



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, December 4, 2025.

Packet Pages:

- 2 Agenda
- 3-4 Draft Meeting Minutes from 11/6/25
- 5-6 Financial Reports for October 2025
- 7-9 Land Use & Sanitary Reports for October 2025
- 10-11 Violation Status Reports
- 12 Approved 2026 Land Use Planning & Zoning Meeting Calendar
- 13 Public Hearing Notice
- 14-25 **Item #1: Owner:** Fernwood Campground LLC, **Agent:** Raymond A. Merlin & Michael Zacker, **Location:** W1934 Pleasant Avenue, **Parcel(s):** 006-01370-0000 & 006-01368-0000, **Legal Description:** Located in the NE ¼ of NW ¼ of Section 32, T15N, R13E, Town of Green Lake, ±2.53 acres, **Request:** The owners are requesting a Conditional Use Permit for their campground operation as well as to repurpose the existing aerator building for storage of campground equipment and supplies.
- 26-37 **Item #2: Owner:** Noah Polcyn, **Location:** W3251 Princeton Road, **Parcel:** 004-00839-0200, **Legal Description:** Located in the E ½ of the SW ¼ of NW ¼ of Section 23, T16N, R12E, Town of Brooklyn, ±10.93 acres, **Request:** The owners are requesting a rezone of ±10.93 acres zoned A2, General Agriculture District, to R4, Rural Residential District. To be identified by Certified Survey Map.
- 38-47 **Item #3: Owner:** Lloyd L. Miller Jr., **Agent:** Donald W. Lenz, **Location:** W5465 Puckaway Road, **Parcel:** 014-00500-0100, **Legal Description:** Located in the NW ¼ of SE ¼ & SW ¼ of SE ¼ of Section 35, T15N, R11E, Town of Marquette, ±8.32 acres, **Request:** The owners are requesting a rezone of ±8.32 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.
- 48-53 **Item #4: Applicants:** Green Lake County Land Use Planning & Zoning Committee, **Explanation:** Adopt, by ordinance, the 2025 Green Lake County Farmland Preservation Plan.

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, December 4, 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 11/6/2025
 5. Department Activity Reports
 - a) Financial Reports
 - b) Land Use & Septic permits
 - c) Violation reports
 6. Approved 2026 LUP&Z meeting calendar
 7. Comprehensive Plan Update
 8. Public Comment (3-minute limit)
 9. 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: Fernwood Campground LLC, **Agent:** Raymond A. Merlin & Michael Zacker, **Location:** W1934 Pleasant Avenue, **Parcel(s):** 006-01370-0000 & 006-01368-0000, **Legal Description:** Located in the NE ¼ of NW ¼ of Section 32, T15N, R13E, Town of Green Lake, ±2.53 acres, **Request:** The owners are requesting a Conditional Use Permit for their campground operation as well as to repurpose the existing aerator building for storage of campground equipment and supplies.

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Item #3: Owner: Lloyd L. Miller Jr., **Agent:** Donald W. Lenz, **Location:** W5465 Puckaway Road, **Parcel:** 014-00500-0100, **Legal Description:** Located in the NW ¼ of SE ¼ & SW ¼ of SE ¼ of Section 35, T15N, R11E, Town of Marquette, ±8.32 acres, **Request:** The owners are requesting a rezone of ±8.32 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.

Item #4: Applicants: Green Lake County Land Use Planning & Zoning Committee, **Explanation:** Adopt, by ordinance, the 2025 Green Lake County Farmland Preservation Plan. To view a draft of the 2025 Farmland Preservation Plan:

- Go to www.greenlakecountywi.gov
- Click on Departments
- Click on Land Use Planning & Zoning
- Left column under *Downloads*
- Click on “Draft FPP Update 2025”

10. Committee Discussion
 - a) No meeting in January 2026
 - b) Future Meeting Dates: February 5, 2026 @ 9:00am
 - c) Future Agenda items for action & discussion
 - d) Public Hearing items in February – 1 CUP, 1 Rezone.
11. 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](#)

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.
Green Lake County is an Equal Employment Opportunity Employer-571 County Road A, Green Lake, WI 54941 www.greenlakecountywi.gov

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, November 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: **Gene Thom, Curt Talma, Bill Boutwell, Chuck Buss**

Absent: **Sue Wendt**

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; **Renee Thiem-Korth**, Register of Deeds

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) approve the minutes of the 10/02/2025 meeting with no additions or corrections. Motion carried with no negative vote.

REGISTER OF DEEDS REPORT

Report can be found in the packet. Discussion held.

*Korth left the meeting at 9:04AM

DEPARTMENT ACTIVITY REPORTS

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

Kirkman went over the reports found in the packet.

DISCUSS 2026 LUP&Z MEETING CALENDAR

There will be no Planning & Zoning Committee meeting in January 2026 or July 2026 unless needed.

Motion/second (Thom/Boutwell) to approve the 2026 Calendar. Motion carried with no negative vote.

RESOLUTION

- 2025 Public Participation Plan for 10-year Comprehensive Plan Update

No discussion. *Motion/Second (Boutwell/Talma)* to approve the resolution and forward to County Board. Motion carried with no negative vote.

FARMLAND PRESERVATION PLAN UPDATE – DECEMBER PUBLIC HEARING

Farmland Preservation will hold a public hearing in December and will go to County Board in December.

POWTS MAINTENANCE PROGRAM COST AND FEES DISCUSSION

POWTS maintenance program postage costs keep going up. In 2024 it cost \$3,460 and in 2025 it cost \$4,456. In 2025 59% were certified mail and 41% were green postcards. The 2026 budget required a new Postage Expense account to cover postage expenses for the LUP&Z Department. The committee agrees to allow Matt to look into using a “fee” that only POWTS owners would incur.

PUBLIC COMMENT (3-MINUTE LIMIT) - none

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

Chair Buss read the rules for the Public Hearing.

Item #1: Owner: Kingston Cheese Cooperative, **Agent:** Floyd Bontrager, **Location:** W4481 County Road GG, **Parcel:** 012-00622-0300, **Legal Description:** Lot 1 of CSM 3479, Located in Sections 31 & 32, T14N, R12E, Town of Manchester, ±11.56 acres, **Request:** The owners are requesting a Conditional Use Permit for portable temporary office building(s).

No public comment. Discussion held. ***Motion/second (Boutwell/Thom)*** to approve the CUP with conditions. Motion carried with no negative vote.

Item #2: Owner: Brooks Farm Properties LLC, **Agent:** Madelyn Koerner – WE Energies, **Location:** N2705 County Road A, **Parcel:** 006-00672-0000, **Legal Description:** Part of the SE ¼ of NW ¼ of Section 34, T15N, R13E, Town of Green Lake, ±.17 acres, **Request:** The owners are requesting a Conditional Use Permit for a gas regulator station and the necessary access to the easement area.

Scott Shepard from WE Energies located at 800 S Lynndale Dr, Appleton, WI 54914 spoke for Item #2. Discussion held. ***Motion/second (Thom/Boutwell)*** to suspend the rules to allow Shepard to speak. Motion carried with no negative vote. Discussion held. ***Motion/second (Thom/Boutwell)*** to approve the CUP with conditions. Motion carried with no negative vote.

COMMITTEE DISCUSSION

- a. Next meeting date 12/4/2025 –at 9:00am.
- b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 9:58AM.

Respectfully submitted,

Karissa Rohde
Deputy County Clerk

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

FEES RECEIVED	OCTOBER				YEAR-TO-DATE				BUDGET	
	2024		2025		2024		2025		2025	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	28	5,950	21	9,100	218	51,600	199	\$ 67,150	\$ 60,000	112%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	4	1,120	5	1,270	65	18,005	65	\$ 19,515	\$ 26,000	75%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	12	12,500	11	\$ 16,300	\$ 15,200	107%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	
Variances	-	-	-	-	2	750	-	-	-	
Appeals	-	-	-	-	1	375	-	-	-	
Total	-	\$ -	-	\$ -	3	\$ 1,125	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	1	375	11	4,125	9	3,375	-	
Conditional Use Permits	1	375	1	375	11	4,125	11	4,125	-	
Variance	1	450	-	-	2	900	-	-	-	
Total	3	\$ 1,200	2	\$ 750	24	\$ 9,150	20	\$ 7,500	\$ 8,525	88%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	
Fines & Forfeitures	1	200	1	400	9	1,400	21	8,240	-	
Total	1	\$ 200	1	\$ 400	9	\$ 1,400	21	\$ 8,240	-	
SURVEYOR										
Certified Survey Maps	1	180	1	180	30	5,250	19	3,315	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	
Total	1	\$ 180	1	\$ 180	30	\$ 5,250	19	\$ 3,315	\$ 6,500	51%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	1	15	-	-	-	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	1	\$ 15	-	\$ -	\$ 35,000	0%
GRAND TOTAL	37	8,650	30	11,700	362	99,045	335	122,020	\$ 152,725	
									Total	80%

Expenditure Summary

Land Use & Zoning Month End Expenses

GREEN LAKE COUNTY

Report Description: MEE100-10-P&Z

Account Year: 25

Account Periods: 10 - 10

Dates: 10/01/2025 - 10/31/2025

Account Account Description	Original Budget	Adjusted Budget	YTD Encumbrance	Period Expended	YTD Expended	Available Balance	Percent
10 Land Use Planning and Zoning							
53610 Code Enforcement							
25-100-10-53610-110-000 Salaries	0.00	328,660.80	0.00	38,654.40	272,428.39	56,232.41	82.89
25-100-10-53610-125-000 Overtime	0.00	0.00	0.00	0.00	33.58	-33.58	0.00
25-100-10-53610-140-000 Meeting Payments	0.00	951.00	0.00	57.60	355.75	595.25	37.41
25-100-10-53610-151-000 Social Security	0.00	25,145.00	0.00	2,848.45	20,877.77	4,267.23	83.03
25-100-10-53610-153-000 Ret. Employer Share	0.00	22,679.00	0.00	2,686.50	19,795.17	2,883.83	87.28
25-100-10-53610-154-000 Health Insurance	0.00	77,549.28	0.00	6,462.40	68,328.80	9,220.48	88.11
25-100-10-53610-155-000 Life Insurance	0.00	569.16	0.00	49.12	480.15	89.01	84.36
25-100-10-53610-210-002 Professional Services	0.00	17,250.00	0.00	1,125.00	7,337.50	9,912.50	42.54
25-100-10-53610-218-000 VIOLATION NOTICE SERVICE	0.00	300.00	0.00	0.00	0.00	300.00	0.00
25-100-10-53610-225-000 Phone Service	0.00	800.00	0.00	52.93	506.13	293.87	63.27
25-100-10-53610-242-000 Print Management	0.00	300.00	0.00	38.04	243.57	56.43	81.19
25-100-10-53610-307-000 Training	0.00	1,160.00	0.00	0.00	368.55	791.45	31.77
25-100-10-53610-310-000 Office Supplies	0.00	950.00	0.00	60.33	576.93	373.07	60.73
25-100-10-53610-312-000 Field Supplies	0.00	150.00	0.00	0.00	111.66	38.34	74.44
25-100-10-53610-312-001 Non-Metallic Mining Expense	0.00	26,000.00	0.00	0.00	6,303.59	19,696.41	24.24
25-100-10-53610-320-000 Publications-BOA Public Hearing	0.00	850.00	0.00	0.00	0.00	850.00	0.00
25-100-10-53610-320-001 Publications-PZ Public Hearing	0.00	3,000.00	0.00	480.00	2,493.00	507.00	83.10
25-100-10-53610-321-000 Seminars	0.00	1,200.00	0.00	0.00	1,125.00	75.00	93.75
25-100-10-53610-324-000 Member Dues	0.00	130.00	0.00	0.00	130.00	0.00	100.00
25-100-10-53610-330-000 Travel	0.00	1,170.00	0.00	383.10	971.10	198.90	83.00
25-100-10-53610-352-000 Vehicle Maintenance	0.00	850.00	0.00	170.86	640.65	209.35	75.37
53610 Code Enforcement	\$0.00	\$509,664.24	\$0.00	\$53,068.73	\$403,107.29	\$106,556.95	79.09
10 Land Use Planning and Zoning	\$0.00	\$509,664.24	\$0.00	\$53,068.73	\$403,107.29	\$106,556.95	79.09

Land Use Permits: 10/1/2025 - 10/31/2025

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
14090	N9390 WILLARD RD	10/14/2025	RPB TRUST	475000	Accessory Structure - Agricultural Building	Farm shop with office and bathroom.		

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
14082	W995 BROOKLYN J RD	10/06/2025	MATHEW & DANIELLE BOERSON REVOCABLE TRUST	150000	Accessory Structure - Agricultural Building	Bathroom, walk in coolers, Washing and packing vegetables.		
14087	W3139 ORCHARD AVE	10/13/2025	JAMES R & SUSAN PETROWICH	355000	Additions / Alterations - Addition/Alteration to Principal Structure	Addition of a Bedroom, Bathroom, and Living room	Accessory Structure - Porch	Covered Stoop
14088	W702 MEADOW DR	10/09/2025	DAVIDW HEIDEL LIVING TRUST	25000	Accessory Structure - Retaining Walls	Two retaining walls		
14089	W2209 HICKORY RD	10/14/2025	HICKORY ROAD REAL ESTATE LLC	250000	Land Disturbing Activity - Driveways	Driveway	Accessory Structure - Stairs/Walkway	Walkway
14094	N6268 SUNNYSIDE RD	10/15/2025	ANDY'S GUINN, JENTRYM GUINN	899	Accessory Structure - Agricultural Building	Greenhouse		
14101	W2223 HICKORY RD	10/24/2025	DAVIDW DIAMOND, KARENG DIAMOND	50000	Accessory Structure - Porch	Covered Porch/Deck	Accessory Structure - Attached Deck/Patio	Deck

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
14085	W2042 TULETA HILL RD	10/28/2025	LINDAS SHANKSTER IRREVOCABLE TRUST	350000	Additions / Alterations - Addition/Alteration to Principal Structure	200 sqft lateral expansion	Land Disturbing Activity - Impervious Surface Treatment Device	Cultec 180xhd to meet mitigation requirement of principal structure
14091	W2164 TULETA HILL RD	10/28/2025	JOHND HOFFMAN, MARYE ATOLS	450000	Accessory Structure - Porch	Front Porch	Additions / Alterations - Addition/Alteration to Accessory Structure	Stairs added to deck
14086	W2088 TULETA HILL RD	10/21/2025	JAMES E & JANET E DAVIS LIVING TRUST	140000	Land Disturbing Activity - Drainage	West dry creekbed	Accessory Structure - Retaining Walls	West side retaining walls
14096	W2222 OAKWOOD AVE	10/17/2025	ROBERT M & KRISTIN D CHARLES TRUST OF 2023	100000	Accessory Structure - Detached Garage	Detached Garage with upper level storage		

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
14083	N1734 COUNTY ROAD A	10/08/2025	RENEEA RONZANI, STEVEN L SCHUELER	35000	Accessory Structure - Attached Deck/Patio	38 in tall with steps going down	Accessory Structure - Attached Deck/Patio	55 in tall with stairs going down.

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
14092	W4610 WINDING LN	10/15/2025	BATC WEST LLC	125000	Accessory Structure - Agricultural Building	Ag Building for storage of farm equipment and minor repair work	Accessory Structure - Agricultural Building	Lean-to
14093	W4083 YUNKER RD	10/16/2025	ESTHERM SCHROCK, JOSEPHJ SCHROCK	10000	Accessory Structure - Agricultural Building	Milkhouse, Icehouse, garden storage.		
14098	N605 COUNTY ROAD M	10/22/2025	ANNIEJ SCHROCK, ELIRAY SCHROCK	50000	Ag. Structure - Agricultural Building	New barn for livestock		
14105	W3838 COUNTY LINE RD	10/29/2025	GERALDE SAUER, GERALD E JR & JENNIFER L SAUER, JENNIFERL SAUER	35000	Accessory Structure - Agricultural Building	Shed to store agricultural machines.		

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
14076	W5669 PUCKAWAY RD	10/02/2025	EDITHF MAST, GLENP MAST	150000	Accessory Structure - Agricultural Building	This building will be housing chickens as well as a place for the CUP. Building ice houses and cabins.		
14097	W3655 ELIZABETH CT	10/20/2025	KA & MM VIRGILIO REVOCABLE TRUST	500000	Accessory Structure - Porch	Covered Porch	Accessory Structure - Porch	Screened Porch

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
14057	N4326 S LAKESHORE DR	10/06/2025	KIMBERLYANN QUIGLEY, TIMOTHYE QUIGLEY	1750000	Accessory Structure - Stairs/Walkway	Spiral staircase	Accessory Structure - Attached Deck/Patio	Upper deck
14073	N4863 N LAKESHORE DR	10/16/2025	MYRON & OKSANA LYSKANYCZ	1500000	Accessory Structure - Stairs/Walkway	Walkway behind garage	Accessory Structure - Stairs/Walkway	Walkway side of garage
14084	N4106 S LAKESHORE DR	10/16/2025	MARIEJ WAPNESKI	550000	Accessory Structure - Porch	Covered Stoop	Land Disturbing Activity - Driveways	Driveway

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								

October 2024 Estimated Cost \$9,309,500.00

2024 YTD Estimated Cost \$56,147,390.00

October 2025 Estimated Cost:

2025 YTD Estimated Cost:

\$7,050,899.00

\$44,126,492.00

Sanitary Permits: 10/1/2025 - 10/31/2025

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	WI Fnd	County Fee	DSPS Fee	Total Cost
202524058		002000630000	W1940 COUNTY ROAD F	TARAM SCHUBERT	10/02/2025	New System	Conventional (Non-Pressurized In-Ground)	Anthony Thoma		01/02/1900	No	3 bed	0	280	100	380
202524064		004001990000	W995 BROOKLYN J RD	MATHEW & DANIELLE BOERSON REVOCABLE TRUST	10/01/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	Bathroom for shop	0	280	100	380
202524066		016002060200	N5450 STATE ROAD 73	RALPHE PIEROTTI	10/06/2025	New System	Conventional (Non-Pressurized In-Ground)	Anthony Thoma		10/16/2025	No	2 bed	0	280	100	380
202524067		002004280000	N8240 FOREST RIDGE RD	TRILLIUM HILL LAND LLC	10/01/2025	New System	Conventional (Non-Pressurized In-Ground)	Joel Karls		01/02/1900	No	30 employees and 10 floor drains	0	280	100	380
202524068		010002550100	N1590 N BRAVE RD	ADAMMITCHELL OEMIG, CHRISTINEC MASTERSON, DANIELLERAE OEMIG, OTTO W III OEMIG	10/01/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	Change of Plumber	01/02/1900	No	4 bed	0	75	0	75
202524069		206018510000	448 VAN HORN ST	JESSICA MOHR	10/21/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Marshall, R		01/02/1900	No	4 bed	0	280	100	380
202524070		014003110100	W7270 PUCKAWAY RD	OCEAN HOUSING LLC	10/08/2025	Addition/Modification	In-Ground Pressure	Scott Vesely		01/02/1900	No	replacing pumps for mobile home park	0	150	0	150
202524071		012002570000	N1637 MADISON ST	DAVID ROSS	10/09/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	3 bed	0	280	100	380
202524072		014010050000, 014010040000	No Address Available, W3655 ELIZABETH CT	KA & MM VIRGILIO REVOCABLE TRUST	10/20/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	4 bed	0	280	100	380
202524073		014009280000	W6388 LAKEVIEW DR N	DUANEJ WINGER REVOCABLE TRUST	10/27/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	3 bed	0	280	100	380
Total														2465	800	3265

Total Sanitary Permits Issued 10/1/2025 - 10/31/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	9	6	3	0
In-Ground Pressure	1	0	1	0
Grand Total	10	6	4	0

Total Sanitary Permits Inspected 10/1/2025 - 10/31/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	3	3	0	0
Holding Tank	1	1	0	0
Mound	2	0	2	0
Mound < 24"	1	1	0	0
Grand Total	7	5	2	0

Land Use Violations
Report November 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>
016003230600-TPR	W3696 Orchard Avenue	Leah Brackensick & Matthew Willmus	14102	Shoreland	Shed and retaining walls built without land use permit and potentially occupying campers without sanitary needs addressed
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>
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.
006001160102-TGL	W2498 Oakwood Avenue	Orazio Pollina	13826	Shoreland	Retaining walls within shoreland setback and no LUP for structures. Have permits.
004003140201-TBY	W1141 State Road 23 &49	S&L Holdings WI LLC	14009	Zoning	Section 350-33 Permitted uses in C2. Using property for uses not allowed in C2. 1)Sales lot for boat and boat-related items. 2)Dumpsite for fill and logs. 3) Parking lot for commercial vehicles and boat lifts. Working on bringing property into compliance as of 11/21/25
006002510101-TGL	W540 Center Road	Ronald Kasuboski	13912	Zoning	Vehicles and other junk on the propey. Progress being made
004008480000-TBL	W2956 State Road 23	Natasha Paris & Nikka Pamenter	14074	Junk	• Motorized vehicles or motorized equipment of any type, if not currently capable of motorized operation including unlicensed and unregistered. (350-16-A (1)) • Vehicle parts. (350-16-A (3)) • Tires, with or without rims. (350-16-A (4)) • Scrap metal and interior appliances are not in use. (350-16-A (11))
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>
012005160100-TMN	N879 Lane 7	William H Bontrager	13855	Zoning	Structures without land use permit and structure within street yard setback. Working with town.
002001280100-TBE	N9259 32nd Drive	Terrence Duket	13956	Junk	3 Piles if tires, Piles of unused wood and construction materials, 3 or more Trailers, 4 Campers, 1 potentially unusable van.

Monthly Violations Resolved	YTD Violations Resolved
1	23

Resolved					
006016890000-TGL	W1192 Spring Grove Road	Douglas & Sheri Liedberg Joint Trust	14080	Shoreland	Walkway built without a LUP and a patio and retaining wall built within the shoreland setback

POWTS FAILURE REPORT 11/21/2025

Open					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
004014960000	N5881 HILLSIDE DR	YASICK LAURIE M	000071217	Discharge of sewage to the surface of the ground likely failed drainfield	6/12/2025
14001470000	W5550 PINE RD N	DAVID SCHOENECK FAMILY TRUST	190025791	Tank Failure	10/1/2025
012003840100	W4414 WINDING LN	MAST LAVERA M; MAST PERRY O	000594	system likely installed into ground water based on soil test for system installed in 1996.	6/27/2025
014003550000	W6618 PUCKAWAY RD	OLSON SCOTT R	01424018	Drainfield is failed orangeburg pipe and septic tank is old and near failing. Will be getting a holding tank as it is all floodplain.	6/11/2025
020002750100	N8603 BIG ISLAND RD	MC MARTIN RICHARD & DONNA	00017139	Existing system is likely less than 2 feet from a limiting feature. Per soil test from June of 2025	6/24/2025

Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date

Final Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
014004420000	N3211 OAK RD	JUTZ LORRAINE & DARRELL	01424025	Tank Failure	7/22/2025
006016990000	N3082 N KEARLEY RD	NASH KENNETH A; NASH MARY C	000000185	tank failure	5/7/2025

Sent To Corp Counsel					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
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
016008320000	N5528 COUNTY ROAD T	BARBARA MORRISON	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
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
004003150200	W1002 STATE ROAD 23 49	COACHLITE GREEN LAKE LLC	200724035	Tank Failure	11/18/2024
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
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

Planning & Zoning 2026

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
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March						
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29	30	31				

April						
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May						
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31						

June						
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July						
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30	31					

September						
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November						
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22	23	24	25	26	27	28
29	30					

December						
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Notes:

Jan	NO P&Z Committee
Jan	NO County Board
Feb 5	P&Z Committee
Feb 17	County Board
Mar 5	P&Z Committee
Mar 17	County Board
Apr 2	P&Z Committee
Apr 21	County Board
May 7	P&Z Committee
May 19	County Board
Jun 4	P&Z Committee
Jun 16	County Board
Jul 2	P&Z Committee-as needed
Jul	NO County Board
Aug 6	P&Z Committee
Aug 18	County Board
Sept 3	P&Z Committee
Sept 15	County Board
Oct 1	P&Z Committee
Oct 20	County Board
Nov 5	P&Z Committee
Nov 10	County Board
Dec 3	P&Z Committee
Dec 15	County Board

 = P&Z Meetings
 = County Board Meetings

Approved: 11/6/25

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, December 4, 2025, at 9:30 a.m.** to consider the following requests:

Item #1: Owner: Fernwood Campground LLC, **Agent:** Raymond A. Merlin & Michael Zacker, **Location:** W1934 Pleasant Avenue, **Parcel(s):** 006-01370-0000 & 006-01368-0000, **Legal Description:** Located in the NE ¼ of NW ¼ of Section 32, T15N, R13E, Town of Green Lake, ±2.53 acres, **Request:** The owners are requesting a Conditional Use Permit for their campground operation as well as to repurpose the existing aerator building for storage of campground equipment and supplies.

Item #2: Owner: Noah Polcyn, **Location:** W3251 Princeton Road, **Parcel:** 004-00839-0200, **Legal Description:** Located in the E ½ of the SW ¼ of NW ¼ of Section 23, T16N, R12E, Town of Brooklyn, ±10.93 acres, **Request:** The owners are requesting a rezone of ±10.93 acres zoned A2, General Agriculture District, to R4, Rural Residential District. To be identified by Certified Survey Map.

Item #3: Owner: Lloyd L. Miller Jr., **Agent:** Donald W. Lenz, **Location:** W5465 Puckaway Road, **Parcel:** 014-00500-0100, **Legal Description:** Located in the NW ¼ of SE ¼ & SW ¼ of SE ¼ of Section 35, T15N, R11E, Town of Marquette, ±8.32 acres, **Request:** The owners are requesting a rezone of ±8.32 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.

Item #4: Applicants: Green Lake County Land Use Planning & Zoning Committee, **Explanation:** Adopt, by ordinance, the 2025 Green Lake County Farmland Preservation Plan. To view a draft of the 2025 Farmland Preservation Plan:

- Go to www.greenlakecountywi.gov
- Click on Departments
- Click on Land Use Planning & Zoning
- Left column under *Downloads*
- Click on “Draft FPP Update 2025”

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: November 20, 2025

Item #1:

Owner: Fernwood Campground LLC, **Agent:** Raymond A. Merlin & Michael Zacker, **Location:** W1934 Pleasant Avenue, **Parcel(s):** 006-01370-0000 & 006-01368-0000, **Legal Description:** Located in the NE ¼ of NW ¼ of Section 32, T15N, R13E, Town of Green Lake, ±2.53 acres, **Request:** The owners are requesting a Conditional Use Permit for their campground operation as well as to repurpose the existing aerator building for storage of campground equipment and supplies.

Land Use Planning and Zoning Committee Staff Report

Public Hearing

December 4, 2025

Item I: Conditional Use Permit (CUP)

Owner:

Fernwood Campground

Applicant:

Ray Merlin

Request: The owner/applicant is requesting a CUP to resolve nonconforming use status and to repurpose the existing aerator building for storage of campground equipment and supplies.

Parcel Number/ Location: The request affects parcels 006-01370-0000 and 006-01368-0000 (±2.53 acres combined). The parcels are located in NE ¼ of NW ¼ of Section 32, T15N, R13E, Town of Green Lake. The site address is W1934 Pleasant Ave.

Existing Zoning and Uses of Adjacent Area: The parcels listed above are both zoned RC, Recreation District. To the North is Little Green Lake. To the East and West there are parcels zoned R1, Single Family Residence District and those parcels are used residentially. To the South is a parcel zoned A2, General Agriculture District and is used agriculturally and residentially.

Additional Information/Analysis:

Back in 2002, a conditional use permit (CUP) was approved by the committee for an aerator building located on parcel 006-01370-0000. Both parcels are a part of Fernwood campground, but the building is only located on parcel 006-01370-0000. The CUP had 4 conditions of approval which are listed below in the staff comments. The fourth condition of approval required the aerator building to be removed if no longer in use. However, the applicant would like to convert the use of the compressor building to campground storage. This condition would need to be struck if the Committee is open to this change of use of this building.

Also In 2002, the Fernwood campground was operating as a legal nonconforming use as a campground use required a conditional use permit. It is likely that the reason behind the 2002 CUP not addressing the nonconforming use status is because the aeration building use had little to no connection to the campground use. Presently, Fernwood campground would like to make the aeration building part of the campground operation. It made sense to resolve the nonconforming status at this time.

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 should be reviewed by the Committee to determine if it meets the general criteria for review as cited above. The Committee is free to add or remove any additional conditions it deems appropriate:

1. That the building intended to house the compressor unit be sided with a half log type siding.
2. That sound generating from the building be no greater than that generated by a small common lawn mower. Evidence of compliance of this condition of approval must be provided to the Green Lake County Planning and Zoning Department prior to issuance of permit and, again, after the building is complete and while the compressor is running by the owner/applicant.
3. That a landscape plan be submitted by the owner/applicant indicating Arbor Vitae type plantings being placed around the building, except where the building is entered/exited from, to act as a visual barrier.
4. That the building and compressor be removed when no longer needed for the destratification project unless otherwise allowed under Green Lake County Zoning Ordinances.
5. **No expansion of existing use through expanding existing structures, additional structures and/or expanding the campground's land area shall occur without review and approval through future conditional use permit(s).**

Town of Green Lake: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk. At their town board meeting on October 13th, 2025, the Town of Green Lake did not object to and approved of the request.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on –
(Date) 10-13-2025.

Owner/Applicant: Owner: Fernwood Campground LLC, Agent: Raymond A. Merlin & Michael Zacker

Site Location: W1934 Pleasant Avenue

General legal description: Parcel(s) #006-01370-0000 & 006-01368-0000, Located in the NE ¼ of NW ¼, Section 32, T15N, R13E, Town of Green Lake, ±2.53 acres

Request: CUP Application from the Fernwood Campground LLC, to repurpose the existing aerator building for storage of campground equipment and supplies.

Planned public hearing date for the above requests: December 4, 2025

☒ Town Does Not object to and Approves of request

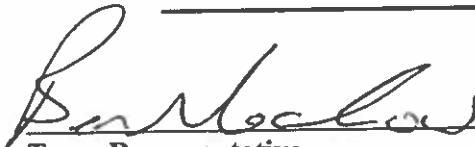
☐ No action taken

☐ Objects to and requests denial of request

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

If no action taken – please include reason for inaction.

- Reason(s) for objection/inaction:



Town Representative

10/13/2025

Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **November 21, 2025**



Land Use Planning & Zoning Department

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

Phone 920-294-4156 Website: <http://www.greenlakecountywi.gov> 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.)

Fee Received (Non-Refundable) \$375.00 Date 09/05/2025

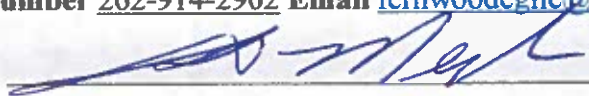
By signing and submitting this completed application with public hearing fee, the applicant or agent requests the Land Use Planning & Zoning Committee consider the conditional use permit request at the next available public hearing.

PROPERTY OWNER / APPLICANT

Name Fernwood Campground, LLC Raymond A. Merlin and Michael Zacker

Mailing Address 8931-67th Street Kenosha WI 53142

Phone Number 262-914-2902 Email fernwoodcgllc@gmail.com / ramerlin@sbcglobal.net

Signature  Date 09/05/2025

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Markesan Location of Property W1934 Pleasant Ave Markesan, WI 53946

Section _____ Town _____ N Range _____ E

Affected Parcel Number(s) 006-01370-0000 & 006-01368-0000 Affected Acres _____

Subdivision _____ Lot _____ Block _____ CSM

Lot _____ or COS _____

Legal Description:

Section 32, T.15N.-R.13E., OAKLAND PLAT COM 126.70' SE'LY OF SW COR LOT 30: RUNN 7*E (VAR 3*) TO LOW WATER MARK ON SHORE; S 7* W 44': SE'LY 175' TO PT ON SHORE: S 4* W TO R/W: NW'LY TO BEG & OAKLAND PATCOMAT SWCOR SU N/*E PLAT COMAT THE SW COR LOT 30 RUN SELYALG R/W 126.70'; N 7*E (VAR 3*) TO LOW WATER MARK ON SHORE; S 7* W44'; W'LY 97.50' TO WLN LOT 30

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

The property is currently used as a campground, also known as Fernwood Campground. It features amenities and improvements such as designated camping sites, a small office for check-in/registration, a fish house for cleaning fish along with basic facilities like restrooms and a common area. The land is partially wooded with open fields for camping. There is also a home on the property that is available year round for use by the owners.

Restrooms:

There are a men's and women's restroom with two showers and sinks. There is a hot water heater, but no heat in the building.

Lake Aerator:

There is an aerator building located on the property of Fernwood Campground, currently owned by the Little Green Lake Protection and Rehabilitation District. Fernwood Campground and The District are seeking approval from Green Lake County to transfer ownership of the aerator building to Fernwood Campground. The lake aerator itself is no longer in use, and the District plans to remove the aeration equipment. If the transfer of the aerator building is not approved, the District will also proceed with removing the building from the property.

Conditional Use Permit Application

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? The Campground will operate as it has as a Campground. The existing building will be used for the storage of campground equipment and supplies. This use will help organize and protect essential items needed for campground operations. The structure is already in place and will be utilized as-is, ensuring no additional impact on the natural surroundings or campground aesthetics.

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. The Structure is already in place and used by the Little Green Lake Protection and Rehabilitation District for aerating Little Green Lake. The structure will not be added onto and used on the footprint already there.

☐ 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

Fernwood Campground, LLC has been operating as a seasonal campground since the 1960s. In the late 1980s, our family purchased the property and continued to run it under the name Fernwood Campground, maintaining its long-standing tradition of providing a welcoming and scenic camping experience. The campground currently offers both seasonal and daily campsite rentals, serving families, individuals, and outdoor enthusiasts seeking lakefront camping in a peaceful setting.

The property includes 25 campsites, lake access, and piers for recreational use. It continues to operate in much the same way as it has for decades. The campground is open seasonally, typically from April through October, depending on weather conditions. The on-site residence is available year-round to the owners, who oversee campground operations and maintenance. No new buildings are being constructed, and existing structures will remain as they are, aside from routine upkeep.

One existing structure on the property is the aerator building, currently owned by the Little Green Lake Protection and Rehabilitation District. This building was originally constructed to house lake aeration equipment, which is no longer in use. The District is seeking approval from Green Lake County to transfer ownership of the aerator building to Fernwood Campground. If approved, the building will be repurposed for secure storage of campground equipment and supplies. If the transfer is not approved, the District intends to remove the building from the property.

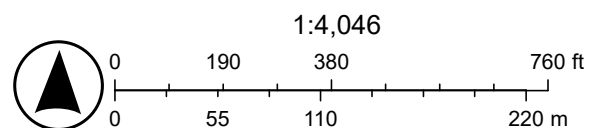
The use of the aerator building for storage will support efficient campground operations and help protect essential equipment from weather and vandalism. As the structure already exists, there will be no additional impact on the natural environment or neighboring properties. Fernwood Campground is committed to maintaining its low-impact presence and ensuring that all aspects of its footprint respect and protect the surrounding natural landscape.

The proposed continued use of the property aligns with its original purpose and provides ongoing recreational opportunities to both visitors and the local community. Repurposing the aerator building, rather than removing it, offers a practical and environmentally conscious solution that supports the campground's operations while preserving the character of the site.

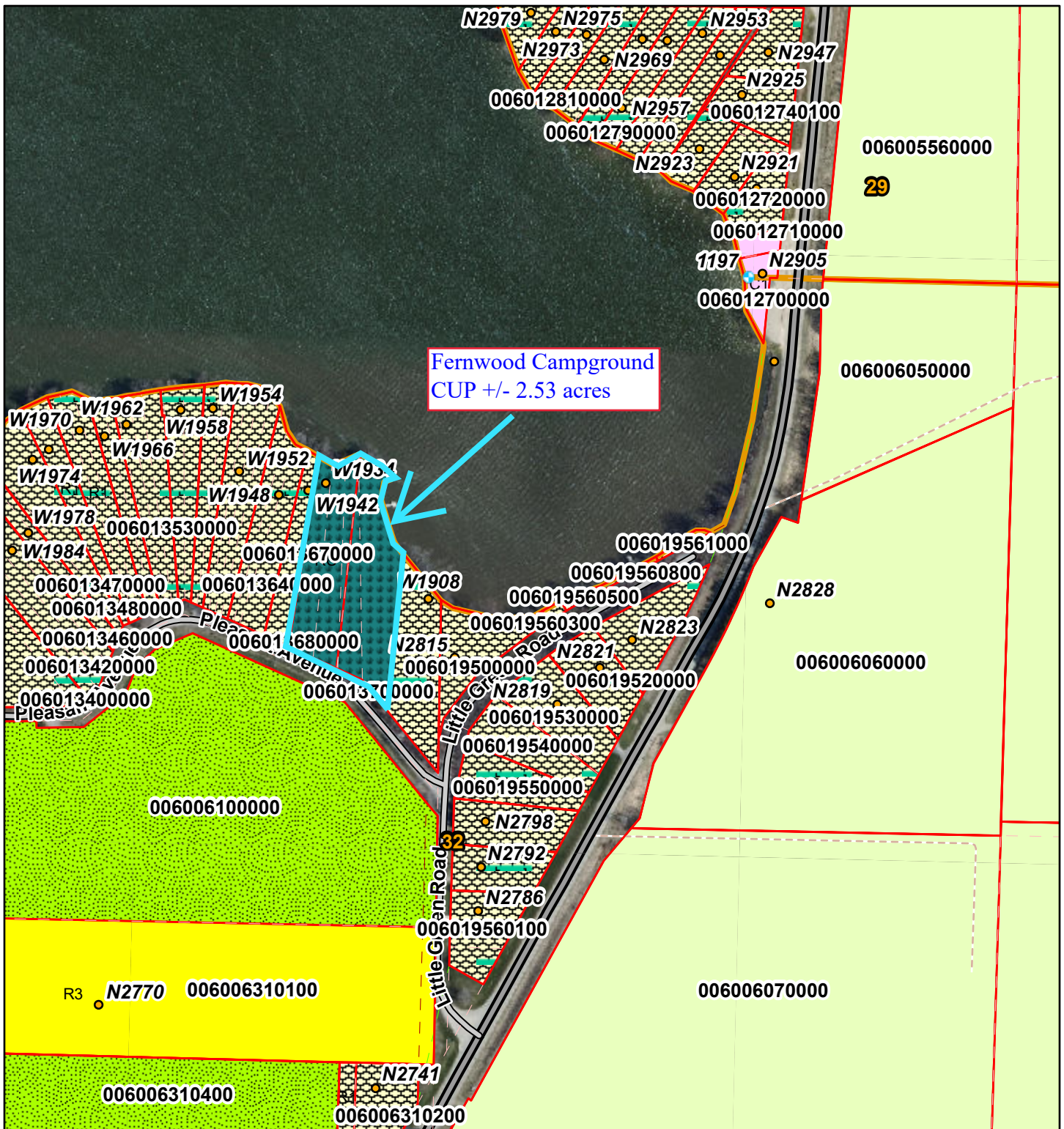
Fernwood Campground CUP Aerial Map



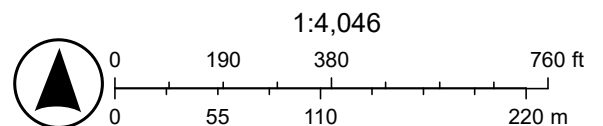
10/6/2025, 12:41:57 PM



Fernwood Campground CUP Zoning Map



10/6/2025, 12:49:31 PM



DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: December 4, 2025

Owner: Fernwood Campground LLC

Agent: Raymond A. Merlin & Michael Zacker

Parcel: #006-01370-0000 & 006-01368-0000, W1934 Pleasant Avenue, Town of Green Lake.

Request: Conditional Use Permit for their campground operation as well as to repurpose the existing aerator building for storage of campground equipment and supplies.

Land Use Planning and Zoning Committee:

Chuck Buss, Chair

Sue Wendt

William Boutwell, Vice Chair

Curt Talma

Gene Thom

Date signed: December 4, 2025

Committee vote: Ayes ____ Nays ____ Abstain ____ Absent ____

☐ **Approve**

☒ **With the conditions (listed on page 2)**

☐ **Deny.**

☐ **Modify as follows:**

Conditions of Approval:

General Conditions:

1. That the building intended to house the compressor unit be sided with a half log type siding.
2. That sound generating from the building be no greater than that generated by a small common lawn mower. Evidence of compliance of this condition of approval must be provided to the Green Lake County Planning and Zoning Department prior to issuance of permit and, again, after the building is complete and while the compressor is running by the owner/applicant.
3. That a landscape plan be submitted by the owner/applicant indicating Arbor Vitae type plantings being placed around the building, except where the building is entered/exited from, to act as a visual barrier.
4. That the building and compressor be removed when no longer needed for the destratification project unless otherwise allowed under Green Lake County Zoning Ordinances.
5. **No expansion of existing use through expanding existing structures, additional structures and/or expanding the campground's land area shall occur without review and approval through future conditional use permit(s).**

Item #2:

Owner: Noah Polcyn, **Location:** W3251 Princeton Road, **Parcel:** 004-00839-0200, **Legal Description:** Located in the E ½ of the SW ¼ of NW ¼ of Section 23, T16N, R12E, Town of Brooklyn, ±10.93 acres, **Request:** The owners are requesting a rezone of ±10.93 acres zoned A2, General Agriculture District, to R4, Rural Residential District. To be identified by Certified Survey Map.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

December 4, 2025

ITEM II: ZONING CHANGE

OWNER:

Noah & Allison Polcyn

APPLICANTS:

Same

REQUEST: The owner is requesting a zoning change of ±10 acres from A2, General Agriculture District to R4, Rural Residential District. To be identified by certified survey map.

PARCEL NUMBER / LOCATION: The request affects parcel number 004-00839-0200 (+/-10.93 acres). The parcel is located in the E1/2 of the SW ¼ of the NW ¼ lying South of Hwy Excluding that part of CSM 928 lying therein, Section 23, T16N, R12E, Town of Brooklyn. The site address for the zoning change is W3251 Princeton Rd.

EXISTING ZONING AND USES OF ADJACENT AREA: Parcel 004-00839-0200 is currently zoned A-2, General Agriculture District. The parcel has residential use present, with surrounding forest concluding the rest. To the North, South and East are zoned A1, Farmland Preservation district and appear to be used as wooded lots. Immediately, West is the unzoned town of Princeton. To the Northeast one parcel is zoned R2, Single Family Mobile Home Residence District and one parcel to the Southwest zoned C2, Extensive Commercial District. Both of these parcels as well as many others surrounding the subject site are rural residential parcels.

ADDITIONAL INFORMATION / ANALYSIS: Normally, A2 zoning is the ideal zoning for rural residents. It has the most uses and the least restrictions. It is uncommon for a property owner to rezone out of A2. The driving force behind this rezone is that the owners would like to separate the buildings from the woods and sell the lot that contains the buildings and keep the woods. The minimum acre requirement for R4 is 3 acres.

REZONING CRITERIA PER §350-75.A.: Land may be rezoned if all of the following are found after public hearing: **(Staff comments in bold)**

The amendment is consistent with community land use plan (comprehensive plan). **The proposed rezone is consistent with the county's comprehensive plan as the R4 district was designed to be consistent with other agricultural zoning districts.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **The rezone has little potential to be detrimental to neighboring properties or properties abroad as this area consists of mostly rural residences**

The amendment will not have a significant adverse impact on the natural environment (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be mitigated by management practices on the site or in the immediate vicinity. **There is no indication that adverse impacts on the natural environment will occur if the amendment were to be approved.**

The amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services (i.e., highways, streets, water, sewage, drainage, schools, emergency services, etc.). **This rezone will not have a significant adverse effect on public facilities or services.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **The amendment has no negative effect to planned land uses as the R4 and A2 districts are both agricultural in nature.**

The amendment will not result in inappropriate spot-zoning (i.e., use is inconsistent with surrounding properties and serves only a private, rather than public interests). At first glance **this rezone may be considered spot zoning. However, many of the A1 parcels surrounding this parcel are strictly used as rural residences and are less than 8 acres.**

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk. At their town board meeting on November 12, 2025, the Town Board did not object to and approved of the request.

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) 11-12-25.

Owner/Applicant: Owner: Noah Polcyn

Site Location: W3251 Princeton Road

General legal description: Parcel #004-00839-0200, Located in E ½ of the SW ¼ of NW ¼, Section 23, T16N, R12E, Town of Brooklyn, ±10.93 acres.

Request: Rezone ±10.93 acres zoned A2, General Agriculture District, to R4, Rural Residential District. To be identified by Certified Survey Map.

Planned public hearing date for the above requests: December 4, 2025

☒ **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.

If no action taken – please include reason for inaction.

- Reason(s) for objection/inaction:

TOWN OF BROOKLYN

Town Representative

11-12-25
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **November 21, 2025**

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941
(920) 294-4156

GENERAL APPLICATION

Fee 375.⁰⁰ (not refundable)

Date 9-29-25

Zone Change from A2 to R4

Conditional Use Permit for

Other

PROPERTY OWNER / APPLICANT (1)

Name Noah Polcyn

Mailing Address W3251 Princeton Rd,

Phone Number 920-229-3568

Signature [Signature]

Date 9/29/2025

PROPERTY OWNER / APPLICANT (2)

Name

Mailing Address

Phone Number

Signature

Date

PROPERTY INFORMATION

Town of Brooklyn Parcel Number(s) 004-00839-0200

Acres 10.93 Lot — Block — Subdivision —

Section 23 Town 16 North Range 12 East

Location of Property W3251 Princeton Rd

Legal Description E 1/2 of the SW 1/4 of the NW 1/4 lying South of Highway,
excluding that part of CSM 928 lying therein.

Current Zoning Classification A2 Current Use of Property Residence (Rural)

with woods (undeveloped), no agriculture occurring

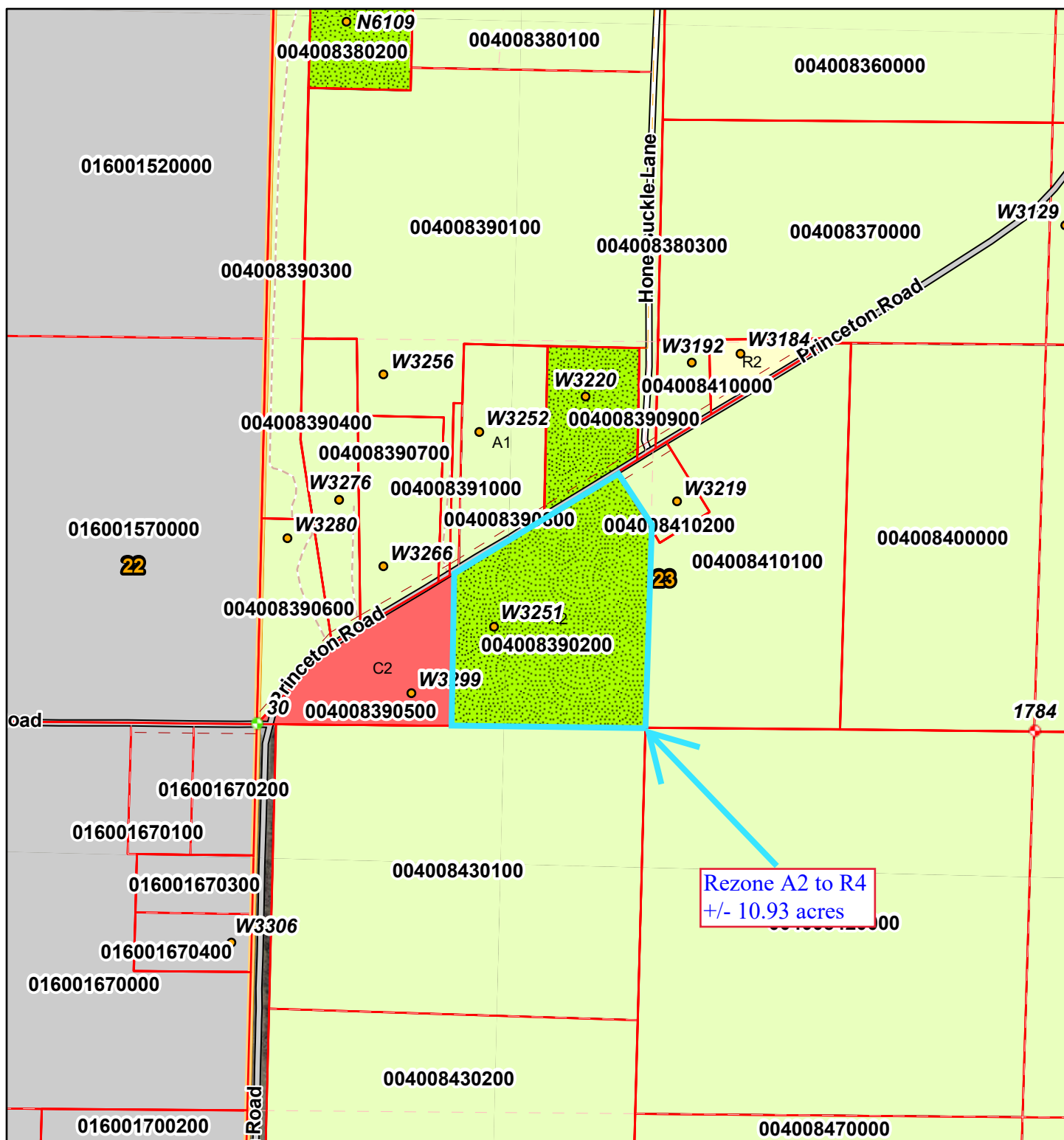
Detailed Description of Proposed Use Would like to separate the buildings from the
woods. Wish to sell R4 lot w/ buildings and retain woods lot.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

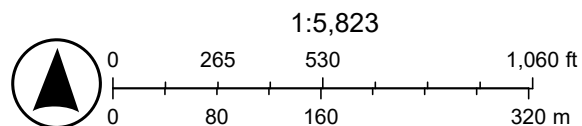
Fees: Zone Change \$375.00
Conditional Use Permit \$375.00
Special Exception \$375.00
Variance/Appeal \$375.00

This aerial map displays a residential area with various property boundaries and parcel numbers. A specific area is highlighted in blue, indicating a rezoning from A2 to R4, covering approximately 10.93 acres. The highlighted area is bounded by Princeton Road to the north and west, and a vertical line to the east. The map includes several parcel numbers, such as 004008380200, 004008380100, 004008360000, 004008370000, 004008390100, 004008380300, 004008390300, 004008390400, 004008390700, 004008391000, 004008390600, 004008390500, 004008390200, 004008390300, 004008390900, 004008410000, 004008410200, 004008410100, 004008400000, 004008430100, 004008430200, 004008470000, 016001520000, 016001570000, 016001670200, 016001670100, 016001670300, 016001670400, 016001670000, and 016001700200. The map also shows several streets, including Princeton Road, Honeuckle Lane, and a road labeled 1784. A blue arrow points to the highlighted area, with a text box stating "Rezone A2 to R4 +/- 10.93 acres".

Polcyn Rezone Zoning Map



10/6/2025, 2:51:45 PM



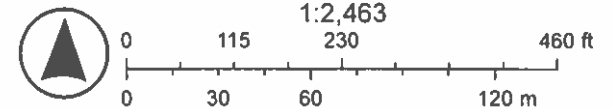
Polcyn Rezone (A2 to R4)



9/29/2025, 8:22:44 AM

Handwritten signature

09/29/2025



CONCEPT PLAN

CONCEPT PLAN FOR NOAH POLCYN AND ALLISON POLCYN LOCATED IN PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWN 16 NORTH, RANGE 12 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY

Green Lake, Wisconsin

Donald W. Lenz

Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 30th day of September, 2025.
Drafted by: DWL

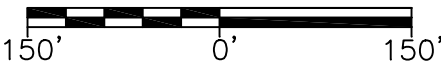


Green Lake Surveying Company
A Division Of



General Engineering Company
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net

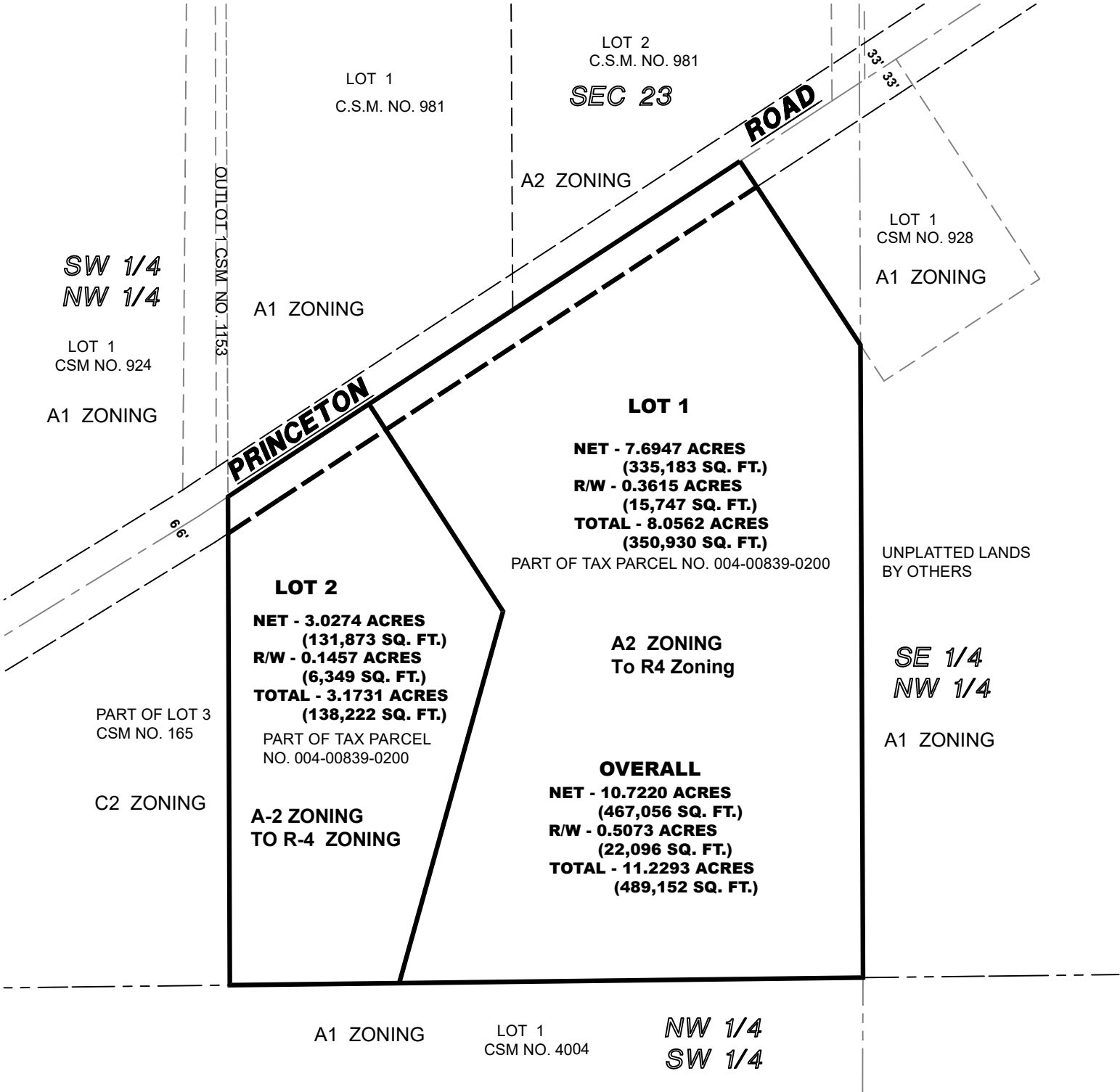
SCALE: 1" = 150'



OWNER(S)
NOAH POLCYN &
ALLISON POLCYN

ADDRESS
W3251 PRINCETON ROAD,
GREEN LAKE, WI 54941

THE PURPOSE OF THE CONCEPT PLAN IS
TO HAVE A ZONING CHANGE FOR
PROPOSED LOT 2 FROM A2 ZONING TO R4
ZONING TO COMPLY WITH THE GREEN
LAKE COUNTY LAND DIVISION
SUBDIVISION ORDINANCE.



CONCEPT PLAN

CONCEPT PLAN FOR NOAH POLCYN AND ALLISON POLCYN LOCATED IN PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWN 16 NORTH, RANGE 12 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY

Green Lake, Wisconsin

Donald W. Lenz

Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 30th day of September, 2025.
Drafted by: DWL



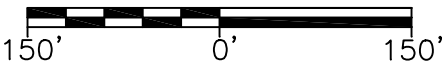
Green Lake Surveying Company
A Division Of



General Engineering Company
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net



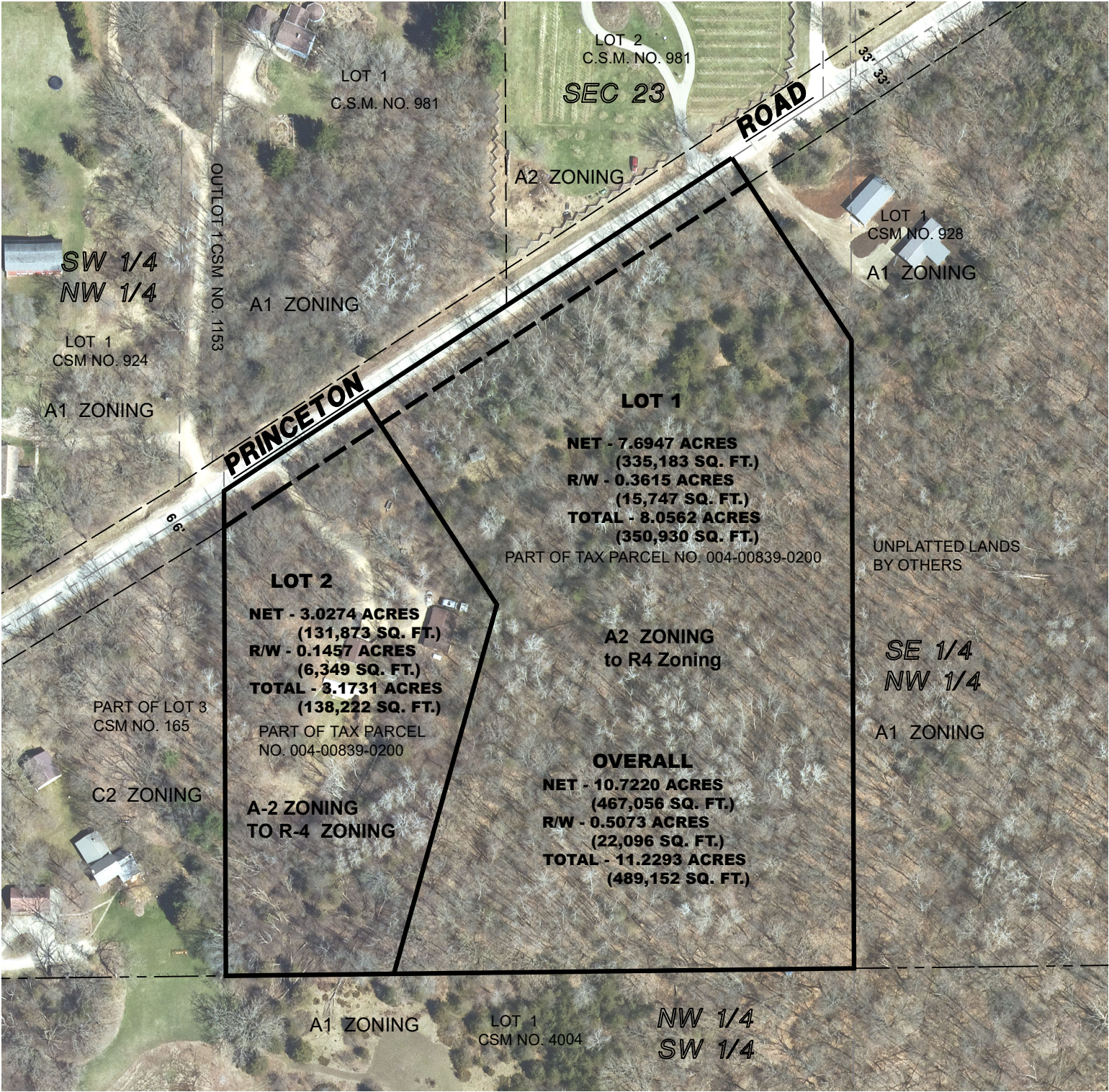
SCALE: 1" = 150'



OWNER(S)
NOAH POLCYN &
ALLISON POLCYN

ADDRESS
W3251 PRINCETON ROAD,
GREEN LAKE, WI 54941

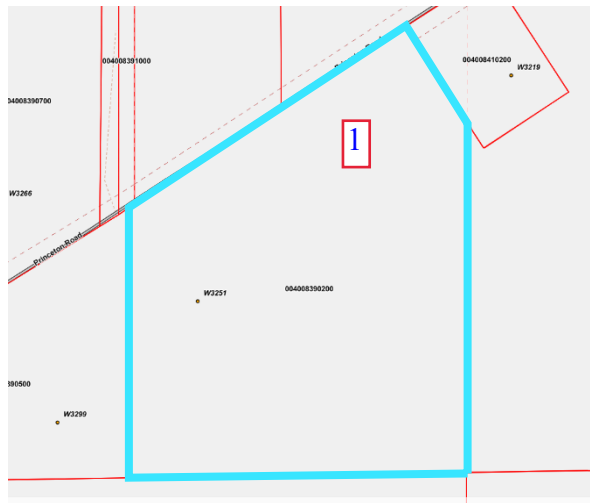
THE PURPOSE OF THE CONCEPT PLAN IS
TO HAVE A ZONING CHANGE FOR
PROPOSED LOT 2 FROM A2 ZONING TO R4
ZONING TO COMPLY WITH THE GREEN
LAKE COUNTY LAND DIVISION
SUBDIVISION ORDINANCE.



Noah Polcyn
Town of Brooklyn
W3251 Princeton Road, Parcel #004-00839-0200
E ½ of the SW ¼ of NW ¼, Section 23, T16N, R12E

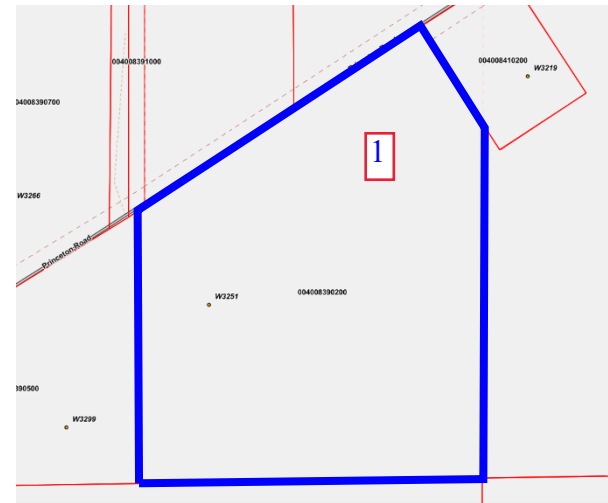
Existing Configuration

1 = ±10.93-acre parcel zoned A2, General Agriculture District.



Proposed Configuration

1 = ±10.93-acre parcel zoned R4, Rural Residential District.



Land Use Planning & Zoning Public Hearing 12/4/2025

ORDINANCE NO. -2025

Relating to: Rezone in the Town of Brooklyn
Owner: Noah Polcyn

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 16th of December 2025, does ordain as follows:

NOW, THEREFORE, BE IT ORDAINED that the Green Lake County Zoning Ordinance, Chapter 350 as amended, Article IV Zoning Districts, Section 350-26 Official Map, as relates to the Town of Brooklyn, shall be amended as follows:

Owner: Noah Polcyn, **Location:** W3251 Princeton Road, **Parcel:** 004-00839-0200.
Legal Description: Located in the E ½ of the SW ¼ of NW ¼ of Section 23, T16N, R12E, Town of Brooklyn, ±10.93 acres. **Request:** The owners are requesting a rezone of ±10.93 acres zoned A2, General Agriculture District, to R4, Rural Residential District. To be identified by Certified Survey Map.

BE IT FURTHER ORDAINED, that this ordinance shall become effective upon passage and publication.

Roll Call on Ordinance No. -2025

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Chuck Buss, Chair

Passed and Enacted/Rejected this 16th
Day of December 2025.

William Boutwell, Vice Chair

County Board Chairman

Sue Wendt

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann, Corporation Counsel

Curt Talma

Item #3:

Owner: Lloyd M. Miller Jr., **Agent:** Donald W. Lenz, **Location:** W5465 Puckaway Road,
Parcel: 014-00500-0100, **Legal Description:** Located in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ & SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of
Section 35, T15N, R11E, Town of Marquette, ± 8.32 acres, **Request:** The owners are requesting a
rezone of ± 8.32 acres zoned A1, Farmland Preservation District, to A2, General Agriculture
District. To be identified by Certified Survey Map.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

December 4, 2025

ITEM III: ZONING CHANGE

OWNER:

Lloyd Miller

APPLICANT:

Same as Owner

REQUEST: The owners are requesting a zoning change for ±8.32 acres from A1, Farmland Preservation District, to A2, General Agriculture District to be identified by Certified Survey Map.

PARCEL NUMBER / LOCATION: The request affects parcel number 014-00500-0100 (±8.32 acres). The parcel is located in the W ½ of the SE ¼ Section 35, T15N, R11E, Town of Marquette.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is A1 Farmland Preservation and is used residentially with not much agricultural uses present. All of the surrounding parcels are zoned A1 and are used for agriculture and rural residential use.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the proposed rezone area is vacant forested wetland area. The proposed use of the rezone area is to be agricultural with a rural residential use. The proposed rezone area does not fall within floodplain jurisdiction. All the soils on the parcel located within the proposed rezone area are classified as type 4 soils and are not conducive to farming. There is also a large wetland that covers most of the proposed rezone area except for a small area that could be used for a residence.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **All of the proposed rezone area is covered by type 4 soils which would not be suitable for farming. It could be argued that these lands are not well suited to traditional agricultural pursuits.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county's comprehensive plan as the A2 zoning district upholds the goals and objectives of the comprehensive plan, most prominently the goal to preserve the rural characteristic of the county.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture...without damaging the economic and social environment or the natural resources..." Due to A2's uses being very similar with uses allowed in A1 and the lack of viable soil types, it is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the county's certified Farmland Preservation Plan.**

- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The A2 District is intended to preserve and enhance land for agricultural uses while allowing for limited rural residential uses. The A2 district is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF Marquette: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk and the Town did not send an action form back to the County

Please type or use black inkReturn to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941**GENERAL APPLICATION**

Fee \$375.00 (not refundable)

Date: 9/25/2025Zone Change from A1 to A2Conditional Use Permit for Rezone**PROPERTY OWNER/ APPLICANT**Name Lloyd L. Miller, Jr., Matthew MillerMailing Address: N1497 County Road H, Dalton WI 53926Phone Number: 920-210-7488Signature Lloyd Miller Jr.Date 9.30.25**AGENT IF OTHER THAN OWNER**Name: Donald W. LenzMailing Address: N6205 Busse Drive, Green Lake, Wisconsin 54941Phone Number: 920-294-6666Signature Donald W. LenzDate: 9/25/2025**PROPERTY INFORMATION**Town of Marquette Parcel Number: 014-00500-0100 Acres: 8.32Lot Block Subdivision Section 35 Town 15 North Range 11 EastLocation of Property: W5465 Puckaway Road, Markesan, WI 53946Legal Description: Property located in part of the Northwest ¼ of the Southeast ¼ and in part of the Southwest ¼ of the Southeast ¼ of Section 35, Township 15 North, Range 11 East, Town of Marquette, Green Lake County, Wisconsin.Current Zoning Classification: A1Current Use of Property: AgriculturalDetailed Description of Proposed Use: Agricultural Uses, Residential use (i.e. single-family dwelling) allowed in conjunction with an agricultural use. Minimum 8 acres.**Fees: Zone Change \$375**

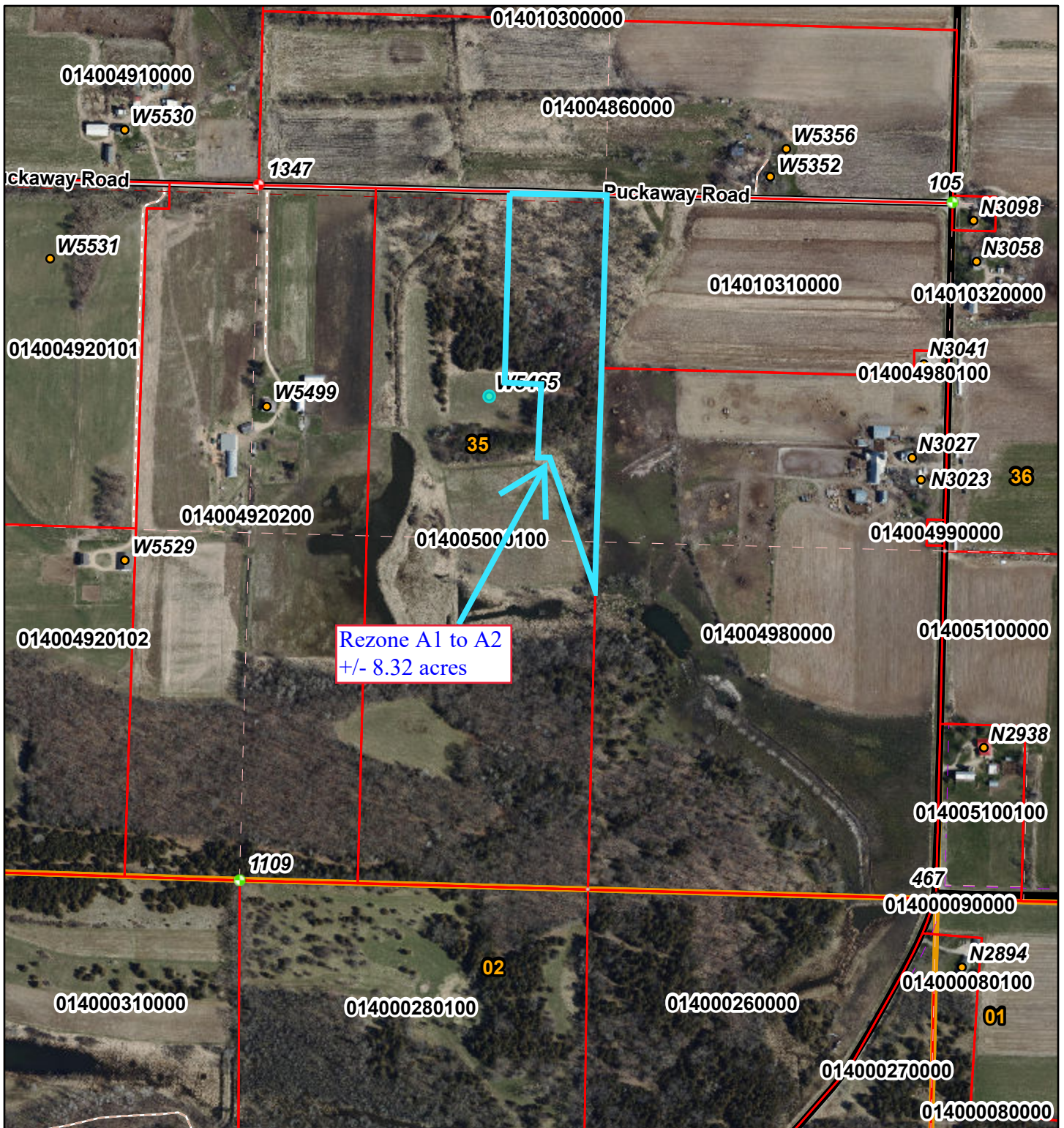
Conditional Use Permit \$375.00

Variance \$375.00

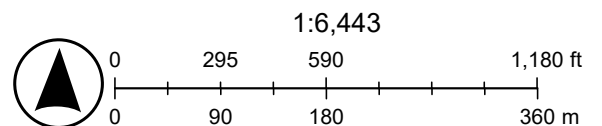
Special Exception \$375.00

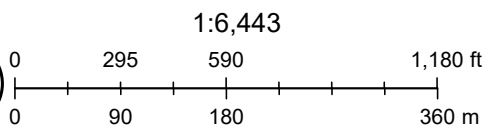
PZP-010 (04/09)

Miller Rezone Aerial Map



10/6/2025, 3:34:19 PM





CONCEPT PLAN

CONCEPT PLAN LOCATED IN PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ AND IN PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 15 NORTH, RANGE 11 EAST, TOWN OF MARQUETTE, GREEN LAKE COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY
Green Lake, Wisconsin
Donald W. Lenz
Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 11th day of September, 2025.
Drafted by: BAB/DWL

OWNER(S)
LLOYD L. MILLER JR.
N1497 COUNTY ROAD "H"
DALTON, WISCONSIN 53926

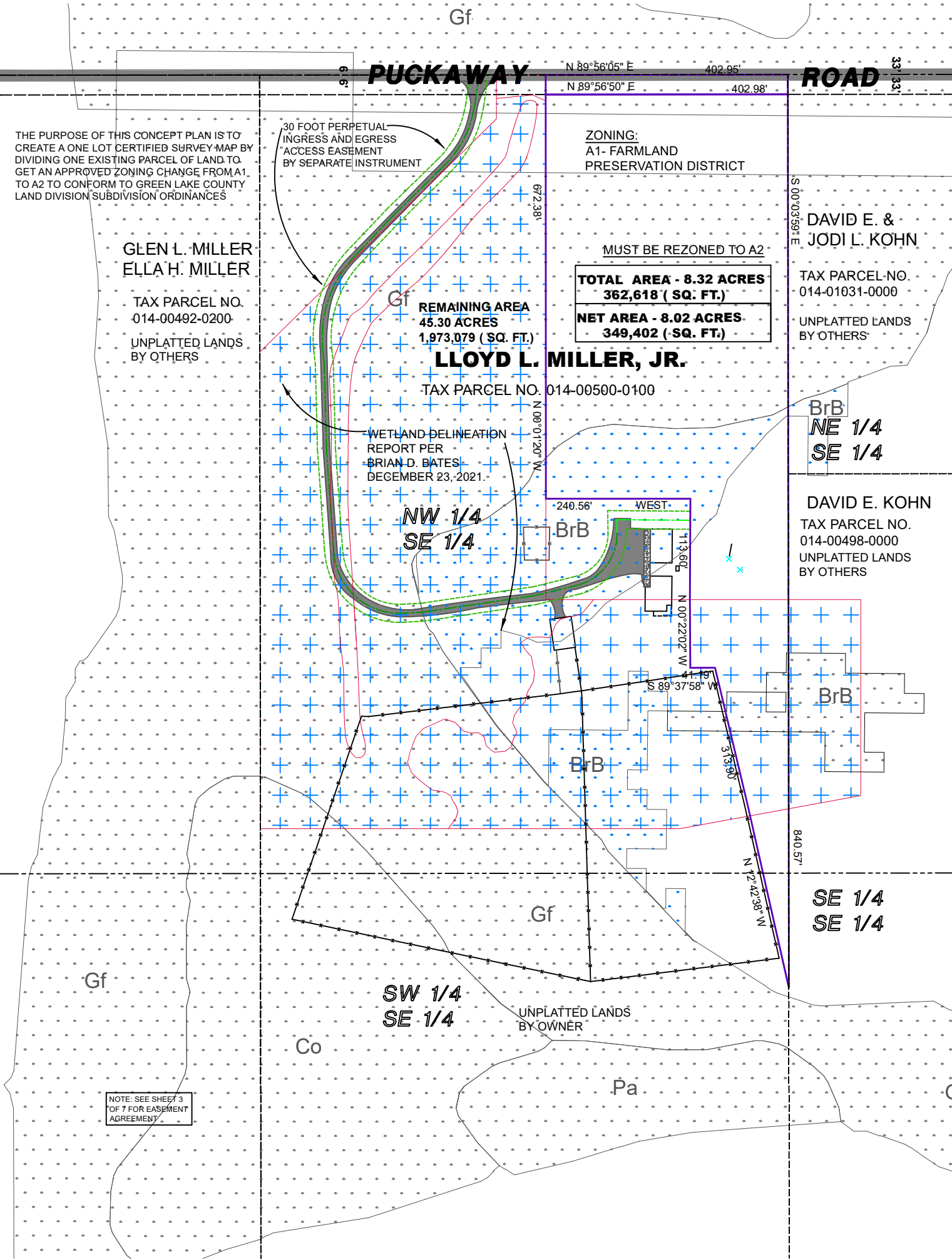
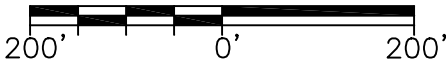


Green Lake Surveying Company
A Division Of



General Engineering Company
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net

SCALE: 1" = 200'



CONCEPT PLAN

CONCEPT PLAN LOCATED IN PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ AND IN PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 15 NORTH, RANGE 11 EAST, TOWN OF MARQUETTE, GREEN LAKE COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY
Green Lake, Wisconsin
Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 11th day of September, 2025.
Drafted by: BAB/DWL

OWNER(S)
LLOYD L. MILLER JR.
N1497 COUNTY ROAD "H"
DALTON, WISCONSIN 53926

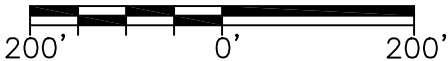


Green Lake Surveying Company
A Division Of



General Engineering Company
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net

SCALE: 1" = 200'

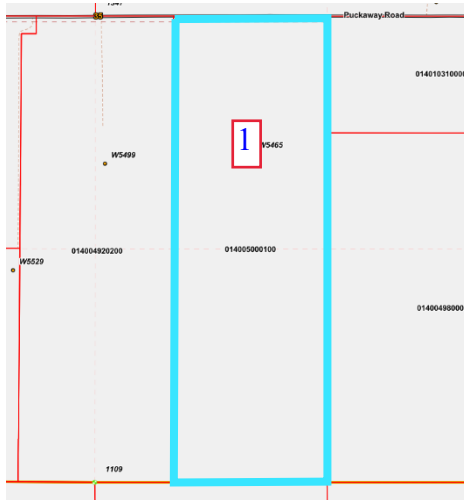


NOTE: SEE SHEET 3 OF 7 FOR EASEMENT AGREEMENT

Lloyd L. Miller Jr.
Town of Marquette
W5465 Puckaway Road, Parcel #014-00500-0100
NW ¼ of SE ¼ & SW ¼ of SE ¼, Section 35, T15N, R11E

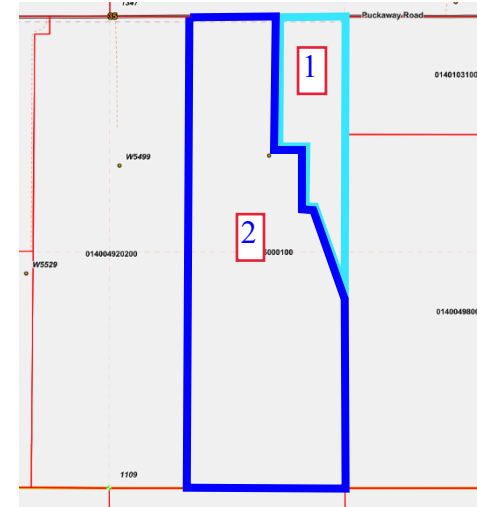
Existing Configuration

1 = ±53.63-acre parcel zoned A1, Farmland Preservation District.



Proposed Configuration

1 = ±8.32-acre parcel zoned A2, General Agriculture District.
2 = ±45.31-acre parcel zoned A1, Farmland Preservation District.



Land Use Planning & Zoning Public Hearing 12/4/2025

ORDINANCE NO. -2025

Relating to: Rezone in the Town of Brooklyn
Owner: Lloyd L. Miller Jr.

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 16th of December 2025, does ordain as follows:

NOW, THEREFORE, BE IT ORDAINED that the Green Lake County Zoning Ordinance, Chapter 350 as amended, Article IV Zoning Districts, Section 350-26 Official Map, as relates to the Town of Marquette, shall be amended as follows:

Owner: Lloyd L. Miller Jr., **Agent:** Donald W. Lenz, **Location:** W5495 Puckaway Road, **Parcel:** 014-00500-0100. **Legal Description:** Located in the NW ¼ of SE ¼ & SW ¼ of SE ¼ of Section 35, T15N, R11E, Town of Marquette, ±8.32 acres. **Request:** The owners are requesting a rezone of ±8.32 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.

BE IT FURTHER ORDAINED, that this ordinance shall become effective upon passage and publication.

Roll Call on Ordinance No. -2025

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Chuck Buss, Chair

Passed and Enacted/Rejected this 16th
Day of December 2025.

William Boutwell, Vice Chair

County Board Chairman

Sue Wendt

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann, Corporation Counsel

Curt Talma

Item #4:

Applicants: Green Lake County Land Use Planning & Zoning Committee,

Explanation: Adopt, by ordinance, the 2025 Green Lake County farmland Preservation Plan.

To view a draft of the 2025 Farmland Preservation Plan:

- Go to www.greenlakecountywi.gov
- Click on Departments
- Click on Land Use Planning & Zoning
- Left column under *Downloads*
- Click on “Draft FPP Update 2025”

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

December 4, 2025

ITEM IV: FARMLAND PRESERVATION PLAN UPDATE

REQUEST: The Green Lake County Land Use Planning and Zoning Committee is requesting County Board approval, by ordinance, of a document entitled “2025 Green Lake County Farmland Preservation Plan”.

ADDITIONAL INFORMATION / ANALYSIS: The current farmland preservation plan’s DATCP certification expires on December 31, 2025. The county was provided with an additional year buffer to complete the 10-year update as required by Chapter 91.16(2) Wis. Stats. It is expected that DATCP will certify this plan through December 31, 2036.

The Farmland Preservation Plan update process began in February of 2024. It has been an agenda item with the LUP & Z Committee since that time. At first it was believed that the 2025 update did not need to utilize a subcommittee. Public hearing workshops covering the specific elements of the Farmland Preservation Plan were planned. The first occurred on August 1, 2024. The public that attended the workshop convinced the LUP & Z Committee that a subcommittee was necessary, after all. After the formation of a subcommittee, four publicly noticed subcommittee meetings were held with public comment.

The 2025 update includes the new tax credit amounts. Population, economic growth, housing, transportation utilities & energy, communications, business development, community facilities and services, waste management, municipal expansion, environmental protection and potential water cycle impacts sections were all updated. The agricultural infrastructure tables were updated as well as any agricultural infrastructure facts and trends were either updated or newly established. Various land use issues affecting rural land in Green Lake County were updated as well. The subcommittee revised and identified the facts, trends, general concerns and opportunities that may impact the regional agricultural economy.

The 2025 update was revised to contain all of the new agricultural economic indicators for Green Lake County. Total farms, farms by average size, farm size in acres, total dairy vs. beef farms, dairy vs. beef herd sizes, and oil seed and grain farms numbers were all updated. The most recent data related to the conversion of agricultural land to other uses was also added to the plan. The agricultural acres table, organized by township, village and city, was updated. Also, the CSM and platted lots table was updated with the most current data. A more recent study regarding the contribution of agriculture to the Wisconsin economy was included in the plan. And UWEX broke down the contributions agriculture had on the Green Lake County economy.

All of the farmland preservation plan maps were updated to be consistent with Chapter 91 Wis. Stats. as well as with the County’s zoning maps. Also, a new map related to

the Agricultural Enterprise Areas (AEAs) in the Towns of Princeton, St. Marie and Marquette was added. The total acres planned as Farmland Preservation areas were updated by township.

Perhaps the most significant contribution made by the farmland preservation plan subcommittee was their work in the implementation element of the plan where the subcommittee reviewed and updated the goals, objectives and policies outlined in the plan. Other goals, policies and strategies and proposed actions to increase housing density in areas, not identified as farmland preservation areas, were also updated.

The 2025 Farmland Preservation Plan did not stray very far from its preceding plan. However, the subcommittee agreed that where possible, the County should try to afford more opportunities for rural landowners to make a living on their land. The experience of starting and maintaining a small business activates every skill, ability, and the creativity of the operator. This builds the type of person that will benefit the citizens of Green Lake County, the State of Wisconsin and the County as a whole.

The proposed plan is a way that farmers and local governments can preserve farmland, protect soil and natural resources and minimize land use conflicts. One outcome of this planning process is that farmers can be eligible for the tax credits for lands zoned farmland preservation or as AEAs. Just like the comprehensive plan provides legal foundational support for the county zoning ordinance, the farmland preservation plan provides legal foundation support for the farmland preservation standards contained in the county zoning ordinance. Without either of these plans, the county would have no legal basis for regulating land use.

SUMMARY: A review of the proposed 2025 Farmland Preservation Plan should yield the conclusion that no major shift has occurred in the plan update process. This is a true update where the circumstances of these last 10 years have been appropriately incorporated into the plan. The proposed plan consists of all the elements required by Statute. DATCP has seen the plan and has given their preliminary statement that it is certifiable. Once the plan (ordinance) is adopted at County Board, the Land Use Planning & Zoning Department will submit its application for certification to DATCP. Once certified, the plan can be implemented as well as adopted as a component of the Green Lake County comprehensive plan.

STAFF COMMENTS: The Land Use Planning and Zoning Committee has several options in this regard, and they are as follows:

- ☐ Forward onto the County Board with recommendation to adopt as proposed.
- ☐ Hold another public hearing to take additional public comment.
- ☐ *Reject as proposed.

* The 2025 Farmland Preservation Plan first needs to be adopted by the County Board as an ordinance. It can then be certified by DATCP and put into action. The Farmland Preservation Plan's subcommittee

consisted of some of the most experienced agricultural professionals in Green Lake County. Further, we had three town chairmen on the subcommittee and other towns and interest groups were represented and their concerns were acknowledged throughout the public hearing process. This plan is the product of an extended effort to gather the current conditions and plan for future conditions of agriculture in Green Lake County. If this plan is not adopted at this time, clear direction from the County Board as to the plan's shortcomings (if any) and how the County Board wishes to proceed, will be needed. Farmland preservation tax credits are dependent on a certified farmland preservation plan being in place.

ORDINANCE NO. _____-2025

**Relating to the Adoption of the Green Lake County Farmland Preservation Plan
Recommended for Approval on December 4, 2025,
by the Land Use Planning & Zoning Committee**

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 16th day of December 2025, does ordain as follows:

- 1 **WHEREAS**, the Wisconsin Working Lands Initiative was adopted under 2009 Wisconsin
2 Act 28 to encourage change to farmland preservation planning, including new tax
3 credits for farmers; and,
- 4 **WHEREAS**, the current Green Lake County farmland preservation plan was adopted in
5 2016 and must be amended by December 31, 2025, pursuant to Wis. Stat. §91.10(1);
6 however the County received a 1-year extension from the State for adoption of the plan;
7 and,
8
- 9 **WHEREAS**, the farmland preservation plan must be part of the adopted comprehensive
10 plan; and,
- 11 **WHEREAS**, a county must use the same procedures to adopt a farmland preservation
12 plan that are used to adopt a comprehensive plan; and,
13

Roll Call on Ordinance No. -2025

Submitted by Land Use Planning
and Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Adopted/Rejected this 16th
day of December 2025.

Chuck Buss, Chair

William Boutwell, Vice-chair

County Board Chairman

Sue Wendt

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Corporation Counsel

Curt Talma

14 **WHEREAS**, The County Board of Supervisors of Green Lake County, Wisconsin, had
15 adopted written procedures designed to foster public participation in every stage of the
16 preparation of a farmland preservation plan as required by Wis. Stat. §66.1001(4)(a).

17 **WHEREAS**, the Green Lake County Land Use Planning and Zoning Committee, by
18 majority vote, recorded in its official minutes, recommends to the County Board the
19 adoption of the document entitled “2025 Green Lake County Farmland Preservation Plan;”
20 and,
21

22 **WHEREAS**, Green Lake County has held at least one public hearing on this ordinance, in
23 compliance with the requirements of Wis. Stat. §66.1001(4)(d).
24
25

26 **NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY**
27 **OF GREEN LAKE DOES ORDAIN AS FOLLOWS:**

28 SECTION 1: The Green Lake County Board of Supervisors of Green Lake County,
29 Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled
30 “2025 Green Lake County Farmland Preservation Plan”.
31

32 SECTION 2: That the 2025 Farmland Preservation Plan shall be incorporated by
33 reference and included as an addendum to the Green Lake County Comprehensive Plan
34 2026 update. Both the 2025 Farmland Preservation Plan and eventually the
35 Comprehensive Plan 2026 update may be viewed and downloaded from the Green Lake
36 County Land Use Planning and Zoning Department’s webpage.
37

38 SECTION 3: All ordinances or parts of ordinances inconsistent with or in contradiction of
39 the provisions of this Ordinance are hereby repealed.

40 SECTION 4: A copy of the Farmland Preservation Plan shall be distributed according to
41 Wis. Stat. §66.1001(4)(b).

42 SECTION 5: This ordinance shall take effect upon passage by a majority vote of the
43 members-elect of the Green Lake County Board of Supervisors and publication as
44 required by law.