west lot lines of the new CSM lot (See #5 above) to provide privacy to the neighboring property owners.
18. Floor plans shall be submitted to the LUP& Z Department prior to land use permit issuance.

**Town of Brooklyn:**

The Town of Brooklyn was sent three town board action requests. In the first the Town Board took no action. In the second the Town requested the CUP include the conditions #10 thru #13 listed above. In addition to that, the Town Chairman asked the Committee to add conditions #14 thru #16. In the third town board action form, which related to the CUP review of the Town of Brooklyn's complaint that S&L Holdings WI, LLC had violated conditions #1, 2 & #10 of the July 2024 CUP, the Town asserted that S&L Holdings WI, LLC is in violation of conditions #1, #2 & #10 and questioned progress being made towards compliance with conditions #6, #7, #9, #13, #14, #15. It was the Town's request that the Committee revoke the CUP at this time.



## Land Use Planning & Zoning Department

County Government Center  
571 County Road A  
Green Lake, WI 54941-8630

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

### APPLICATION FOR CONDITIONAL USE PERMIT

The purpose of the conditional use permit process is to utilize the minimum review standards of the zoning ordinance (Green Lake County Code Chapter 350, Section 56) to determine the effect of the proposed use on the neighborhood and suitability of proposed development at the proposed location. Conditions are added to the request to minimize any impacts to the surrounding properties, if the request is consistent with the adopted Green Lake County Comprehensive Plan.

Prior to the Department accepting the application, the following items need to be completed and/or provided by the owner or applicant:

- ☐ Consultation with the staff in the Land Use Planning & Zoning Department
- ☐ Application completely filled out, including property information, legal description, and detailed description of proposed use
- ☐ Detailed site plan on paper not larger than 11" x 17", drawn to scale and including location of: lot lines, all building and structures with dimensions, all components of private onsite wastewater treatment systems like septic tanks and drain fields, public and private roads including access easements, navigable waterbodies, well location, and the setback distances between all the above
- ☐ Fee as set by the Committee for a public hearing item

### OPERATIONAL PLAN NARRATIVE

The operational plan is intended to address all components of the business, from establishment through to present operation. This narrative should be two or more paragraphs that address the following questions, from the perspective of the proposed use:

- What is the history of the business and/or applicant?
- What is the history of the property and its current use?
- Describe in detail the proposed use of the property.
- If applicable, include an operation and/or maintenance plan.
- When will the property be used? (Seasonally? Set daily hours?)
- What will be done with the current structures, if any?
- Will any new structures be built? If yes, how will they be used and where will they be located?
- What hazards, concerns, or disruptions may your proposed use pose to neighboring properties and the community as a whole? How can those concerns be addressed?
- What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?
- Why was this property chosen for this business activity? How will this use benefit the community by being located on this specific property?
- ~~How would this business activity meet goals and objectives of the County's Comprehensive Plan? (This will be clear after meeting with Department staff prior to submitting the Conditional Use Permit application, as required above.)~~

*answer in person*

Fee Received (Non-Refundable) \_\_\_\_\_

Date 2/15/24

By signing and submitting this completed application with public hearing fee, the applicant or agent requests the Land Use Planning & Zoning Committee consider the conditional use permit request at the next available public hearing.

**PROPERTY OWNER / APPLICANT**

Name S & L Holding  
Mailing Address P O Box 436 Green Lake  
Phone Number 920-294-3000 Email Lee.garro@gmail.com  
Signature Lee Garro Date 2/15/24

**AGENT IF OTHER THAN OWNER**

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY INFORMATION**

Town of Brooklyn Location of Property \_\_\_\_\_  
Section 15 Town 16 N Range 13 E  
Affected Parcel Number(s) 004003140200-0300-0400-0501 Affected Acres 3.88  
Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
CSM 1202 Lot 2,3,4, outlot or COS \_\_\_\_\_  
Legal Description Lot 2, Lot 3, Lot 4, outlot #1. of  
CSM 1202

Current Zoning Classification Business / Industrial

Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)

Farm Land until I bought it, currently selling  
boats and other various items

**PROPOSAL** - Use separate or additional sheet(s) IF necessary

Describe specifically the nature of this request (List all proposed uses of the parcel.) What do you plan to do?

① boat storage building 120' wide x 250' long, ② individual storage units 24' x 50' total of 16 condensed in one building 384' x 50'. ③ reselling various items Boats, Equipment, tractors, cars, semis, trailers, Atv, Utv, Bikes, p.u.c. Etc...

If this application is for a use that will be contained to a part of the parcel, specify the exact dimensions of the affected area.

☐ If this box is checked, provide the following information:

Proposed use has additional minimum development standards in Section \_\_\_\_\_

Explain how your proposal meets or exceeds these requirements.

**OPERATIONAL PLAN NARRATIVE**

- \* 4 light pole towers & 10 building wall pack lights for security lights.
- \* condor storage units as per set back rules starting from West heading east dimensions 384' ft long & 50' ft deep with 16 garage doors & 16 walk doors 3' wide facing the North (Absolutely No garbage or debris will ever be allowed to be left on site.)
- \* Boat storage building location #3 for Sterling Marina & Rentals which is also a company owned by Lee Garra dimensions are 250' ft long x 120' wide with a height of 37' ft tall at the peak
- \* Sales office for Sterling Marina & Rentals / B.g power sports  
small sales office for my wife to sell real estate

flower shop

fg bent

Submitted: 2/26/24

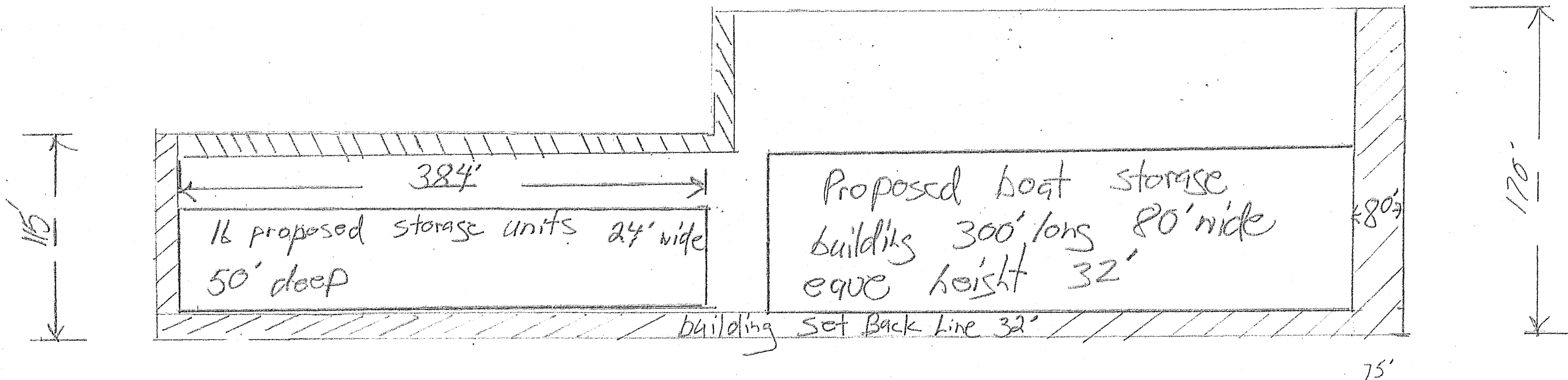
HWY 23 to 49

Highway Entrance

Proposed Sign  
12x18 12x18

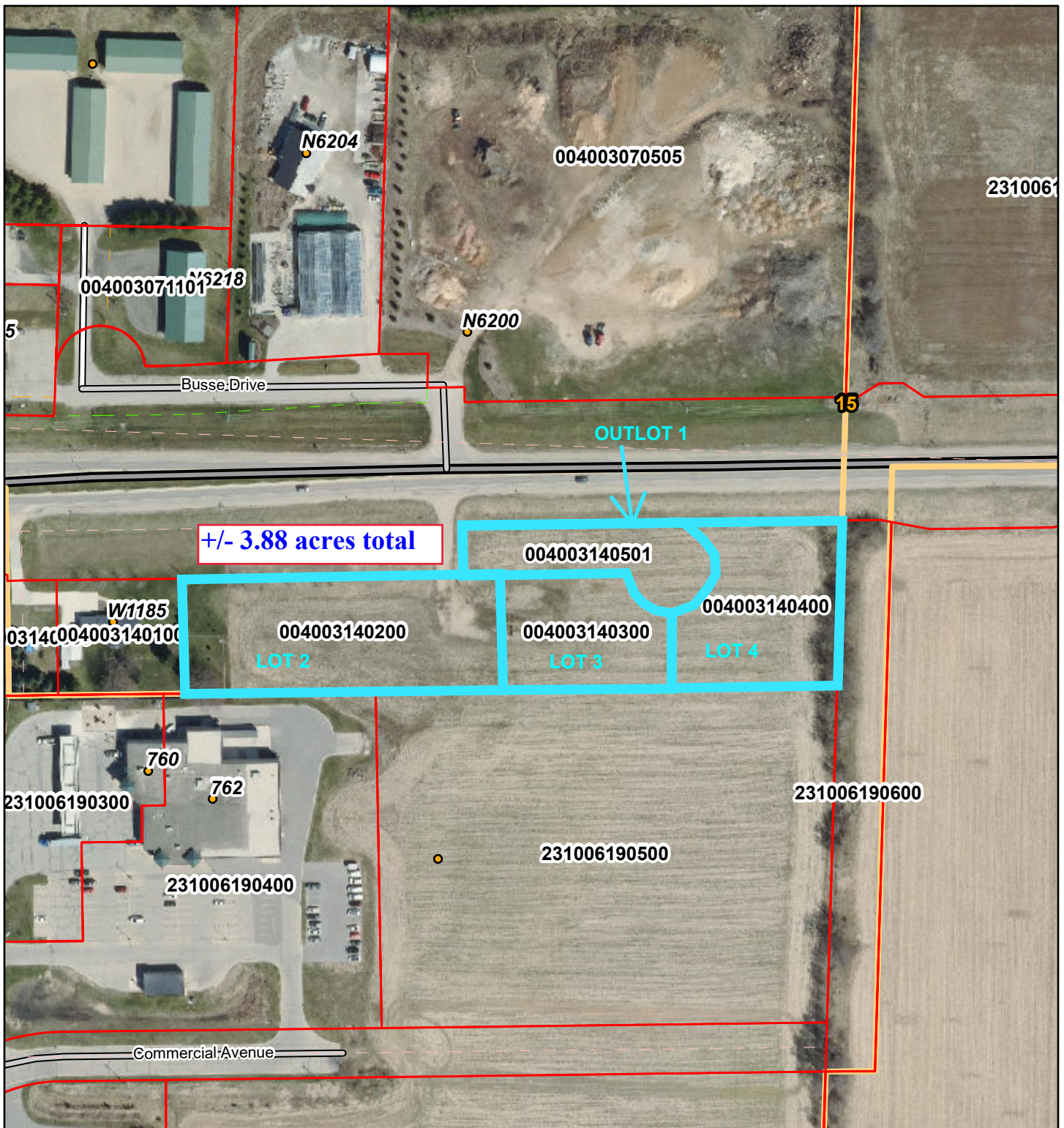
473'

402'



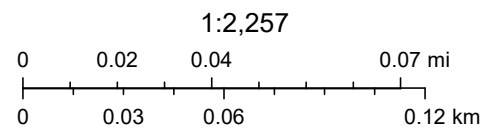


# S&L Holding CUP Aerial Map 2020

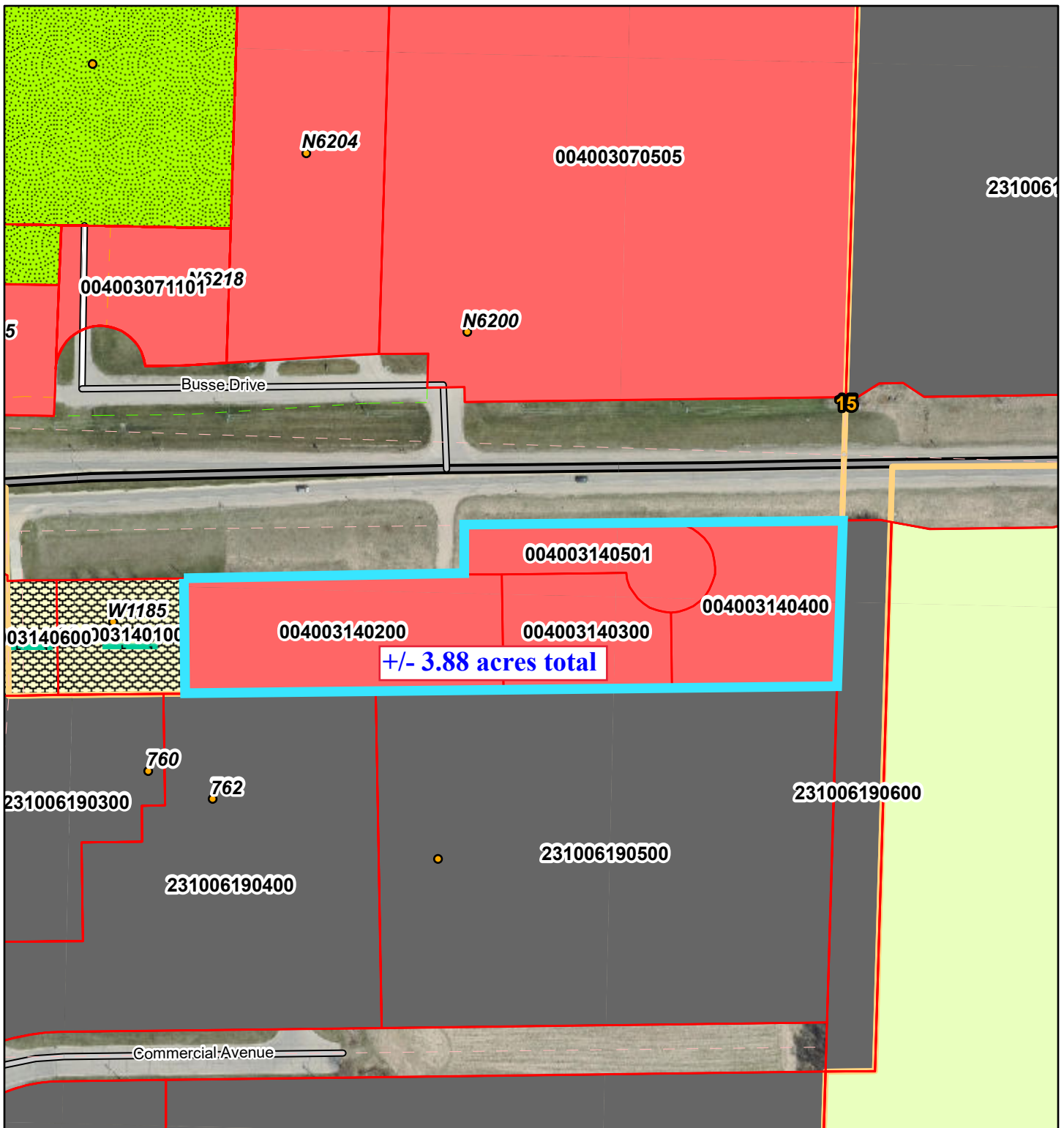


3/6/2024, 12:22:11 PM






- Address
- ▭ Section
- Corner
- SUB
- ▭ TaxParcel

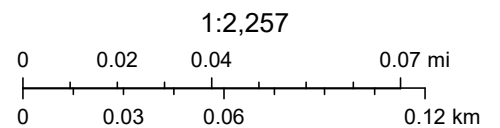


# S & L Holding CUP Zoning Map



3/6/2024, 12:47:34 PM

-  Address
-  Section
-  Corner
-  SUB
-  TaxParcel





# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on –  
(Date) \_\_\_\_\_.

**Owner/Applicant:** S&L Holding/Lee Garro

**Site Location:** Highway 23 & 49

**General legal description:** Parcels 004-00314-0200, -0300, -0400, -0501. Lots 2,3,4 & Outlot 1 of CSM 1202, Town of Brooklyn, ±3.88 acres.

**Request:** Conditional Use Permit for a boat storage building, individual storage units, and a sales office.

**Planned public hearing date for the above requests:** May 2, 2024

\_\_\_\_\_ **Town Does Not object to and Approves of request**

☒ **No action taken**

\_\_\_\_\_ **Objects to and requests denial of request**

**NOTE:** If denial – please enclose Town Resolution of denial

- Reason(s) for objection:

TOWN OF BROOKLYN  
N5988 COUNTY ROAD A  
GREEN LAKE WI 54941

\_\_\_\_\_  
**Town Representative**

\_\_\_\_\_  
**Date Signed**

**NOTES:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the Land Use Planning & Zoning Office by: **April 19, 2024**

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, May 2, 2024**

**CALL TO ORDER**

Secretary Karissa Block called the meeting of the Land Use Planning and Zoning Committee to order at 9:01AM 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**

Absent: **Harley Reabe**

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

**ELECTION OF CHAIR AND VICE CHAIR**

*Motion/second (Boutwell/Talma)* to elect Chuck Buss as Chair. Clerk asked for any other nominations. Motion carried with no negative vote.

*Motion/second (Buss/Thom)* to elect Bill Boutwell as Vice Chair. *Motion/second (Buss/Thom)* to close nominations and cast a unanimous ballot for Bill Boutwell. Motion carried with no negative vote.

Chair Buss took his spot as Chairman

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Thom)* to approve the minutes of the 04/12/2024 meeting. Motion carried with no negative vote.

**DEPARTMENT ACTIVITY REPORTS**

- Land Use & Septic Permits
- Violation Reports

Kirkman reviewed his reports

**2024-25 COMPEHENSIVE PLAN AND FARMLAND PRESERVATION PLAN 10-YEAR UPDATE**

The Planning and Zoning Department has been working on the text and demographics of the Farmland Preservation Plan. Kirkman shared that the Planning and Zoning Workshops will still be happening down the road.

**ZONING ORDINANCE AMENDMENT**

*Motion/second (Boutwell/Thom)* to adopt the Ordinance amending 350-65 B. Motion carried with no negative vote.

*Motion/second(Thom/Boutwell)* to amend Ordinance 350-77 due to word usage and definitions. Motion carried with no negative vote.

**LAND USE PLANNING & ZONING COMMITTEE JULY MEETING TIME – 10:00AM,  
THURSDAY, JULY 11**

The normal scheduled July meeting lands on July 4<sup>th</sup>. Do to that being a Holiday, the July meeting will be changed to Thursday, July 11<sup>th</sup>, at 10:00am.

**PUBLIC COMMENT (3 MINUTE LIMIT) - None**

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

*Motion/second (Talma/Boutwell)* to move back into session. Motion carried with no negative vote.

**PUBLIC HEARING – 9:30AM**

Chair Buss read the Public Hearing rules.

**Item #1: Owner: S&L Holding, Location: Highway 23 & 49, Parcels: 004—00314-0200, -0300, -0400, & -0501. Legal Description: Lots 2,3,4, and Outlot 1 of CSM 1202, located in Section 15, T16N, R13E, Town of Brooklyn, ±3.88 acres. Request: The owners are requesting a Conditional Use Permit for a boat storage building, individual storage units, and a sales office.**

Julie Thom, W1049 State Rd 23 49 spoke against item #1

Kirkman presented the Planning and Zoning report regarding Item #1

*Motion/second (Boutwell/Thom)* to suspend the rules to allow the applicant to speak. Motion carried with no negative vote.

Lee Garro, 760 Prairie Pl, Green Lake WI, 54941 confirmed the size of the building.

*Motion/second (Boutwell/Thom)* to postpone Item #1 to retain further information. Motion carried with no negative vote.

**Item #2: Owner: Robert and Janel Wustrack, Location: N6410 Forest Ridge Road, Parcel: 004-00275-0300. Legal Description: NE ¼ & NW ¼ of NW 1/4, located in Section 14, T16N, R13E, Town of Brooklyn, ±29.08 acres. Request: The owners are requesting a rezone from A1, Farmland Preservation District, to A2, General Agriculture District.**

No comments from the public

Kirkman presented the Planning and Zoning report regarding Item #2

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

**Item #3: 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.**

Chair Buss stated there will be a 15 minute limit on the public hearing portion for item #3. Chair Buss called for public comments.

Diane Mockridge, N5111 Skunk Ridge Lane Ripon WI spoke against Item #3

Christa Westerberg, 122 W Washinton Ave, Madison WI - represents the Green Lake Association and Green Lake Sanitary District. Christa spoke against the 15-minute limit and Item #3.

Mark Disown, W3299 Princeton Rd, Green Lake WI spoke against Item #3

Stephanie Prellwitz, Green Lake Association spoke against Item #3

Lura Lind, 118 Hall St spoke against Item #3

Burr Zaretsky N5602 County Rd A Green Lake WI, spoke against Item #3

Kirkman presented the Planning and Zoning report regarding Item #3

**Motion (Thom)** to deny Item #3. No second, motion fails.

**Motion/second (Boutwell/Talma)** to postpone the Conditional Use Permit for a limestone quarry. Motion carried with no negative vote.

**Item #4: 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 Non-metallic mining reclamation permit for a limestone quarry.**

Michael McConnell – Agent for the applicant spoke for an extension on Item #4.

Christa Westerberg – Representing Green Lake Association and Green Lake Sanitary district spoke for an extension on Item #4.

Debby Zaretsky, 344 Lac Verde Circ, Green Lake, WI spoke against item #4

Mark Bierman N6345 Forest Ridge Rd, spoke in favor of item #4

Burr Zaretsky N5602 County Rd A, spoke against item #4

Kirkman presented the Planning and Zoning report regarding Item #4

**Motion/second (Boutwell/Talma)** to postpone Item #4. Motion carried with no negative vote.

**Motion/second (Boutwell/Talma)** to suspend the rules to allow Steve Gaffield to present for a limit of 10 minutes. Motion carried with no negative vote.

Steve Gaffield, Professional Engineer from Madison, WI presented.

### **COMMITTEE DISCUSSION**

- a. Next meeting date – June 6, 2024 @ 9:00AM
- b. Future agenda items for action & discussion

**ADJOURN**

Chair Talma adjourned the meeting at 10:49am.

**Respectfully submitted,**

*Karissa Block*

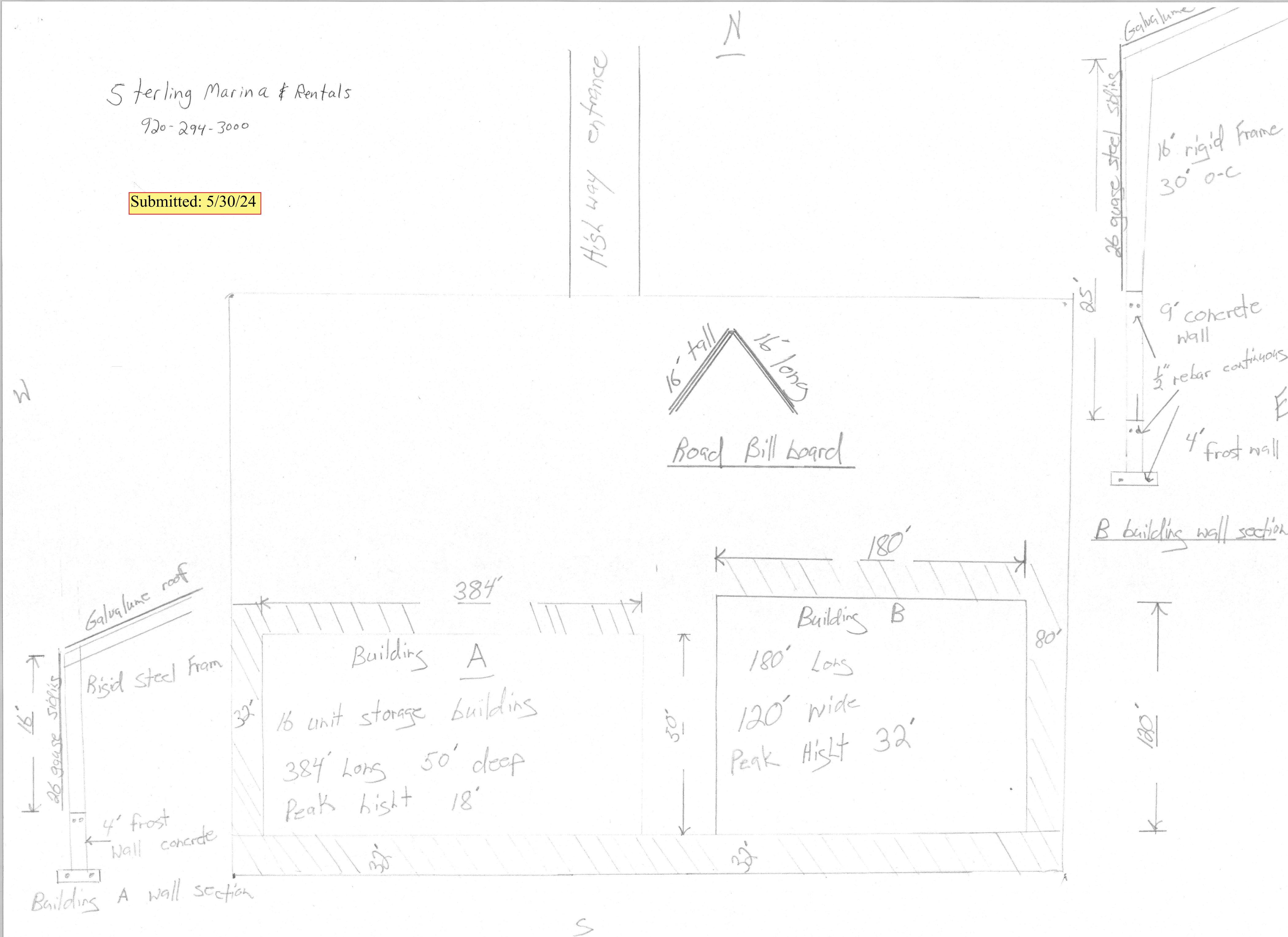
**Karissa Block  
Deputy County Clerk**



5 Sterling Marina & Rentals

920-294-3000

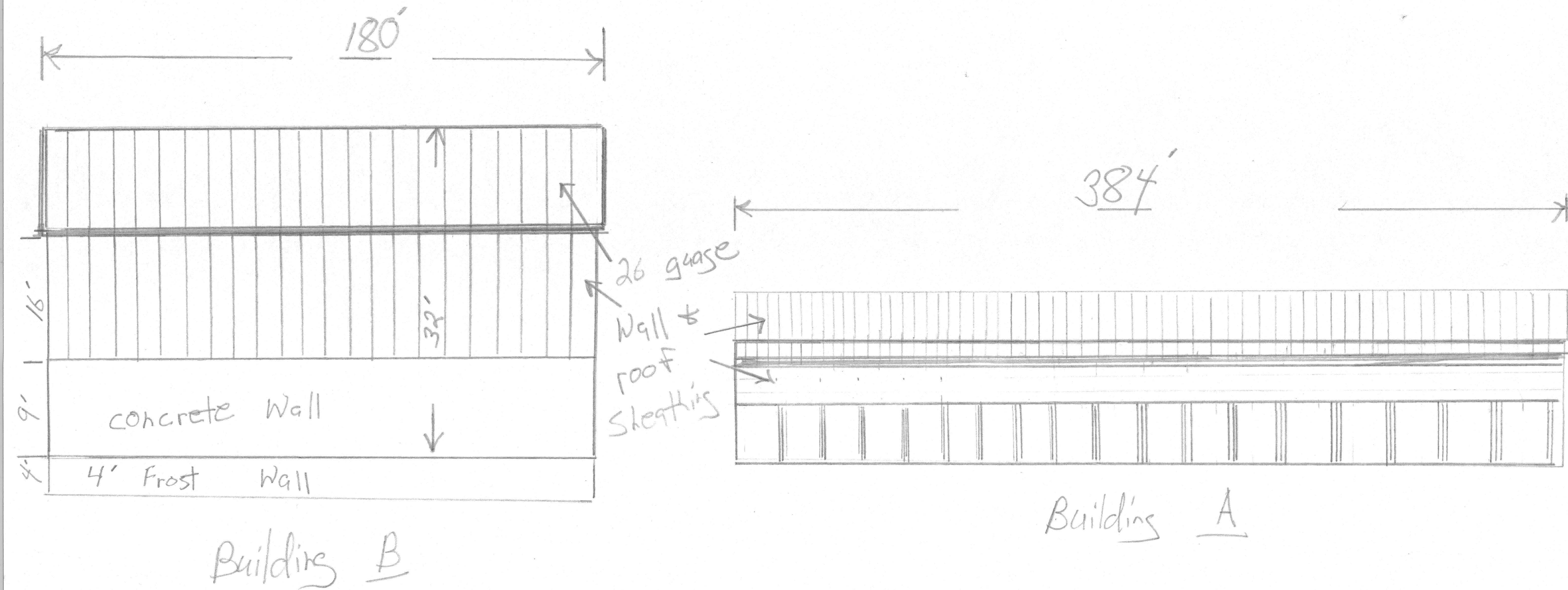
Submitted: 5/30/24





Sterling Marina & Rentals  
920-294-3000

Submitted: 5/30/24





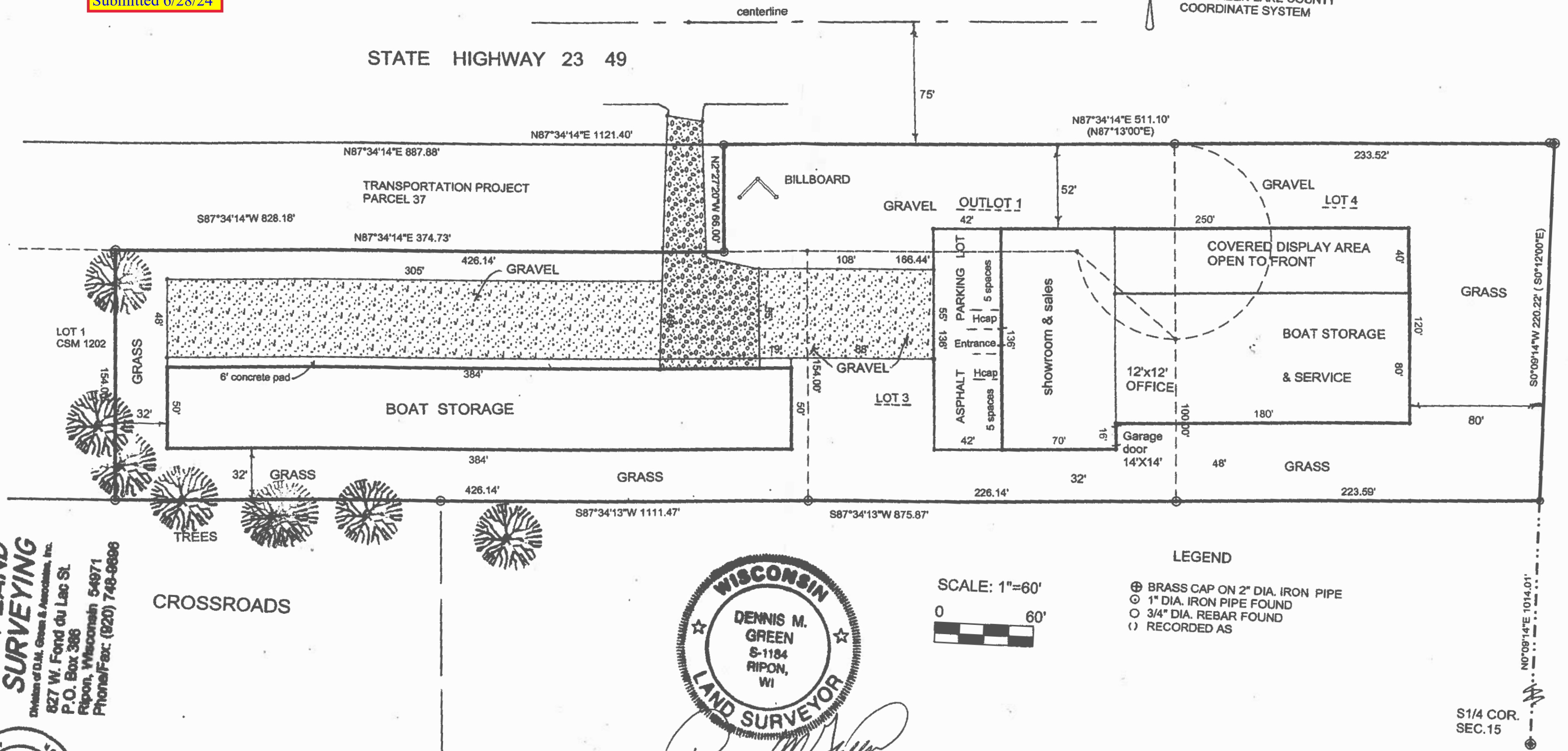
SITE PLAN FOR OFFICE AND STORAGE BUILDING  
FOR S&L HOLDINGS LOCATED IN PART OF CERTIFIED  
SURVEY MAP NUMBER 1202 LOCATED IN SE1/4 OF  
THE SW1/4 OF SECTION 15, T.16N., R.13E., TOWN OF  
BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

Submitted 6/28/24



BEARINGS REFERENCED TO THE  
EAST LINE OF THE SW1/4 OF  
SECTION 15 BEING N0°09'14"E AS  
PER GREEN LAKE COUNTY  
COORDINATE SYSTEM

STATE HIGHWAY 23 49



LEGEND

- ⊕ BRASS CAP ON 2" DIA. IRON PIPE
- 1" DIA. IRON PIPE FOUND
- 3/4" DIA. REBAR FOUND
- ( ) RECORDED AS

SCALE: 1"=60'

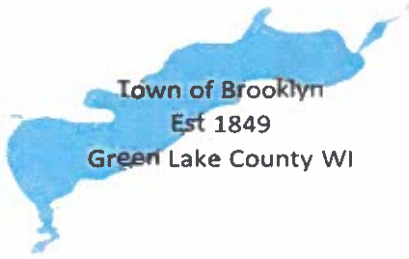


*Dennis M. Green*  
6-27-24

**RIPON LAND SURVEYING**  
Division of D.M. Green & Associates, Inc.  
827 W. Fond du Lac St.  
P.O. Box 386  
Ripon, Wisconsin 54971  
Phone/Fax: (920) 748-8888







## Town of Brooklyn

N5988 County Road A | Green Lake, WI 54941  
(920) 294-6600 | [clerk@tn.brooklyn.wi.gov](mailto:clerk@tn.brooklyn.wi.gov) | [www.townofbrooklyn.com](http://www.townofbrooklyn.com)

May 6, 2024

Green Lake County Planning and Zoning  
571 County Road A  
Green Lake WI 54941

RE: S&L Holding

These were the requests that were sent to Matt prior to last month's meeting and were not addressed at May 2<sup>nd</sup> meeting.

- All items / materials shall be stored within the building authorized under this CUP application
- A copy of the state-approved commercial building plans shall be provided to the LUP&Z Department prior to the Land Use Permit approval
- This CUP may be ultimately be revoked in accordance with Section 350-57 of the County Zoning Ordinance
- The DOT be contacted about a right turn lane be installed to the entrance when the Highway 23 is done next year and approved

Mike Wuest  
Town of Brooklyn Chairman

# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on –  
(Date) \_\_\_\_\_.

**Owner/Applicant:** S&L Holdings WI LLC, /Lee Garro

**Site Location:** Highway 23 & 49

**General legal description:** Parcels 004-00314-0200, -0300, -0400, -0501, Lots 2,3,4 & Outlot 1 of CSM 1202, Town of Brooklyn, ±3.88 acres.

**Request:** Conditional Use Permit for a boat storage building, individual storage units, and a sales office.

**Planned public hearing date for the above requests:** July 11, 2024

\_\_\_\_\_ **Town Does Not object to and Approves of request**

\_\_\_\_\_ **No action taken**

\_\_\_\_\_ **Objects to and requests denial of request**

**NOTE:** If denial – please enclose Town Resolution of denial

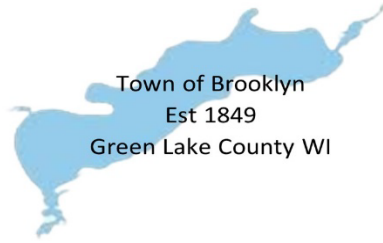
- Reason(s) for objection:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Town Representative**

6-26-24  
**Date Signed**

**NOTES:** PLEASE NOTE ATTACHED COPY AS WE  
ARE WORKING ON OUR P.C. COMMITTEE SHOULD  
BE UP AND 'RUNNING' SOON BUT FOR KNOW HAVE  
ARE THE POINTS FOR THE COMMITTEE TO CONSIDER  
THANK YOU TOWN OF BROOKLYN  
Please return this form to the Land Use Planning & Zoning Office by: **July 10, 2024**



## Town of Brooklyn

N5988 County Road A | Green Lake, WI 54941  
(920) 294-6600 | [clerk@tn.brooklyn.wi.gov](mailto:clerk@tn.brooklyn.wi.gov) | [www.townofbrooklyn.com](http://www.townofbrooklyn.com)

June 26, 2024

Green Lake County Planning and Zoning  
571 County Road A  
Green Lake WI 54941

RE: S&L Holding

- All items / materials shall be stored within the building authorized under this CUP application
- A copy of the state-approved commercial building plans shall be provided to the LUP&Z Department prior to the land use permit approval
- This CUP may ultimately be revoked in accordance with Section 350-57 of the County Zoning Ordinance
- The DOT be contacted about a right turn lane be installed to the entrance when Highway 23 is done next year and approved
- Detailed site plan showing all setbacks and lot lines
- Commercial building plans previewed by the Town Building Inspector and the State for approval
- Approval from the County and State for proposed signs

Mike Wuest  
Town of Brooklyn Chairman

GREEN LAKE COUNTY  
Conditional Use Permit

**DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE**

Public Hearing Date: July 11, 2024

Owner: S&L Holdings WI, LLC.

Agent: Lee Garro

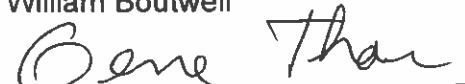
Parcels: #004-00314-0200, -0300, 0400, & -0501, Highway 23 & 49, Town of Brooklyn.


Request: Conditional Use Permit for a boat storage building, individual storage units, and a sales office.

**Land Use Planning and Zoning Committee:**

  
Curt Talma

  
William Boutwell

  
Gene Thom

  
Sue Wendt

  
Chuck Buss

Date signed: July 11, 2024

Committee vote: Ayes 5 Nays 0 Abstain \_\_\_\_\_ Absent \_\_\_\_\_

☒ Approve

☒ With the conditions (listed on page 2)

☐ Deny.

☐ Modify as follows:

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## **Conditions of Approval:**

### **General Conditions:**

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of the project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. Prior to construction, all parcels must be combined into a single parcel through a CSM.
6. A fire number application must be applied for and issued before Land Use Permit approval.
7. The applicant must obtain a Land Use Permit before any building construction starts.
8. No buildings shall be taller than 35 feet at peak height.
9. Also prior to land use permit issuance, documentation shall be provided to the LUP&Z Department indicating that the owner/applicant has applied for a stormwater and erosion control permit from WDNR.

### **Town of Brooklyn Conditions:**

10. All items/materials shall be stored within the building(s) authorized under this CUP application.
11. A copy of the State-approved commercial building plans shall be provided to the LUP&Z Department prior to land use permit issuance.
12. This CUP may ultimately be revoked in accordance with Section 350-57 of the County Zoning Ordinance.
13. The DOT be contacted about a right turn lane be installed to the entrance when Highway 23 is done next year and approved.
14. Detailed site plan showing all setbacks and lot lines.
15. Commercial building plans previewed by the Town Building Inspector and the State for approval.
16. Approval from the County and State for proposed signs.

### **Additional Committee Conditions:**

17. A vegetative screen shall be planted along the east and west lot lines of the new CSM lot (see # 5 above) to provide privacy to neighboring property owners.
18. Floor plans shall be submitted to the Land Use Planning & Zoning Department prior to land use permit issuance.

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, July 11, 2024**

**CALL TO ORDER**

Planning & Zoning Secretary Karissa Block called the meeting of the Land Use Planning and Zoning Committee to order at 11:00AM 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, Sue Wendt**

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; **Liz Otto (Remote)**, County Clerk; **Jessica McLean (Remote)**, Treasurer; **Tami Toth (Remote)**, Legal Assistant

**ELECTION OF CHAIR AND VICE-CHAIR**

Secretary Karissa Block called for nominations.

*Motion/second (Boutwell/Thom)* to keep Buss as Chair and Boutwell as Vice Chair. Motion carried with no negative vote.

Buss took the stand as Chair

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Talma)* to approve the minutes of the 6/14/2024 meeting. Motion carried with no negative vote.

**REGISTER OF DEEDS REPORT**

The Land Use Planning & Zoning Committee would like Register of Deeds – Renee Thiem- Korth to submit reports to the committee quarterly.

**DEPARTMENT ACTIVITY REPORTS**

- Land Use & Septic Permits
- Violation Reports

Kirkman reviewed his reports. Discussion held.

**PUBLIC COMMENT (15 MINUTES TOTAL / 3 MINUTE LIMIT)**

Mark Coleman, 586 Wilson St, Green Lake WI – Commented on the County K Quarry

*Motion/second (Thom/Boutwell)* to recess until the 11:30 hour for Public Hearing. Motion carried with no negative vote.

*Motion/second (Thom/Boutwell)* to resume for Public Hearing. Motion carried with no negative vote.

**PUBLIC HEARING – 11:30AM**

Chair Buss read the Public Hearing rules.

**Item #1: Owner:** Sunny Drive Farms LLC, **Agent:** Lee Larson **Location:** Intersection of Sunny Drive and County Road A, **Parcel:** 010-00571-0000. **Legal Description:** SW ¼ of SE ¼, located in Section 28, T14N, R13E, Town of Mackford, ±1.5 acres. **Request:** The owners are requesting a Conditional Use Permit for a 300' communication tower.

Lee Larson, Bug Tulsa Wireless Internet Company out of Green Bay spoke for Item #1

Discussion held. Kirkman read the staff report

*Motion/second (Thom/Boutwell)* to approve Item #1 with conditions. Motion carried with no negative vote.

**Item #2: Owner:** Jerry Schmucker, **Location:** N2992 County Road B & H, **Parcel:** 014- 01767-0100. **Legal Description:** Lot 1 of CSM 3745, located in Section 30, T15N, R12E, Town of Marquette, ±8.41 acres. **Request:** The owners are requesting a Conditional Use Permit to begin construction of building components for hunting blinds, which are to be assembled and sold at a different location.

Public Comment – none

Kirkman read the staff report. Discussion held.

*Motion/second (Thom/Boutwell)* to approve Item #2 with general conditions. Motion carried with no negative votes.

**Item #3: Owner:** S&L Holdings WI, LLC. **Agent:** Lee Garro, **Location:** Highway 23 & 49, **Parcels:** 004-00314-0200, -0300, -0400, & -0501, **Legal Description:** Lots 2, 3, 4, and Outlot 1 of CSM 1202, located in Section 15, T16N, R13E, Town of Brooklyn, ±3.88 acres. **Request:** The owners are requesting a Conditional Use Permit for a boat storage building, individual storage units, and a sales office.

Julie Tom, W1049 Highway 23 of Green Lake spoke for consideration of other properties surrounding the parcel.

Lee Garro (applicant), spoke for Item #3. Garro was allowed to show the committee photos of his possible boat storage building. Discussion held.

Jason Tom, W1049 Highway 23 of Green Lake spoke for his property next door to the parcel.

Kirkman read staff report. Discussion held

*Motion/second (Boutwell/Thom)* to suspend the rules to allow Garro to speak. Motion carried with no negative vote.

Lee Garro (applicant) stated nothing on this design will change in the future.

*Motion/second (Thom/Boutwell)* to approve Item #3 with County Conditions, Town of Brooklyn Conditions, Privacy Screening, Floor Plan submitted to Matt Kirkman, and State Approved Plans all being met and submitted. Motion carried with no negative vote.

### **COMMITTEE DISCUSSION**

- a. Next meeting date – August 8, 2024 @ 10:00AM
- b. Future agenda items for action & discussion

### **ADJOURN**

Chair Buss adjourned the meeting at 12:07PM

**Respectfully submitted,**

*Karissa Block*

**Karissa Block**  
**Deputy County Clerk**





## Land Use Planning & Zoning Department

County Government Center  
571 County Road A  
Green Lake, WI 54941

Phone 920-294-4156 Website: [www.greenlakecountywi.gov](http://www.greenlakecountywi.gov)

Land Development Code Enforcement County Surveyor GIS Land Information

July 17, 2024

S&L Holdings WI, LLC  
Lee Garro  
PO Box 436  
Green Lake, WI 54941

Re: Conditional Use Permit request for parcels **#004-00314-0200, -0300, -0400, & -0501.**

On July 11, 2024, the Green Lake County Planning & Zoning Committee considered the Conditional Use Permit (CUP) request that you applied for on 02/15/2024. The Committee's decision was to **conditionally approve** your CUP request regarding:

**Item #3: Owner:** S&L Holdings WI, LLC, **Agent:** Lee Garro, **Location:** Highway 23 & 49, **Parcels:** 004-00314-0200, -0300, -0400, & -0501, **Legal Description:** Lots 2,3,4 and Outlot 1 of CSM 1202, located in Section 15, T16N, R13E, Town of Brooklyn, ±3.88 acres **Request:** The owners are requesting a Conditional Use Permit for a boat storage building, individual storage units, and a sales office.

**The conditions applicable to this CUP are as follows:**

### **General Conditions:**

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of the project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. Prior to construction, all parcels must be combined into a single parcel through a CSM.
6. A fire number application must be applied for and issued before Land Use Permit approval.
7. The applicant must obtain a Land Use Permit before any building construction starts.
8. No buildings shall be taller than 35 feet at peak height.
9. Also prior to land use permit issuance, documentation shall be provided to the Land Use Planning & Zoning Department indicating that the owner/applicant has applied for a stormwater and erosion control permit from WDNR.

**Town of Brooklyn Conditions:**

10. All items/materials shall be stored within the building(s) authorized under this CUP application.
11. A copy of the State-approved commercial building plans shall be provided to the Land Use Planning & Zoning Department prior to land use permit issuance.
12. This CUP may ultimately be revoked in accordance with Section 350-57 of the County Zoning Ordinance.
13. The DOT be contacted about a right turn lane being installed to the entrance when Highway 23 is done next year and approved.
14. Detailed site plan showing all setbacks and lot lines.
15. Commercial building plans previewed by the Town Building Inspector and the State for approval.
16. Approval from the County and State for proposed signs.

**Additional Committee Conditions:**

17. A vegetative screen shall be planted along the east and west lot lines of the new CSM lot (see #5 above) to provide privacy to neighboring property owners.
18. Floor plans shall be submitted to the Land Use Planning & Zoning Department prior to land use permit issuance.

If you have questions, please feel free to contact the Land Use Planning & Zoning Department.

Sincerely,

*Ryan Schinke*

Ryan Schinke  
Land Use Planning & Zoning Department

CC: Kathleen Morris, Town of Brooklyn Clerk  
Mike Wuest, Town of Brooklyn Chairman

# COMPLAINT FORM

Date 11-19-24	Time 9:00 <input checked="" type="checkbox"/> am <input type="checkbox"/> pm	Type of Complaint <input checked="" type="checkbox"/> In Person <input type="checkbox"/> Telephone <input type="checkbox"/> In Writing <input type="checkbox"/> Other
------------------	---	--

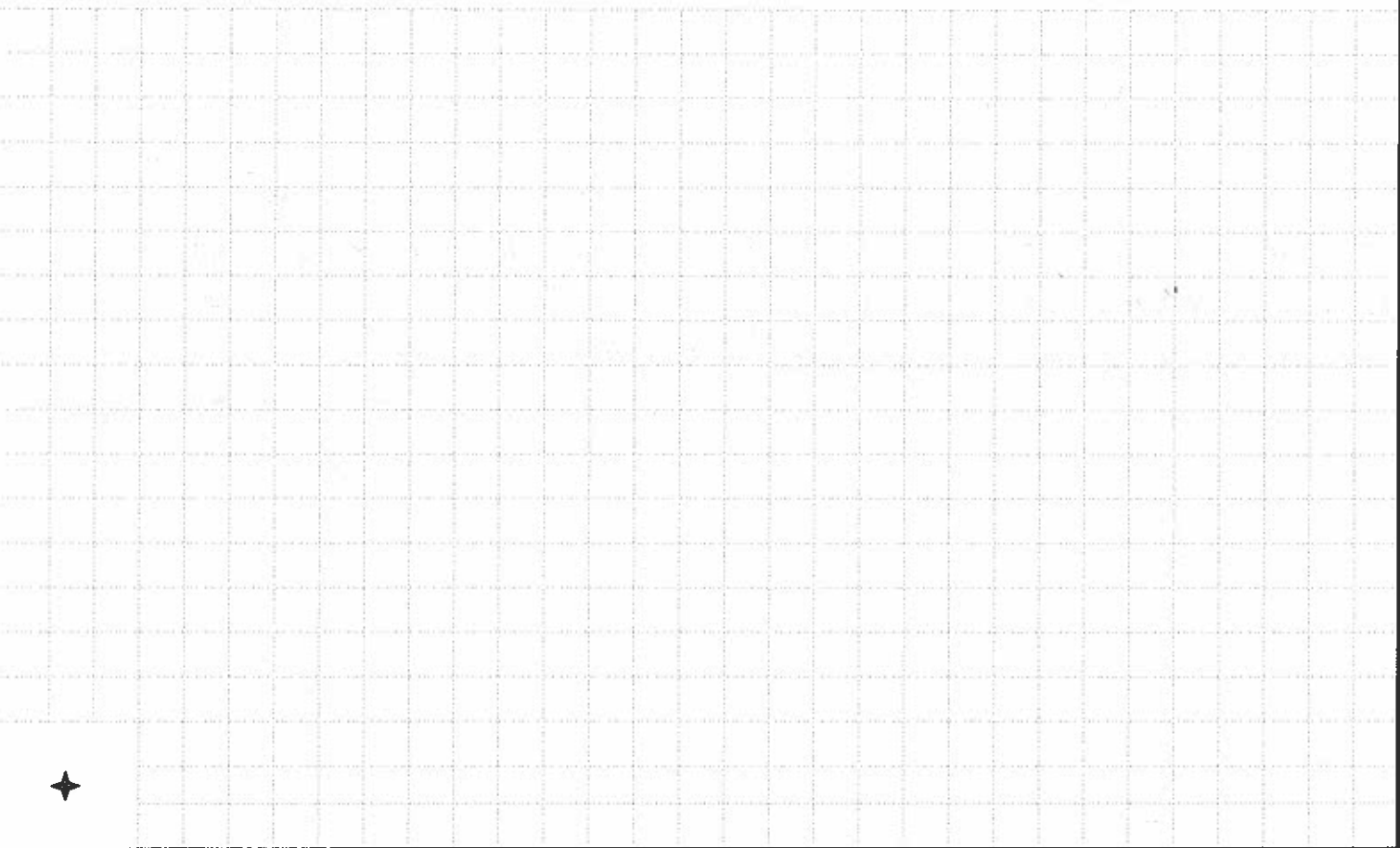
NOTES 11-19-24

A faint, circular watermark illustration of a coastal scene. It features a sailboat on the water, a lighthouse on a rocky shore, and a bird flying in the sky. The scene is framed by a circular border with a striped pattern on the left side.

Name/Subject	S+L Holdings Complaint	Tax ID #	004-00314-0200, -0300, -0400, + -0501
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NOTES


INSPECTION SKETCH


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FINDINGS OF INVESTIGATION

Next Action	
Signature	Date

## GREEN LAKE COUNTY

## INSPECTION REPORT

Land Use Planning & Zoning  
 571 County Road A  
 Green Lake, WI 54941  
 Phone: (920) 294-4156

Property Owner <b>S and L Holdings LLC</b>		Contractor/Builder	
Site Address <b>State RD 23</b>		Tax ID # <b>004-00314-0201</b>	
City, State, Zip, Township <b>TBY</b>		Land Use Permit #	Permit Card Posted? <input type="checkbox"/> Yes <input type="checkbox"/> No
Date <b>11-19-24</b>	Time <b>3 : 20</b> <input type="checkbox"/> am <input checked="" type="checkbox"/> pm	Witnesses <b>Noah Brown, Max Richards</b>	

## NOTES

A complaint was alleged that the landowner was using the property in a way that does not follow the conditions listed in the CUP LUP2 Staff stopped out on site and noticed numerous piles of tree trunks and piles of what appeared to be crushed asphalt.

# SKETCH



## Inspection Type

- ☐ Wall Form
- ☐ Final
- ☒ Complaint
- ☐ Violation
- ☐ Other \_\_\_\_\_

## Setbacks Measured

Front (1) \_\_\_\_\_  
Front (2) \_\_\_\_\_  
Side (1) \_\_\_\_\_  
Side (2) \_\_\_\_\_  
Rear \_\_\_\_\_  
Shore \_\_\_\_\_  
Length \_\_\_\_\_  
Width \_\_\_\_\_  
Height \_\_\_\_\_

## Status

- ☐ Compliant
- ☐ Violation
- ☐ Re-Inspection Req'd

Inspector's Signature

Date

11-19-24



## Kirkman, Matt

---

**From:** Kirkman, Matt  
**Sent:** Thursday, November 21, 2024 9:15 AM  
**To:** lee.garro@gmail.com  
**Subject:** Wood pile  
**Attachments:** 071124 S&L Holdings TBY CUP Approval.pdf

Lee,  
Please review your CUP approval letter (attached). Specifically, focus on conditions 1, 2, and 10. It is quite early in the process to have your CUP reviewed and potentially revoked. The LUP & Z Committee has a public meeting on Thursday, December 5<sup>th</sup>. It is this Department's duty to present to the Committee this new use of your property. If they feel that your new use is a violation of any of the CUP conditions (again see 1, 2, & 10), a public hearing will be scheduled. At that meeting the LUP&Z Committee could add new conditions or even revoke your CUP for "boat storage building, individual storage units and a sales office".

If you want to avoid this conflict, I would suggest you remove the wood piles from your commercial lot prior to the December 5<sup>th</sup> meeting. You can always request an update to your CUP to add the outdoor wood-burning use including the external storage of wood (woodpile) or even a wood storage building.

Please let me know what your plan of action will be.

Matthew E. Kirkman  
Director  
Land Use Planning & Zoning Department  
Green Lake County  
Wisconsin  
[mkirkman@greenlakecountywi.gov](mailto:mkirkman@greenlakecountywi.gov)



**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, December 5, 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, Sue Wendt**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director; **Karissa Block**, Deputy County Clerk; **Jeff Mann**, Corporation Counsel; **Ryan Schinke**, Land Use Coordinator/Technician; **Noah Brown**, Land Use and Shoreland Specialist; **Maxwell Richards**, Land Use and POWTS Specialist; **Kenneth Stephani**, Finance Director

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Thom)* to approve the minutes of the 11/07/2024 meeting. Motion carried with no negative vote.

**DEPARTMENT ACTIVITY REPORTS**

- Financial Reports
- Land Use & Septic Permits
- Violation Reports

Discussion held. Mann gave an update on Violation Reports.

**ADMINISTRATIVE POLICY PLSS PERPETUATION**

The Committee approved the PLSS Perpetuation Policy and asked Kirkman to include PLSS Perpetuation as a County Surveyor contracted responsibility.

**FARMLAND PRESERVATION PLAN COMMITTEE UPDATE**

The first Farmland Preservation Plan Committee meeting will be January 27<sup>th</sup>, 2025. Kirkman stated that the meeting will be open to the public with a public comment at the start of the meeting.

**PROPOSED ZONING ORDINANCE AMENDMENT – WIND ENERGY SYSTEMS**

The Planning and Zoning Department would like this to be an official ordinance by February 2025. The committee agreed to move forward with this item as integrated zoning ordinance standards as opposed to a stand-alone ordinance.

**APPROVE 2025 LAND USE PLANNING & ZONING COMMITTEE CALENDAR**

The April meeting date needs to be moved to April 3<sup>rd</sup>. There will be no meeting in July 2025, however, if something comes up, they will host a special meeting.

**PER SECTION 350-57, REVIEW COMPLAINT REGARDING S&L HOLDINGS, LLC**

Kirkman explained the steps taken to review a complaint. An inspection was done at the property by the Planning and Zoning department.

**Motion/second (Buss/Thom)** to suspend the rules to allow the public to speak. Motion carried with no negative vote.

Lee Garro, S&L Holdings LLC – commented on item #10.

Discussion held. Garro will move the wood pile and the committee will hold a hearing to move forward.

**Motion/second (Thom/Boutwell)** to review the original CUP and hold a public hearing. Motion carried with no negative vote.

**PUBLIC COMMENT (15 MINUTES TOTAL / 3 MINUTE LIMIT)**

Phillip Anastasi, W6766 Hill St – commented on item #7.

**COMMITTEE DISCUSSION**

- a. Next meeting date – January 2, 2025 @ 9:00AM
- b. Future agenda items for action & discussion

**ADJOURN**

Chair Buss adjourned the meeting at 10:06AM.

Respectfully submitted,

*Karissa Block*

**Karissa Block**  
**Deputy County Clerk**

# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on –

(Date) 1-14-25.

**Owner/Applicant:** S&L Holdings WI LLC, /Lee Garro

**Site Location:** Highway 23 & 49

**General legal description:** Lot 1 of CSM 3979, 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 below meeting date. The Committee would appreciate the Town of Brooklyn's comments as it relates to this matter.

**Planned public hearing date for the above requests:** February 6, 2025

Town's Comments/Concerns directed to the Land Use Planning & Zoning Committee:

IN HIS PROPOSAL IT IS STATED THAT HE WANTS  
TO SELL VARIOUS OTHER ITEMS TRUCKS, CARS,  
ATV, UTV'S, ETC- THAT HAS NOT BEEN ADDRESSED  
IN THE CUP. THE TOWN IS REQUESTING THAT  
THE P+Z COMMITTEE REVOKE THIS CUP AND  
ADDRESS THE OTHER ISSUES WITH A NEW CUP  
SEE ATTACHED SHEET AND VIOLATION'S

Mich. Wuest  
Town Representative

1-15-25  
Date Signed

Please return this form to the Land Use Planning & Zoning Office by: **January 24, 2025**

For Brooklyn Town Meeting, January 14, 2025  
From Brooklyn Plan Commission meeting, January 9, 2025

**In regard to: CUP application for Lee Garro (S&L Holdings)**

**First approval from GL Cty. P&Z Committee July 11, 2024 -**

Permit was approved 'with conditions' consisting of several outlots, 3.88 acres.  
Original request is for: boat storage building, individual storage units, and a 'sales office'.

**Conditions: (Ten conditions were required by GL Cty.)**

1. NO additional expansion or additions and/or uses relating to this CUP without review & approval through future cup(s).
2. NO outside storage of materials or items allowed.
5. Prior to construction, all parcels MUST be combined into a single parcel through a CSM.
6. A fire number application MUST be applied for and issued before Land Use Permit approval.
7. Applicant MUST obtain a Land Use permit before any building construction starts.
9. Prior to land use permit issuance, documentation SHALL be provided to the LUPZ Dept. Indicating that owner/applicant has applied for stormwater & erosion control permit from WDNR.

**Town of Brooklyn Conditions:**

10. ALL items/materials SHALL be stored within the building(s) as authorized by this CUP.
11. A copy of the State-approved commercial building plans SHALL be provided to the LUPZ Dept. prior to land use permit issuance.
12. This CUP MAY ULTIMATELY BE REVOKED in accordance with Section 350-57 of the County Zoning Ordinance.
13. The DOT MUST be contacted regarding a right turn lane being installed to the entrance of the property when Highway 23 is under construction in 2025, AND BE APPROVED. IT IS NOW 2025.
14. Detailed site plan showing all setbacks & lot lines.
15. Commercial building plans reviewed by Town Building Inspector and the State of WI for approval.

**November 11, 2024 communication from LUPZ to applicant state that Condition #1, 2, & 10 appear to be in violation of the cup. Also, on 11/21 Chairman Wuest sends e-mail to the applicant noting that wood has been piling up on the site and is in violation of the cup.**

**Asks that it be removed by December 5, 2024, or risk that the CUP be revoked.**

**As of January 9, 2025, Brooklyn Plan commission members note that logs are still piled up and additional things have accumulated on the site.**

**As of January 8, 2025 the following has been left on the site:** Several shore stations, pier sections, pile of wooden pallets, semi cab with flat bed trailer attached, large yellow construction 'low boy', empty open semi trailer, piles of uncut lumber/poles. A small 'for sale' sign, and election sign from last November. This is all visible from across the lot on Hwy. 23.

It is the opinion of the Brooklyn Plan commission that the applicant is in violation of conditions #1, #2, #10. Additionally, we would ask if any movement has been made to #5? The Town has no record of a fire number being applied for - #6, #7; and conditions #13, #14 & 15.

**It is the recommendation of Brooklyn Plan Commission to revoke this CUP.**

GREEN LAKE COUNTY  
Conditional Use Permit

**DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE**

Public Hearing Date: February 6, 2025

Owner: S&L Holdings WI, LLC.

Agent: Lee Garro

Parcels: #004-00314-0201, Highway 23 & 49, Town of Brooklyn.


Request: Review and possible revocation of Conditional Use Permit for a boat storage building, individual storage units, and a sales office, issued to S&L Holdings WI, LLC on July 11, 2024.


**Land Use Planning and Zoning Committee:**

  
Chuck Buss, Chair

  
Sue Wendt

  
William Boutwell, Vice Chair

  
Curt Talma

  
Gene Thom

Date signed: February 6, 2025

Committee vote: Ayes 4 Nays 0 Abstain — Absent 1

☒ No changes to current CUP (see conditions listed on page 2):

☐ Revoke CUP

☐ Modify current CUP as follows:

S & L Holdings WI LLC has been given  
60 Days to remove logs from the property.

## **Conditions of Approval:**

### **General Conditions:**

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of the project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. Prior to construction, all parcels must be combined into a single parcel through a CSM.
6. A fire number application must be applied for and issued before Land Use Permit approval.
7. The applicant must obtain a Land Use Permit before any building construction starts.
8. No buildings shall be taller than 35 feet at peak height.
9. Also prior to land use permit issuance, documentation shall be provided to the LUP&Z Department indicating that the owner/applicant has applied for a stormwater and erosion control permit from WDNR.

### **Town of Brooklyn Conditions:**

10. All items/materials shall be stored within the building(s) authorized under this CUP application.
11. A copy of the State-approved commercial building plans shall be provided to the LUP&Z Department prior to land use permit issuance.
12. This CUP may ultimately be revoked in accordance with Section 350-57 of the County Zoning Ordinance.
13. The DOT be contacted about a right turn lane be installed to the entrance when Highway 23 is done next year and approved.
14. Detailed site plan showing all setbacks and lot lines.
15. Commercial building plans previewed by the Town Building Inspector and the State for approval.
16. Approval from the County and State for proposed signs.

### **Additional Committee Conditions:**

17. A vegetative screen shall be planted along the east and west lot lines of the new CSM lot (see # 5 above) to provide privacy to neighboring property owners.
18. Floor plans shall be submitted to the Land Use Planning & Zoning Department prior to land use permit issuance.

**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**



## Land Use Planning & Zoning Department

County Government Center  
571 County Road A  
Green Lake, WI 54941

Phone 920-294-4156 Website: [www.greenlakecountywi.gov](http://www.greenlakecountywi.gov)

Land Development Code Enforcement County Surveyor GIS Land Information

February 7, 2025

S&L Holdings WI, LLC.  
Lee Garro  
P.O. Box 436  
Green Lake, WI 54941

Re: Review of Conditional Use Permit for parcel **#004-00314-0201**

On February 6, 2025, the Green Lake County Planning & Zoning Committee reviewed the Conditional Use Permit (CUP) that you were conditionally approved for on 7/11/2024. The Committee's determination was that you are currently in violation of conditions #1, #2, and #10, of your CUP and have until April 7, 2025(60 days), to resolve the violation(s).

**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.

**The conditions applicable to this CUP are as follows:**

**General Conditions:**

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of the project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. Prior to construction, all parcels must be combined into a single parcel through a CSM.
6. A fire number application must be applied for and issued before Land Use Permit approval.
7. The applicant must obtain a Land Use Permit before any building construction starts.
8. No buildings shall be taller than 35 feet at peak height.

9. Also, prior to land use permit issuance, documentation shall be provided to the Land Use Planning & Zoning Department indicating that the owner/applicant has applied for a stormwater and erosion permit from the WDNR.

**Town of Brooklyn Conditions:**

10. All items/materials shall be stored within the building(s) authorized under this CUP application.
11. A copy of the State-approved commercial building plans shall be provided to the Land Use Planning & Zoning Department prior to land use permit issuance.
12. This CUP may ultimately be revoked in accordance with Section 350-57 of the County Zoning Ordinance.
13. The DOT be contacted about a right turn lane being installed to the entrance when Highway 23 is done next year and approved.
14. Detailed site plan showing all setbacks and lot lines.
15. Commercial building plans previewed by the Town Building Inspector and the State for approval.
16. Approval from the County and State for proposed signs.

**Additional Committee Conditions:**

17. A vegetative screen shall be planted along the east and west lot lines of the new CSM lot (see #5 above) to provide privacy to neighboring property owners.
18. Floor plans shall be submitted to the Land Use Planning & Zoning Department prior to land use permit issuance.

If you have questions, please feel free to contact the Land Use Planning & Zoning Department.

Sincerely,



Ryan Schinke  
Land Use Planning & Zoning Department

CC: Amy Wesenberg, Town of Brooklyn Clerk  
Mike Wuest, Town of Brooklyn Chairman

## GREEN LAKE COUNTY

## INSPECTION REPORT

Land Use Planning & Zoning  
571 County Road A  
Green Lake, WI 54941  
Phone: (920) 294-4156

Property Owner S&L Holdings WI LLC		Contractor/Builder	
Site Address W1141 State Road 23 And 49		Tax ID # 004-00314-0201	
City, State, Zip, Township Town of Brooklyn		Conditional Use Permit # 13755	
Date 04/23/2025	Time 01 : 12 PM	Witnesses	

**NOTES**

At approximately 1:12 PM on Wednesday April 23rd 2025, I performed an inspection of tax parcel 004-00314-0201 from the state owned road right of way. In my inspection I observed and two different piles of logs as well as one continuous pile of inert material primarily consisting of old asphalt road materials. I was not able to get close enough to the logs or inert material to verify the cordage or volume. The materials on site appear to be the same logs previously mentioned in Land Use Planning Committee meetings regarding CUP 13755.

Attached are photos I took of the site at approximately 1:12 PM on April 23rd, 2025. The photos were taken utilizing the 8th generation Ipad issued to the Land Use Planning and Zoning Department.



### Inspection Type

- ☐ Wall Form  
☐ Final  
☐ Complaint  
☒ Violation  
☐ Other \_\_\_\_\_

### Setbacks Measured

Front (1) \_\_\_\_\_  
 Front (2) \_\_\_\_\_  
 Side (1) \_\_\_\_\_  
 Side (2) \_\_\_\_\_  
 Rear \_\_\_\_\_  
 Shore \_\_\_\_\_  
 Length \_\_\_\_\_  
 Width \_\_\_\_\_  
 Height \_\_\_\_\_

### Status

- ☐ Compliant  
☒ Violation  
☐ Re-Inspection Req'd

Inspector's Signature  Date 4-23-25

**DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE**

Public Hearing Date: May 1, 2025

Owner: S&L Holdings WI, LLC.

Agent: Lee Garro

Parcels: #004-00314-0201, Highway 23 & 49, Town of Brooklyn.

Request: Conditional Use Permit review and possible revocation in accordance with Section 350-57 of the Green Lake County Zoning Ordinance.

**Land Use Planning and Zoning Committee:**

\_\_\_\_\_  
Chuck Buss, Chair

\_\_\_\_\_  
Sue Wendt

\_\_\_\_\_  
William Boutwell, Vice Chair

\_\_\_\_\_  
Curt Talma

\_\_\_\_\_  
Gene Thom

Date signed: May 1, 2025

Committee vote: Ayes \_\_\_\_ Nays \_\_\_\_ Abstain \_\_\_\_ Absent \_\_\_\_

☐ **Revoke CUP**

☐ **Modify current CUP as follows:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_