

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, June 5, 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 Rohde**, Deputy County Clerk; **Matt Kirkman**, Land Use Planning & Zoning Director; **Maxwell Richards**, Land Use and POWTS Specialist; **Noah Brown**, Land Use and Shoreland Specialist; **Ryan Schinke**, Land Use Coordinator/Technician; **Tami Toth**, Legal Assistant (Remote); **Jeff Mann**, Corporation Counsel (Remote); **Jason Jerome**, Interim County Administrator; **Renne Thiem-Korth**, Register of Deeds

APPROVAL OF MINUTES

Motion/second (Boutwell/Wendt) to approve the minutes of the 05/01/2025 meeting. Motion carried with no negative vote.

REGISTER OF DEEDS REPORT

Register of Deeds, Renne Thiem-Korth stated that everything is going well in her office.

DEPARTMENT ACTIVITY REPORTS

- Financial Reports
 - Land Use & Septic Permits
 - Violation Reports
- Kirkman gave reports found in the packet.

DEPARTMENT STAFFING UPDATE

Land Use and POWTS Specialist, Maxwell Richards will be transferring to Dunn County. His last day will be June 27th. Kirkman is currently looking to fill this position.

NOTICE OF BUDGETARY ADJUSTMENT

Land Info received a secondary 911 grant the covers some expenses from the primary Land Info grant. This relocates that portion of the primary grant.

PROPOSED ZONING ORDINANCE AMENDMENT INCLUDING CHANGES TO THE A1, A2, R4, ZONING DISTRICTS AND WORD USAGE & DEFINITIONS

Kirkman gave a brief review of the changes made in red found in the packet. The committee will discuss this further at next months meeting.

PUBLIC HEARING – NOT TO BEGIN BEFORE 9:30AM

Chair Buss read the rules of the Public Hearing

Korth left the meeting and joined via remote access at 9:33am.

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

Kirman read Item #1. Chair Buss asked for public comment. Rory Lewis, Owner of Rory's Powersports spoke for Item #1. Public comment closed. Kirkman read the staff report. **Motion/second (Thom/Boutwell)** to approve the CUP with conditions. Motion carried with no negative vote.

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.

Kirman read Item #2. Chair Buss asked for public comment. Kim Nowacki, owner of the location, spoke for Item #2. Public comment closed. Kirkman read the staff report. **Motion/second (Thom/Boutwell)** to approve the rezone and forward to County Board. Motion carried with no negative votes.

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 nonagricultural related business.

Kirkman read Item #3. Chair Buss asked for public comment. David Schmucker, owner of the location, spoke for Item #3. Public comment closed. Kirkman read the staff report. Discussion held. **Motion/second (Thom/Boutwell)** to postpone the request until the October meeting. Motion carried with no negative vote.

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

Kirkman read Item #4. Chair Buss asked for public comment. Hearing none, public comment closed. Kirkman read the staff report. No discussion. **Motion/second (Thom/Boutwell)** to approve the CUP with conditions. Motion carried with no negative vote.

FARMLAND PRESERVATION PLAN SUBCOMMITTEE UPDATE

Kirkman stated this committee is making improvements. They would like to bring this to County Board by the end of the year.

PUBLIC APPEARANCE: ATTORNEY LUKE DRETSKE – ACCESSORY BUILDING ORDINANCE

Attorney Dretske gave the committee a handout of the ordinance with changes made in red. These changes are just suggestions. The committee gave permission to Kirkman to continue working on this ordinance with Attorney Dretske.

PUBLIC COMMENT (3 minute limit) - none

COMMITTEE DISCUSSION

- a. Next meeting date – There will be no meeting in July. Next meeting 08/07/2025 at 9:00am.
- b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 10:19am.

Respectfully submitted,

**Karissa Rohde
Deputy County Clerk**