GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, February 5, 2026

CALL TO ORDER

Planning & Zoning Chair Chuck Buss called the meeting of the Land Use Planning and Zoning Committee to order at 9:00 AM 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**, **Bill Boutwell, Chuck Buss**

Absent: **Curt Talma, 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; **Stefanie Meeker,** Real Property Lister/Deputy Treasurer (remote @ 9:02 AM); Renee Thiem-Korth, Register of Deeds (remote @ 9:16 AM)

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) approve the minutes of the 12/4/2025 meeting with no additions or corrections. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

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

All three reports can be found in the packet. The November and December reports are included as there was no January meeting.

COMPREHENSIVE PLAN UPDATE

The January meeting was cancelled due to Open Meeting Laws. The meeting has been rescheduled for Monday, February 9th at 5:00 PM.

PUBLIC COMMENT (3-MINUTE LIMIT) - none

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

Motion/second (Thom/Boutwell) to resume the meeting at 9:30 AM. Motion carried with no negative vote.

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

Chair Buss read the rules for the Public Hearing.

Item #1: Owner: Eugene F. & Kathleen A. Thom, **Location:** East Waushara Street, **Parcel(s):** 002- 00001-0000, -0100, -0200, & -0300, **Legal Description:** Lots 1-4 of CSM #1400, Located in the NE ¼ of NE ¼ of Section 1, T17N, R13E, Town of Berlin, ±9.09 acres, **Request:** The owners are requesting a rezone of ±9.09 acres zoned R1, Single-Family Residence District, to A2, General Agriculture District. To be identified by Certified Survey Map.

No public comment. Kirkman read the staff report. Item #1 cannot be voted on due to no quorum. Item #1 will be added to the March agenda.

Item #2: Owner: Lakeview Inn Land LLC, Agent: Randall & Shanda Farr, **Location:** N2905 State Highway 44, **Parcel(s):** 006-01270-0000 & 006-01271-0000, **Legal Description:** Located in the SW ¼ of SE ¼ of Section 29, T15N, R13E, Town of Green Lake, ±.38 acres, **Request:** The owners are requesting a Conditional Use Permit for the current bar, restaurant, and apartment rental operations, as well as to add boat slips for rent.

Jane Strelow, W2184 Melmar Dr, Markesan, WI 53946 – spoke for Item #2

Ben Moderow, W1170 Center Rd, Markesan, WI 53946 – spoke for Item #2

Kirkman read the staff report. Discussion held regarding the four emails that LUP & Z staff had provided to the Committee. Committee agreed to strike condition #4. ***Motion/second (Thom/Boutwell)*** to suspend the rules to allow Ben Moderow to speak. Motion carried with no negative vote. Ben shared there has been no issue with parking. Kirkman read the conditions of CUP approval. ***Motion/second (Thom/Boutwell)*** to approve the CUP with the 3 conditions. Motion carried with no negative vote.

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 postponed from December 4, 2025, Public Hearing.

No public comment or discussion. Kirkman briefly read the staff report. ***Motion/second (Thom/Boutwell***) to approve the rezone with conditions. Motion carried with no negative vote.

Public Hearing closed at 10:02 AM.

COMMITTEE DISCUSSION

a. Next meeting date March 5th, 2026 @ 9:00 AM
b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 10:02 AM.

Respectfully submitted,

Karissa Rohde

Karissa Rohde
Deputy County Clerk