

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 4, 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; **Michelle Davis**, Land Use and POWTS Specialist; **Noah Brown**, Land Use and Shoreland Specialist; **Ryan Schinke**, Land Use Coordinator/Technician, **Jeff Mann**, Corporation Counsel; **Jason Jerome**, Interim County Administrator; **Renne Thiem-Korth**, Register of Deeds (remote at 9:16am); Jessica McLean, Treasurer (remote at 9:26am), Stefanie Meeker, Real Property Lister/Treasurer (remote at 10:33am)

APPROVAL OF MINUTES

Motion/second (Boutwell/Wendt) approve the minutes of the 8/7/2025 meeting with additions made to ordinance amendment outcome. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

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

Kirkman went over reports found in the packet.

FARMLAND PRESERVATION PLAN UPDATE

Farmland Preservation Plan ordinance will be on the October agenda for the committee's review.

PUBLIC COMMENT (3-MINUTE LIMIT) – none

PUBLIC HEARING: (NOT TO BEGIN BEFORE 9:30AM)

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

Motion/second (Boutwell/Wendt) to resume at 9:30am for Public Hearing. Motion carried with no negative vote.

Item #1: Owner: Chris Burkholder, **Agent:** Jeff Laper & Lisa Henderson, **Location:** W3511 Yunker Road, **Parcel:** 012-00660-0200. **Legal Description:** Lot 1 of CSM 3236, NE ¼ of NW ¼, located in Section 34, T14N, R12E, Town of Manchester, ±10.0 acres. **Request:** The owners are requesting a rezone of ±10.0 acres zoned A2, General Agriculture District, to R4, Rural Residential District. To be identified by Certified Survey Map.

No public comment. ***Motion/second (Thom/Boutwell)*** to approve rezone. Motion carried with no negative vote.

Item #2: Owner(s): Jose Rivera Venegas & Aidee L. Gaytan, **Location:** N9567 32nd Drive, **Parcel:** 002-00061-0100, **Legal Description:** Lot 1 of CSM 2387, SE ¼ of NW ¼, located in Section 5, T17N, R13E, Town of Berlin, ±5.1 acres, **Request:** The owners are requesting a Conditional Use Permit for an event barn, a rodeo/equestrian arena, and to commercially board horses.

Jean Bahn, owner of Farmview Event Barn in Berlin, spoke for Item #2.

Aidee Lopez, owner of N9567 32nd Drive, spoke for Item #2.

Kirkman discussed maps and staff report.

Motion/second (Thom/Boutwell) to approve the CUP with conditions. Motion carried with no negative vote.

Item #3: Owner: David W. Schmucker, **Location:** N844 Proscarian Road, **Parcel:** 012-00519-0000, **Legal Description:** NW ¼ of NW ¼, located in Section 27, T14N, R12E, Town of Manchester, ±8.58 acres, **Request:** The owners are requesting a rezone of ±8.58 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.

No public comment. **Motion/second (Thom/Boutwell)** to approve rezone. Motion carried with no negative vote.

Item #4: 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 include changes to the A1, A2, R4, Zoning Districts and Word Usage & Definitions.

No public comment. **Motion/second (Boutwell/Wendt)** to approve amendment to Chapter 350. 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 include changes to the R1, R2, R3, and R4 Zoning Districts.

Jerome left the meeting at 10:36am.

Attorney Steven Sorenson spoke for Item #5. Public Hearing closed. Discussion held. **Motion/second (Thom/Boutwell)** to suspend the rules to allow Sorenson to speak. Motion carried with no negative vote. Committee discussed both B. options on pages 64 and 67. **Motion/second (Thom/Boutwell)** to replace option B #1 with option B #2 and forward to County Board. Motion carried with no negative vote. **Motion (Thom)** to change lines 29, 49, and 66 to replace external volume, with internal volume. No second, motion fails.

Boutwell left the meeting at 11:01am.

COMMITTEE DISCUSSION

- a. Next meeting date – 10/02/2025 at 9:00am.
- b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 11:09am.

Respectfully submitted,

Karissa Rohde
Deputy County Clerk

DRAFT