



GREEN LAKE COUNTY
LAND USE PLANNING & ZONING DEPARTMENT

Matt Kirkman
Director

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Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, June 5, 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 Rohde

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 5/1/2025
 5. Register of Deeds Report
 6. Department Activity Reports
 - a) Financial Reports
 - b) Land Use & Septic permits
 - c) Violation reports
 7. Notice of Budgetary Adjustment
 8. Proposed Zoning Ordinance Amendment including changes to the A1, A2, R4 Zoning Districts and Word Usage & Definitions
 9. Farmland Preservation Plan Subcommittee Update
 10. Public Comment (3-minute limit)
 11. 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: Rory’s Powersports, LLC., **Agent:** James Silloway, **Location:** W780 State Road 23 and 49, **Parcel:** 004-00280-0401. **Legal Description:** Lot 1 of CSM 3995, located in Section 14, T16N, R13E, Town of Brooklyn, ±2.8 acres. **Request:** The owners are requesting a Conditional Use Permit for a commercial building to be utilized for storage, sales, and repair of wave runners.

Item #2: Owner(s): Mark & Kim Nowacki and Timothy Lind, **Location:** W270 White Ridge Road, **Parcel(s):** 002-00204-0200 & 002-00204-0300, **Legal Description:** SW ¼ of SE ¼, located in Section 12, T17N, R13E, Town of Berlin, ±21.469 acres, **Request:** The owners are requesting a rezone of ±3.022 acres zoned A2, General Agriculture District, to R4, Rural Residential District and a rezone of ±1.0 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.

Item #3: Owner: David W. Schmucker, **Location:** N844 Proscarian Road, **Parcel(s):** 012-00518-0000 & 012-00519-0000, **Legal Description:** NW ¼ of NW ¼, located in Section 27, T14N, R12E, Town of Manchester, ±35.28 acres, **Request:** The owners are requesting a Conditional Use Permit for a non-agriculture related business.

Item #4: Owner: MNJ Development, LLC., **Agent:** Michael Monohan, **Location:** Eastridge Drive, **Parcel:** 002-00855-0000, **Legal Description:** SW ¼ of SW ¼, located in Section 2, T17N, R13E, Town of Berlin, ±1.68 acres, **Request:** The owners are requesting a Conditional Use Permit for a 17-Unit Storage Building.

12. Committee Discussion
 - a) Future Meeting Dates: August 7, 2025 @ 9:00am
 - b) Future Agenda items for action & discussion
 - c) No Meeting in July
13. 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
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Or call in (audio only)
[+1 920-515-0745,,516863131#](#) United States, Green Bay
Phone Conference ID: 516 863 131#
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Please accept at your earliest convenience. Thank you!
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Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the County Clerk’s Office, 294-4005, not later than 3 days before date of the meeting.
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