

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 7, 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 (9:12am), Bill Boutwell, Curt Talma

Absent:

Also Present: Karissa Rohde, Deputy County Clerk; **Matt Kirkman**, Land Use Planning & Zoning Director; **Michelle Davis**, Land Use and POWTS Specialist; **Noah Brown**, Land Use and Shoreland Specialist; **Ryan Schinke**, Land Use Coordinator/Technician; **Tami Toth**, Legal Assistant (Remote 9:12am); **Jeff Mann**, Corporation Counsel; **Renne Thiem-Korth**, Register of Deeds (left meeting at 9:16am and joined remote at 9:18am)

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) to approve the minutes of the 6/5/2025 meeting with spelling errors corrected. Motion carried with no negative vote.

PUBLIC COMMENT (3-MINUTE LIMIT) – Chair Buss moved Public Comment to item #5 on the agenda to allow public to speak. Luke Dretske (remote) spoke on item #10. John Mast, N971 County Rd HH, spoke regarding accessory buildings.

REGISTER OF DEEDS REPORT AND 2026 BUDGET

Korth went over her report and 2026 Budget found in the packet.

DEPARTMENT ACTIVITY REPORTS

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

Kirkman, Brown and Mann went over reports found in the packet.

2026 BUDGETS – LAND USE PLANNING & ZONING AND LAND INFORMATION

Kirkman went over 2026 Budgets found in the packet. Starting in 2026 the Planning & Zoning department will be paying for their own postage due to the amount of outgoing mail they have.

DEPARTMENT STAFFING UPDATE

Kirkman introduced his new employee, Michelle Davis. Davis replaced Max Richards.

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

Kirkman explained changes made to the ordinance. These changes can be found in the packet in red.
Discussion held. Ordinance will move to Public Hearing in September/

PROPOSED ZONING ORDINANCE AMENDMENT INCLUDING CHANGES TO THE R1, R2, R3, AND R4 ZONING DISTRICTS

Kirkman explained changes made to the ordinance. These changes can be found in the packet in red.
Motion/second (Boutwell/Thom) to suspend the rules to allow Luke Dretske to speak. Motion carried with no negative vote. Dretske spoke regarding accessory structures. Discussion held. *Motion/second (Boutwell/Wendt)* to allow Luke Dretske to speak. Motion carried with no negative vote. Dretske spoke regarding accessory buildings and additional changes to the ordinance. The committee agreed to remove Human Habitation from the ordinance. Discussion held. Ordinance will move to Public Hearing in September.

FARMLAND PRESERVATION PLAN UPDATE

Kirkman informed the committee that the Farmland Preservation is certifiable.

DODGE PARK SURVEY ISSUE

Kirkman gave a presentation found in the packet. *Motion/second (Boutwell/Thom)* to proceed with getting survey maps to solve the problem. Motion carried with no negative vote.

COMMITTEE DISCUSSION

- a. Next meeting date – There will be no meeting in July. Next meeting 09/04/2025 at 9:00am.
- b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 10:48am.

Respectfully submitted,

Karissa Rohde

Karissa Rohde
Deputy County Clerk