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, February 5, 2026.*

Packet Pages:

2 Agenda

3-4 Draft Meeting Minutes from 12/4/25

5-8 Financial Reports for November & December 2025

9-14 Land Use & Sanitary Reports for November & December 2025

15-16 Violation Status Reports

17 Public Hearing Notice

18-27 **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.

28-52 **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.

53-64 **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.*

If you have questions or need additional information,
Please contact the Land Use Planning & Zoning Department at (920) 294-4156

Green Lake County

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, February 5, 2026, 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 12/4/2025
5. Department Activity Reports
   a) Financial Reports
   b) Land Use & Septic permits
   c) Violation reports
6. Comprehensive Plan Update
7. Public Comment (3-minute limit)
8. 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: 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.

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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 postponed from December 4, 2025, Public Hearing.*

9. Committee Discussion
   a) Future Meeting Dates: March 5, 2026 @ 9:00am
   b) Future Agenda items for action & discussion
   c) Public Hearing items in March – 1 Rezone.
10. 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
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, December 4, 2025

CALL TO ORDER

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

Absent: **Curt Talma**

Also Present: **Liz Otto,** 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; **Pat Malone**, UWEX Community Development Educator

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) approve the minutes of the 11/06/2025 meeting with no additions or corrections. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

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

P&Z Director Matt Kirkman reviewed all of the reports in the packet including revenues, expenses, sanitary and land use permits, and a violations update. Corporation Counsel Jeff Mann also provided an update on the current violations.

APPROVED 2026 LUP&Z MEETING CALENDAR

P&Z Director Matt Kirkman presented a 2026 calendar as approved by the committee last month. There are no meetings scheduled for January or July unless the need arises.

COMPREHENSIVE PLAN UPDATE

P&Z Director Matt Kirkman stated that he will be meeting with Pat Malone, UWEX Community Development Educator, on 12/05/2025 to discuss planning.

PUBLIC COMMENT (3-MINUTE LIMIT) – none

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

Motion/second (Boutwell/Thom) 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.

DRAFT

Item #1: Owner: Fernwood Campground LLC, **Agent:** Raymond A. Merlin & Michael Zacker, Location: W1934 Pleasant Ave, 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.

No public comment. P&Z Director Matt Kirkman provided information and staff comments. Discussion held. ***Motion/second (Thom/Boutwell)*** to strike Items #1, #2 and #4 from the proposed CUP. Thom rescinded the motion. ***Motion/second (Thom/Boutwell)*** to approve the CUP after removal of Items #1, #2, and #4 and retain #3 and #5 as proposed. Motion carried with no negative vote.

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 NW1/4 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.

Noah Polcyn, W3251 Princeton Road, explained the reason for the request. P&Z Director Matt Kirkman provided information and staff comments. ***Motion/second (Wendt/Boutwell)*** to approve the ordinance and forward to County Board for final approval. 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.

No public comment. P&Z Director Matt Kirkman provided information and staff comments. Discussion held. ***Motion/second (Boutwell/Wendt)*** to postpone consideration of this ordinance until the Town of Marquette has considered the request. Motion carried with no negative vote.

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

No public comment. Discussion held. ***Motion/second (Thom/Boutwell)*** to approve the ordinance and forward to County Board for final approval. Motion carried with no negative vote.

Public Hearing closed at 10:02 AM. Supervisor Bill Boutwell left the meeting at 10:02 AM.

COMMITTEE DISCUSSION

a. Next meeting date 02/05/2026 – 9:00am.
b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 10:04 AM.

Respectfully submitted,

Liz Otto
County Clerk

DRAFT

GREEN LAKE COUNTY
LAND USE PLANNING ZONING DEPARTMENT

FEES RECEIVED	NOVEMBER				YEAR-TO-DATE				BUDGET	
	2024		2025		2024		2025		2025	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	8	1,750	**18**	**4,950**	226	53,350	**217**	**$ 72,100**	$ 60,000	120%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	7	1,960	**10**	**2,335**	72	19,965	**75**	**$ 21,850**	$ 26,000	84%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	**-**	**$ -**	12	12,500	**11**	**$ 16,300**	$ 15,200	107%
BOARD OF ADJUSTMENT										
Special Exception	-	-	**-**	**-**	-	-	**-**	**-**	-	
Variances	-	-	**1**	**375**	2	750	**1**	**375**	-	
Appeals	-	-	**-**	**-**	1	375	**-**	**-**	-	
Total	-	$ -	**1**	**$ 375**	3	$ 1,125	**1**	**$ 375**	$ 1,500	25%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	**-**	**-**	12	4,500	**9**	**3,375**	-	
Conditional Use Permits	-	-	**-**	**-**	11	4,125	**11**	**4,125**	-	
Variance	-	-	**-**	**-**	2	900	**-**	**-**	-	
Total	1	$ 375	**-**	**$ -**	25	$ 9,525	**20**	**$ 7,500**	$ 8,525	88%
MISC.										
Wisconsin Fund	-	-	**-**	**-**	-	-	**-**	**-**	-	
Fines & Forfeitures	-	-	**-**	**-**	9	1,400	**21**	**8,240**	-	
Total	-	$ -	**-**	**$ -**	9	$ 1,400	**21**	**$ 8,240**	-	
SURVEYOR										
Certified Survey Maps	3	495	3	525	33	5,745	**22**	**3,840**	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	**-**	**-**	-	
Total	3	$ 495	3	$ 525	33	$ 5,745	**22**	**$ 3,840**	$ 6,500	59%
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	19	4,580	32	8,185	381	103,625	367	130,205	**$ 152,725**	
									Total	**85%**

GREEN LAKE COUNTY
LAND USE PLANNING ZONING DEPARTMENT

FEES RECEIVED	DECEMBER				YEAR-TO-DATE				BUDGET	
	2024		2025		2024		2025		2025	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	7	2,650	**7**	**1,600**	233	56,000	**224**	**$ 73,700**	$ 60,000	123%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	8	2,010	**3**	**635**	80	21,975	**78**	**$ 22,485**	$ 26,000	86%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	**-**	**$ -**	12	12,500	**11**	**$ 16,300**	$ 15,200	107%
BOARD OF ADJUSTMENT										
Special Exception	-	-	**-**	**-**	-	-	**-**	**-**	-	
Variances	-	-	**-**	**-**	2	750	**1**	**375**	-	
Appeals	-	-	**-**	**-**	1	375	**-**	**-**	-	
Total	-	$ -	**-**	**$ -**	3	$ 1,125	**1**	**$ 375**	$ 1,500	25%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	**1**	**375**	13	4,875	**10**	**3,750**	-	
Conditional Use Permits	1	375	**-**	**-**	12	4,500	**11**	**4,125**	-	
Variance	-	-	**-**	**-**	2	900	**-**	**-**	-	
Total	2	$ 750	**1**	**$ 375**	27	$ 10,275	**21**	**$ 7,875**	$ 8,525	92%
MISC.										
Wisconsin Fund	-	-	**-**	**-**	-	-	**-**	**-**	-	
Fines & Forfeitures	2	400		**700**	11	1,800		**8,940**	-	
Total	2	$ 400	**-**	**$ 700**	11	$ 1,800	**-**	**$ 8,940**	-	
SURVEYOR										
Certified Survey Maps	4	660	4	690	37	6,405	**26**	**4,530**	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	**-**	**-**	-	
Total	4	$ 660	4	$ 690	37	$ 6,405	**26**	**$ 4,530**	$ 6,500	70%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	1	15	**-**	**-**	-	
Land Records Transfer	-	25,000	-	**-**	-	25,000	**-**	**25,000**	25,000	
Land Information Grant	-	10,000	-	**-**	-	10,000	**-**	**10,000**	10,000	
Total	-	$ 35,000	-	**$ -**	1	$ 35,015	**-**	**$ 35,000**	$ 35,000	100%
GRAND TOTAL	23	41,470	15	4,000	404	145,095	361	169,205	**$ 152,725**	
									Total	**111%**

Report Description: MEE100-10-P&Z | Account Year: 25 | Account Periods: 11 - 11 | Dates: 11/01/2025 - 11/30/2025

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	25,769.60	298,197.99	30,462.81	90.73
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	0.00	355.75	595.25	37.41
25-100-10-53610-151-000 Social Security	0.00	25,145.00	0.00	1,933.53	22,811.30	2,333.70	90.72
25-100-10-53610-153-000 Ret. Employer Share	0.00	22,679.00	0.00	1,791.00	21,586.17	1,092.83	95.18
25-100-10-53610-154-000 Health Insurance	0.00	77,549.28	0.00	6,462.40	74,791.20	2,758.08	96.44
25-100-10-53610-155-000 Life Insurance	0.00	569.16	0.00	49.12	529.27	39.89	92.99
25-100-10-53610-210-002 Professional Services	0.00	17,250.00	0.00	0.00	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	47.99	554.12	245.88	69.27
25-100-10-53610-242-000 Print Management	0.00	300.00	-26.97	25.75	269.32	57.65	80.78
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	155.31	732.24	217.76	77.08
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	255.00	2,748.00	252.00	91.60
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	30.00	1,001.10	168.90	85.56
25-100-10-53610-352-000 Vehicle Maintenance	0.00	850.00	0.00	86.62	727.27	122.73	85.56
53610 Code Enforcement	**$0.00**	**$509,664.24**	**-$26.97**	**$36,606.32**	**$439,713.61**	**$69,977.60**	**86.27**
10 Land Use Planning and Zoning	**$0.00**	**$509,664.24**	**-$26.97**	**$36,606.32**	**$439,713.61**	**$69,977.60**	**86.27**

Report Description: MEE100-10-P&Z | Account Year: 25 | Account Periods: 12 - 12 | Dates: 12/01/2025 - 12/31/2025

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	25,769.60	323,967.59	4,693.21	98.57
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	217.80	573.55	377.45	60.31
25-100-10-53610-151-000 Social Security	0.00	25,145.00	0.00	1,860.69	24,671.99	473.01	98.12
25-100-10-53610-153-000 Ret. Employer Share	0.00	22,679.00	0.00	1,791.00	23,377.17	-698.17	103.08
25-100-10-53610-154-000 Health Insurance	0.00	77,549.28	0.00	6,610.64	81,401.84	-3,852.56	104.97
25-100-10-53610-155-000 Life Insurance	0.00	569.16	0.00	49.12	578.39	-9.23	101.62
25-100-10-53610-210-002 Professional Services	0.00	17,250.00	0.00	0.00	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	49.93	604.05	195.95	75.51
25-100-10-53610-242-000 Print Management	0.00	300.00	0.00	0.00	269.32	30.68	89.77
25-100-10-53610-307-000 Training	0.00	1,160.00	0.00	15.34	383.89	776.11	33.09
25-100-10-53610-310-000 Office Supplies	0.00	950.00	0.00	10.77	743.01	206.99	78.21
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	416.00	3,164.00	-164.00	105.47
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	110.00	240.00	-110.00	184.62
25-100-10-53610-330-000 Travel	0.00	1,170.00	0.00	0.00	1,001.10	168.90	85.56
25-100-10-53610-352-000 Vehicle Maintenance	0.00	850.00	0.00	0.00	727.27	122.73	85.56
53610 Code Enforcement	**$0.00**	**$509,664.24**	**$0.00**	**$36,900.89**	**$476,614.50**	**$33,049.74**	**93.52**
10 Land Use Planning and Zoning	**$0.00**	**$509,664.24**	**$0.00**	**$36,900.89**	**$476,614.50**	**$33,049.74**	**93.52**

Land Use Permits: 11/1/2025 - 11/30/2025

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
14108	N9622 WILDFLOWER LN	11/04/2025	RUSSELL BOYKINS, WENDY BOYKINS	19605	Accessory Structure - Fence	White vinyl privacy fence		
14110	N9535 MEADOW LARK LN	11/04/2025	GENE SPENCE, STEPHANIE SPENCE	200000	Additions / Alterations - Addition/Alteration to Principal Structure	Mother in law suite addition	Accessory Structure - Porch	Screened wrap around porch
14120	N8841 COUNTY ROAD F	11/19/2025	BILLY JOE & WENDY J WORTH	5500	Accessory Structure - Attached Deck/Patio	Attached deck		

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
14107	N6205 COUNTY ROAD A	11/03/2025	JENNIFERM HEIDEL, SHAWNM HEIDEL	90000	Ag. Structure - Agricultural Building	Storage Shed		
14111	W3023 HILLSIDE RD	11/13/2025	JOSEPH HAFNER, KARI HAFNER	1300000	Land Disturbing Activity - Driveways	Driveway	Accessory Structure - Stairs/Walkway	Front Walkway
14109	N5322 SHORE DR	11/04/2025	KATINASTEVENS KAVOORAS, PETERJ KAVOORAS	36680	Accessory Structure - Accessory Structure	Pergola		

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
14103	W2866 OAK TERRACE LN	11/21/2025	DAVINR KUOKKANEN, MICHELLEM KUOKKANEN	200000	Accessory Structure - Detached Garage	Detached Garage with 298 sqft of living space		
14104	N2705 COUNTY ROAD A	11/11/2025	BROOKS FARM PROPERTIES LLC	61738	Accessory Structure - Accessory Structure	Natural gas regulator station, Includes two buildings, gravel area and access drive.		
14106	W1192 SPRING GROVE RD	11/03/2025	DOUGLAS & SHERRI LIEDBERG JOINT TRUST	20000	Accessory Structure - Stairs/Walkway	Walkway		
14117	N4125 LAKEVIEW RD	11/14/2025	BEUTHIN FAMILY RECREATIONAL TR	25000	Other - Cell Towers	Cell Tower Upgrade		
14118	W2084 TULETA HILL RD	11/14/2025	MICHAEL E & MARNIE LOOMANS-THUECKS JOINT REVOCABLE TRUST	25000	Accessory Structure - Stairs/Walkway	Walkway		
14119	W1680 SANDSTONE AVE	11/17/2025	DEAN RASCHKE LIVING TRUST	85000	Accessory Structure - Stairs/Walkway	Tram		
14121	N4274 ARAPAHO ST	11/19/2025	WAYNE FRANZE	75600	Additions / Alterations - Addition/Alteration to Principal Structure	House addition - Expanding Kitchen		

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
none								

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
14113	N1542 STATE ROAD 73	11/11/2025	MATTHEW A & VICKI L JAHNKE REVOCABLE TRUST	110000	Ag. Structure - Agricultural Building	Calf Barn		

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
none								

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
14122	N4118 S LAKESHORE DR	11/24/2025	MICHAEL & ELLEN HAGGENJOS REVOCABLE TRUST	29000	Accessory Structure - Stairs/Walkway	Permeable Paver Walkway	Accessory Structure - Retaining Walls	Seat Retaining Walls
14124	N4505 FOX RIVER DR , N4504 FOX RIVER DR	11/26/2025	JAMESC MUDGETT REVOCABLE TRUST, KELLEYA MUDGETT REVOCABLE TRUST, SUSAN M ROSSATO	0	Land Disturbing Activity - Roads	Redoing of Fox River Dr in same spot		
14112	N4556 N LILL AVE	11/10/2025	DANIELA GRIMM, KIMBERLYA GRIMM	75000	Accessory Structure - Boathouse	Boathouse foundation replacement		

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								

November 2024 Estimated Cost $2,378,400.00 November 2025 Estimated Cost: $2,358,123.00

2024 YTD Estimated Cost $58,525,790.00 2025 YTD Estimated Cost: $46,484,615.00

Land Use Permits: 12/1/2025 - 12/31/2025

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
none								

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
14123	W850 NORTH CT	12/01/2025	JOHN SCHREIBER	4200	Accessory Structure - Shed	Pre-fabricated storage shed for lawn/garden equipment		
14125	N5690 COUNTY ROAD A , N5695 LAKEVIEW DR , N5689 LAKEVIEW DR , N5683 LAKEVIEW DR , N5671 LAKEVIEW DR , W899 SILVER CREEK RD , W883 SILVER CREEK RD , N5637 LAKESIDE DR , W889 LAKESIDE DR , W885 LAKESIDE DR , W865 LAKESIDE DR , W859 LAKESIDE DR , W849 LAKESIDE DR , W832 LAKESIDE DR , W787 SILVER CREEK RD , W861 SUMMIT CT , W858 SILVER CREEK RD , W868 SILVER CREEK RD , N5735 LAKEVIEW DR , N5713 LAKEVIEW DR , N5701 LAKEVIEW DR , N5730 LAKEVIEW DR , W818 LAKESIDE DR , N5625 LAKESIDE DR , N5660 COUNTY ROAD A , W838 LAKESIDE DR, N5700 COUNTY ROAD A	12/02/2025	MEU HOLDINGS WI V LLC, MEU HOLDINGS WI V, LLC, PRELLWITZ JOINT REVOCABLE TRUST, ANDREWA GRYSKE, BRIAN ZABEL, BRITTANYP ORLOVSKY, CHARLES SUHAYSIK, CHARLES & MARY ANN SOBUS, CHRISTOPHERD GLOD, DAVID PUENTE, DENNISM GREEN, EDWARD A & SUSAN M FISCHER REVOCABLE TRUST, ERIC MCLIMORE, GARY WATANUKI, JAMES T MIJATOVICH, JENNIFERL TEDNES, JESSICA NUSS, KATHRYNA PUENTE, KEITH WERNLI, KENNETHJ TEDNES, LISA WERNLI, MICHAEL JAHNKE, MICHAELD ROWLEY, PATRICIAA BORCHARDT REVOCABLE TRUST, PATRICKC DOYLE, PAUL R & GERALDINE A ADDISON, RANDILW ROWLEY, ROBERTW PUENTE, ROBERT W & KATHRYN A PUENTE, RYANJ ORLOVSKY, SCOTTN REX, SHANNONM GRYSKE, SHIRLEY ROY, TERRYE REX, TIFFANY GLOD, WILLIAMH BORCHARDT REVOCABLE TRUST, WILLIAMJ MURPHY IV FAMILY TRUST, WILLIAM L SANDBERG, WILLIAM T REEG DECLARATION OF TRUST	100000	Other - Transmission Main	2 Padmount Transformers 2 Pedestals 11 Bore Pits 2 Service Tie Ins All within floodplain meeting floodproofing requirements		
14128	N4994 COUNTY ROAD A	12/08/2025	WHITE CREEK FARM LLC	45000	Land Disturbing Activity - Ponds/Scrapes	28,701 sqft Wetland Scrape		
14130	W1922 S LAWSON DR	12/10/2025	HAWLEY REVOCABLE TRUST	250000	Additions / Alterations - Addition/Alteration to Accessory Structure	Garage Addition	Additions / Alterations - Addition/Alteration to Principal Structure	Remodel to SFD

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
none								

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
none								

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
14131	W3499 YUNKER RD	12/11/2025	LISA HENDERSON, LISAANN JENKINS	250000	Accessory Structure - Detached Garage	Building is a large, detached garage. Total footprint is 4,270sqft.		

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
14127	W4916 COUNTY ROAD H	12/05/2025	FREDERICK FAMILY FARMS LLC	30000	Ag. Structure - Agricultural Building	building lean-to off corn crib on north side and south side, both are 24' x 48'		

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
14126	N4260 S LAKESHORE DR	12/19/2025	PATRICK LAPER TRUST	13000	Land Disturbing Activity - Impervious Surface Treatment Device	Clear Stone Basin	Accessory Structure - Stairs/Walkway	Stone Stairs
14129	W3696 ORCHARD AVE	12/10/2025	LEAHM BRACKENSICK, MATTHEWP WILLMUS	20000	Accessory Structure - Retaining Walls	Retaining Wall	Accessory Structure - Accessory Structure	Shed
14132	N5160 LUECK LN	12/11/2025	CELESTINOG SEMBRANO, LIEZLJ SEMBRANO	10000	Accessory Structure - Attached Deck/Patio	Attached Deck/Porch	Additions / Alterations - Addition/Alteration to Accessory Structure	Roof Expansion

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								

December 2024 Estimated Cost $2,362,969.00 December 2025 Estimated Cost: $722,200.00

2024 YTD Estimated Cost $60,888,759.00 2025 YTD Estimated Cost: $47,206,815.00

Sanitary Permits: 11/1/2025 - 11/30/2025

Sanitary 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	County Fee	DSPS Fee	Total
202524074	002007940000	N9535 MEADOW LARK LN	GENE SPENCE, STEPHANIE SPENCE	11/04/2025	Addition/ Modification	Conventional (Non-Pressurized In-Ground)	Samuel Wiechman		01/02/1900	No	4 bed	150	0	150
202524075	004006900400	W2009 IRVING PARK RD	DAVID ARMSTRONG	11/06/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	4 beds	280	100	380
202524076	014010040000	W3655 ELIZABETH CT	KA & MM VIRGILIO REVOCABLE TRUST	11/06/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	Permit Revision	01/02/1900	No	3 bed	280	100	380
202524077	002000170000	N9490 WILLARD RD	BARRY E & CINDY S WERCH	11/07/2025	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		01/02/1900	No	2 bed	150	0	150
202524078	004002010100	W1015 BROOKLYN J RD	KALIEM POLCYN, NATHANP POLCYN	11/13/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		11/14/2025	No	Personal Shop and 1 apartment	280	100	380
202524079	006010221000	W1712 SANDSTONE AVE	ROCHELLEL CIEZAK REVOCABLE TRUST	11/13/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	6 Bed	280	100	380
202524080	008001160300	W5695 COUNTY ROAD B	WADEW WALKER	11/14/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	2 Bed	280	100	380
202524081	206016640102	409 WALKUSH ST	ASHLEYM GOLDSBOROUGH, KELLYA GOLDSBOROUGH	11/17/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	4 bed	280	100	380
202524082	004003150200	W1002 STATE ROAD 23 AND 49	COACHLITE GREEN LAKE LLC	11/24/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert		01/02/1900	No	3 Bed	280	100	380
												2260	700	2960

* There are additional properties associated with the permit

Total Sanitary Permits Issued 11/1/2025 - 11/30/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	9	4	5	0
Grand Total	**9**	**4**	**5**	**0**

Total Sanitary Permits Inspected 11/1/2025 - 11/30/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	5	1	4	0
Mound < 24"	1	1	0	0
Grand Total	**6**	**2**	**4**	**0**

Sanitary Permits: 12/1/2025 - 12/31/2025

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	County Fee	DSPS Fee	Total Fee
202524083		006010350100	W1846 WOODBINE AVE	MATTHEWJ OCONNOR TRUST	12/05/2025	Addition/ Modification	Holding Tank	Ben Kinas	Change of Plumber	01/02/1900	No	3bed	75		75
202524084		004004780201	W1922 S LAWSON DR	HAWLEY REVOCABLE TRUST	12/10/2025	Replacement System	At-Grade	Ben Kinas		01/02/1900	No	4 bed	280	100	380
202524085		006010270200	W1774 SANDSTONE AVE	JESSIEA BLYTHE REVOCABLE TRUST, TRENTONC BLYTHE REVOCABLE TRUST	12/12/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		12/12/2025	No	4 Beds	280	100	380
												Total:	635	200	835

* There are additional properties associated with the permit

Total Sanitary Permits Issued 12/1/2025 - 12/31/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
At-Grade	1	0	1	0
Conventional (Non-Pressurized In-Ground)	1	1	0	0
Holding Tank	1	0	1	0
Grand Total	**3**	**1**	**2**	**0**

Total Sanitary Permits Inspected 12/1/2025 - 12/31/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	5	4	1	0
Grand Total	**5**	**4**	**1**	**0**

Land Use Violations
Report January 2026

First Notice

Parcel Number-Town	Site Address	Owner Name	Permit #	Violation Type	Violation Description

Second Notice

Parcel Number-Town	Site Address	Owner Name	Permit #	Violation Type	Violation Description
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 1/28/26
006002510101-TGL	W540 Center Road	Ronald Kasuboski	13912	Zoning	Vehicles and other junk on the propery. 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

Parcel Number-Town	Site Address	Owner Name	Permit #	Violation Type	Violation Description
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	1

Resolved

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

POWTS FAILURE REPORT 1/30/2026

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

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

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
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

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, February 5, 2026, at 9:30 a.m.*** to consider the following requests:

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.

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.

Item #3: Owner: Lloyd L. Miller Jr., **Location:** W5465 Puckaway Road, Town of Marquette, **Request:** The owners are requesting a rezone from A1 to A2. *Item postponed from December 4, 2025, Public Hearing.*

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: January 22, 2026

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.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING February 5, 2026

ITEM I: ZONING CHANGE

OWNER:
Eugene & Kathleen Thom

APPLICANT:
Same as Owner

REQUEST: The owners are requesting a zoning change for ±9.08 acres from R1, Single-Family Residence District, to A2, General Agriculture District to be identified by Certified Survey Map.

PARCEL NUMBER / LOCATION: The request affects parcels numbered 002-00001-0000, 0100, 0200 and 0300 (±9.08 acres). The parcels are located in the NE ¼ of the NE ¼ Section 1, T17N, R13E, Town of Berlin.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is R1, Single-Family Residence District and is used recreationally 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 3 acres of old farm field, with a large pond/wetland that has been present from at least 1992 . The proposed use of the rezone area is to be agricultural, pasture, with a rural residential use. The proposed rezone area does not fall within floodplain jurisdiction.

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 A2 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.**

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 an adverse impacts on the natural environment would 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 on planned land uses as the A1 and A2 districts are both agricultural.**

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). **As there are only A1 zoning districts surrounding this parcel, this rezone would not be considered spot-zoning. A2 is still considered agriculture.**

TOWN OF BERLIN : 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 January 19th, 2026, 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 Berlin, County of Green Lake, took the following action on – (Date) Jan. 19, 2026.

Owner/Applicant: Owner: Eugene F. & Kathleen A. Thom

Site Location: East Waushara Street

General legal description: Parcel(s) #002-00001-0000, -0100, -0200, & -0300, Lots 1-4 of CSM #1400, Located in NE ¼ of NE ¼ of Section 1, T17N, R13E, Town of Berlin, ±9.09 acres.

Request: Rezone ±9.09 acres zoned R1, Single-Family Residence District, to A2, General Agriculture District. To be identified by Certified Survey Map.

Planned public hearing date for the above requests: February 5, 2026

_X_ **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:

Brenda Murkley
Town Representative

1/19/2026
Date Signed

NOTES:

Please return this form to the Land Use Planning & Zoning Office by: January 23, 2026

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 (not refundable) Date 10/16/25

Zone Change from R-1 to A-2

Conditional Use Permit for

Other

PROPERTY OWNER / APPLICANT (1)

Name Gene Thom

Mailing Address 143 S Kossuth St

Phone Number 920-361-0305

Signature Eugene Thom Date 10-8-25

PROPERTY OWNER / APPLICANT (2)

Name

Mailing Address

Phone Number

Signature Date

PROPERTY INFORMATION

Town of Berlin Parcel Number(s) 002-00001-0000, -0100, -0200, -0300

Acres 9 Lot 1-4 Block Subdivision

Section 1 Town 17 North Range 13 East

Location of Property

Legal Description Lots one, two, three, and four of Certified Survey Map No. 1400 as recorded in Volume 5 of Certified Survey Maps, Pages 1400-1400A.

Current Zoning Classification R-1 Current Use of Property Recreation

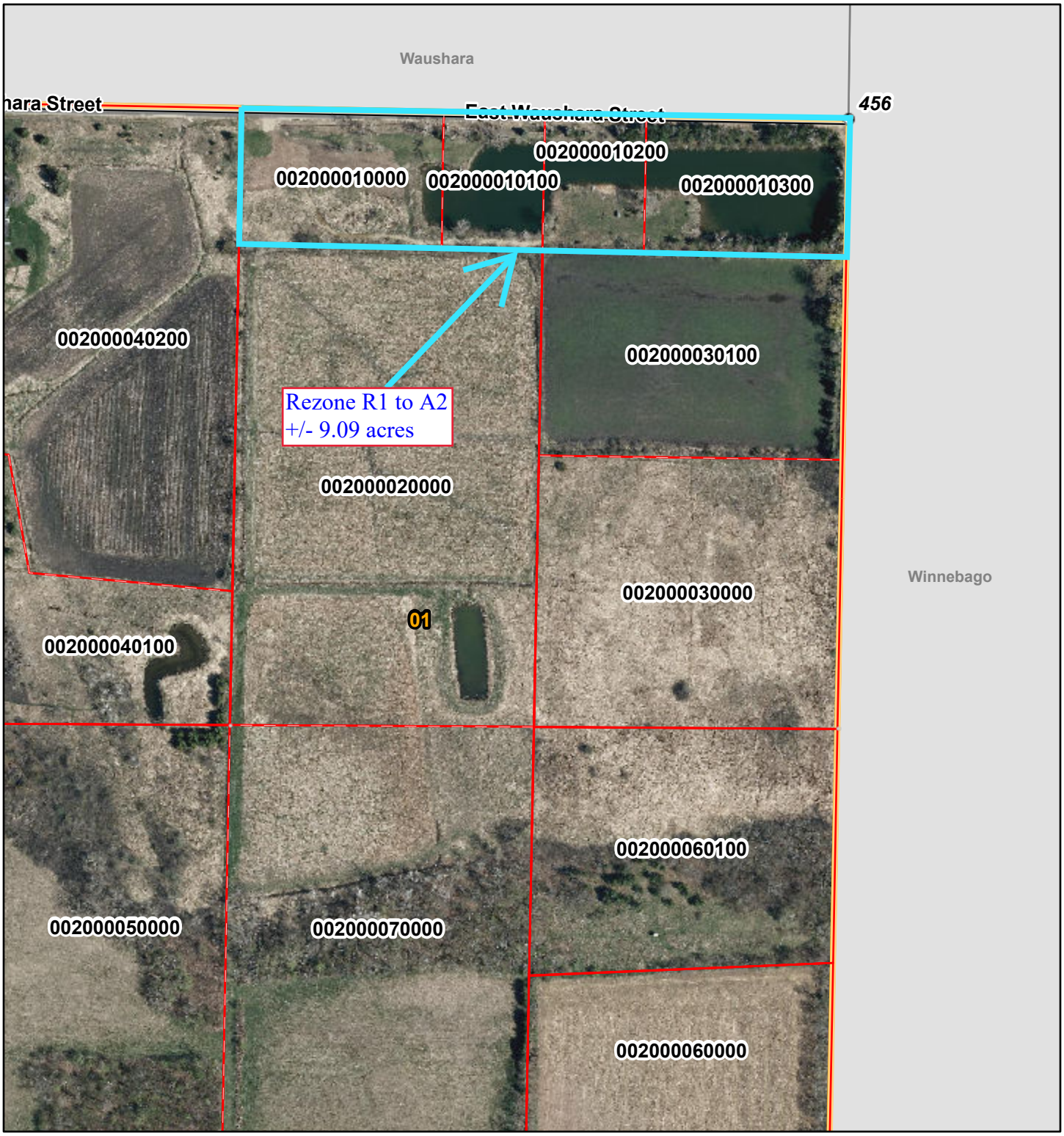
Detailed Description of Proposed Use Agricultural / Residential Use home with pasture and potential tree farming

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

PZZ-311 (12/03)

Thom Rezone Aerial Map



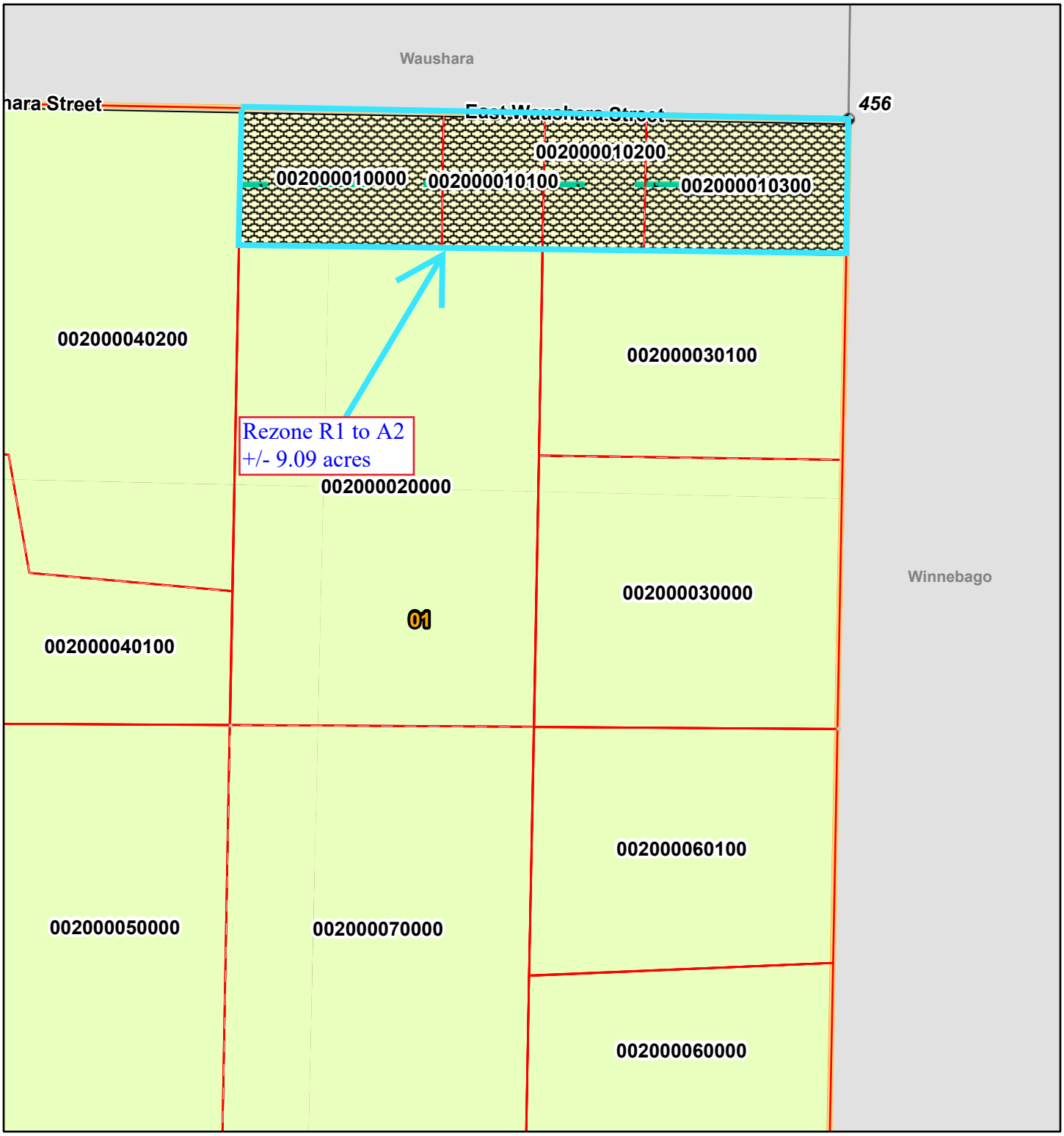
12/8/2025, 1:57:22 PM

1:3,706

0 170 340 680 ft

0 50 100 200 m

Thom Rezone Zoning Map



12/8/2025, 2:03:45 PM

1:3,706

0 170 340 680 ft

0 50 100 200 m

Green Lake County, WI
Land Use Planning & Zoning

Zoning Ordinance Map
Districts

- A1 Farmland Preservation
- A2 General Agriculture
- C1 General Commercial
- C2 Extensive Commercial
- I Industrial
- M1 Mineral Extraction
- M2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R1 Single Family Residence
- R2 Single Family Mobile Home Residence
- R3 Multiple Family Residence
- R4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Eugene F. and Kathleen A. Thom
Town of Berlin
East Waushara Street, Parcel(s) #002-00001-0000, -0100, -0200, -0300
Lots 1-4 of CSM #1400, NE ¼ of NE ¼ of Section 35, T15N, R11E

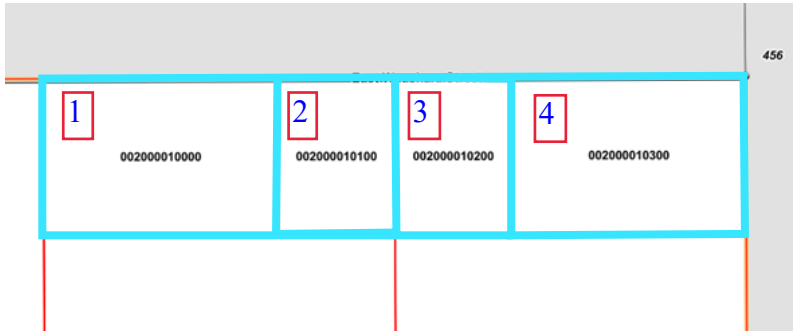
Existing Configuration

1 = ±3.03-acre parcel zoned R2, Single-Family Residential District.

2 = ±1.51-acre parcel zoned R2, Single-Family Residential District.

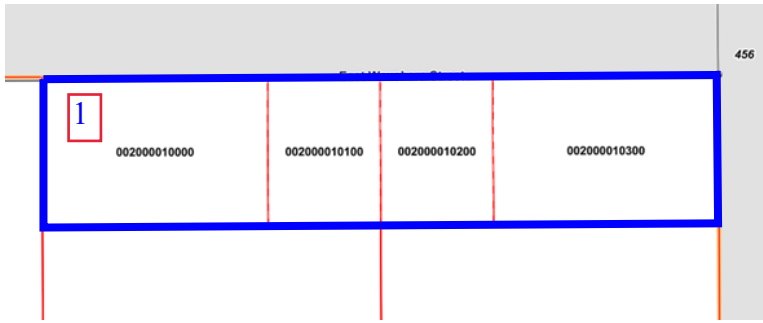
3 = ±1.51-acre parcel zoned R2, Single-Family Residential District.

4 = ±3.03-acre parcel zoned R2, Single-Family Residential District.



Proposed Configuration

1 = ±9.09-acre parcel zoned A2, General Agriculture District.



Land Use Planning & Zoning Public Hearing 2/5/2026

ORDINANCE NO. –2026

Relating to: Rezone in the Town of Berlin
Owner: Eugene F. & Kathleen A. Thom

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 17th of February 2026, 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 Berlin, shall be amended as follows:

Owner: Eugen 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.

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

Roll Call on Ordinance No. -2026

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 17th Day of February 2026.

_____
County Board Chairman

_____
ATTEST: County Clerk
Approve as to Form:

_____
Jeffrey Mann, Corporation Counsel

Submitted by Land Use Planning & Zoning Committee:

_____
Chuck Buss, Chair

_____
William Boutwell, Vice Chair

_____
Sue Wendt

_____
Gene Thom

_____
Curt Talma

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.

Land Use Planning and Zoning Committee Staff Report

Public Hearing February 5, 2026

Item II: Conditional Use Permit (CUP)

Owner: **Applicant:**

Lakeview Inn Land LLC Randall and Shanda Farr

Request: The owner/applicant is requesting a conditional use permit. The use would include the current bar, restaurant, and apartment rental operation, as well as to add boat slips for rent.

Parcel Number/ Location: The request affects parcels 006-01270-0000 (±0.26 acres) and 006-01271-0000 (±0.12 acres). The parcels are located in the SW ¼ of the SE ¼ of Section 29, T15N, R13E, Town of Green Lake. The site address is N2905 State Rd 44.

Existing Zoning and Uses of Adjacent Area: Both parcels are zoned C1, General Commercial District. The property is currently being used as a restaurant/bar. A garage spans the two parcels but the restaurant/bar, apartment and boat slip rental activities are located on parcel 006-01270-0000. To the West and South, the property is bordered by Little Green Lake. To the North, there are residential properties all zoned R1, Single Family Residence District. To the East across State Road 44 the properties are zoned A1, Farmland Preservation District. The western properties are either farmed or are left as forested lands. A portion of the existing restaurant/bar parking lot is located within State Road right-of-way.

Additional Information/Analysis: Originally this property was developed as a bar/restaurant in 1930. Additionally, there is a furnished apartment above the bar/restaurant that has been previously rented out, and the applicants intend to continue renting the apartment in the future. These established uses predated the zoning ordinance which resulted in the bar/restaurant becoming a nonconforming use when zoning was enacted in the Town of Green Lake. Due to a newly proposed use on the property, of renting out boat slips, a CUP is required. The CUP would also need to include the previous nonconforming uses to be authorized and have all uses approved under the CUP. Back in August of 2025 the WDNR approved of a pier permit that would allow for 12 boat slips to be placed on the frontage of parcel 006-01270-0000. The applicant intends to rent out 9 slips with 2 slips being used for patrons of the bar/restaurant and 1 slip to be for personal use of the owners.

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. If the Committee wishes to approve this request, the following conditions may be appropriate:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
3. That any outdoor lighting on the property shall be shielded or hooded.
4. All parking related to the bar/restaurant and boat slip rental uses, approved under this CUP, shall be located in the parking lot West of State Highway 44.

Town of Green Lake: The Town Board Action request for the Conditional Use Permit was heard by the Town Board at their January meeting. The Town Board does not object to and approves 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) 1-12-2026.

Owner/Applicant: Owner: Lakeview Inn Land LLC. **Agent:** Randall and Shanda Farr

Site Location: N2905 State Highway 44

General legal description: Parcel(s) #006-01270-0000 & 006-01271-0000, Located in the SW ¼ of SE ¼ of Section 29, T15N, R13E, Town of Green Lake, ±.38 acres

Request: CUP Application from the Lakeview Inn Land LLC, for the current bar, restaurant, and apartment rental operation, as well as to add boat slips for rent.

Planned public hearing date for the above requests: February 5, 2026

X **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 1-12-2026 **Date Signed**

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: January 23, 2026

Green Lake County

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? Business 90yrs old. Bought in 2020
- 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. Year round normal bar/rest. business hours
- When will the property be used? (~~Seasonally~~? Set daily hours?) Piers in by May 1st and out before freeze
- 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? prior as new
- 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? WDNR approved
- What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use? WDNR
- Why was this property chosen for this business activity? Closing of marina 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 10-16-25

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 Lakeview Inn Land LLC

Mailing Address N2905 STH 44

Phone Number (920) 398-3030 Email

Signature Date

AGENT IF OTHER THAN OWNER

Name Randall and Shanda Farr

Mailing Address N2805 Park Rd randallfarr807@gmail.com

Phone Number (920) 948-6055 R.F 210-5237 S.F. Email shanda.farr65@gmail.com

Signature Randall A Farr Date 10-16-25

PROPERTY INFORMATION

Town of Green Lake Location of Property N2905 STH 44

Section 29 Town 15 N Range 13 E

Affected Parcel Number(s) 006-0127D+01271-0000 Affected Acres 0.38

Subdivision — Lot — Block —

CSM — Lot — or COS

Legal Description see attached Legal

Current Zoning Classification C1

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

Bar / Restaurant since 1930. There is an apartment above the bar that could be occupied, but is currently vacant.

Legal Description

A part of Government Lot 1 of Section 32, Township 15 North of Range 13 North, Town of Green Lake, Green Lake County, Wisconsin and a part of Lot 1, Pleasant Point Plat, Town of Green Lake, Green Lake County, Wisconsin, described as follows:

Commencing at a point in the center of State Trunk Highway 44, 73 feet Northerly along the center of said highway from the Southeast corner of Lot 1, according to the recorded Plat of Pleasant Point, situated in Section 29, Township 15 North of Range 13 East, thence West to Lake front of Little Green Lake, thence Southeasterly along said Lake front to the outlet of said Little Green Lake, thence Easterly along said Outlet of said Little Green Lake, to center of said highway 44, and thence Northerly along said center of said highway 44 to the place of commencement. Subject to conveyance made to Green Lake County and State of Wisconsin for highway purposes.

ALSO, beginning at a point 60 feet South of the Northwest corner of Lot 1, thence South 51 feet to what was originally Paul Dreger's North line, thence East to the Highway, thence North 50 feet. thence West to the place of beginning, according to the recorded plat of Pleasant Point situated in a part of Section 29, Township 15 North, Range 13 East.

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? Bar/restaurant is a existing non conforming use because it existed prior to local zoing. The proposal is to install up to 12 boat slips, 9 of which will be rented to non lake owners. A conditional use permit is necessary to resolve the non-conforming use as well as to add the new boat slip rental use.

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 parcel #1270 will be used as the anchor point of the pier/slip system. Also this parcel is used for slip rental parking

☐ 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.

_____

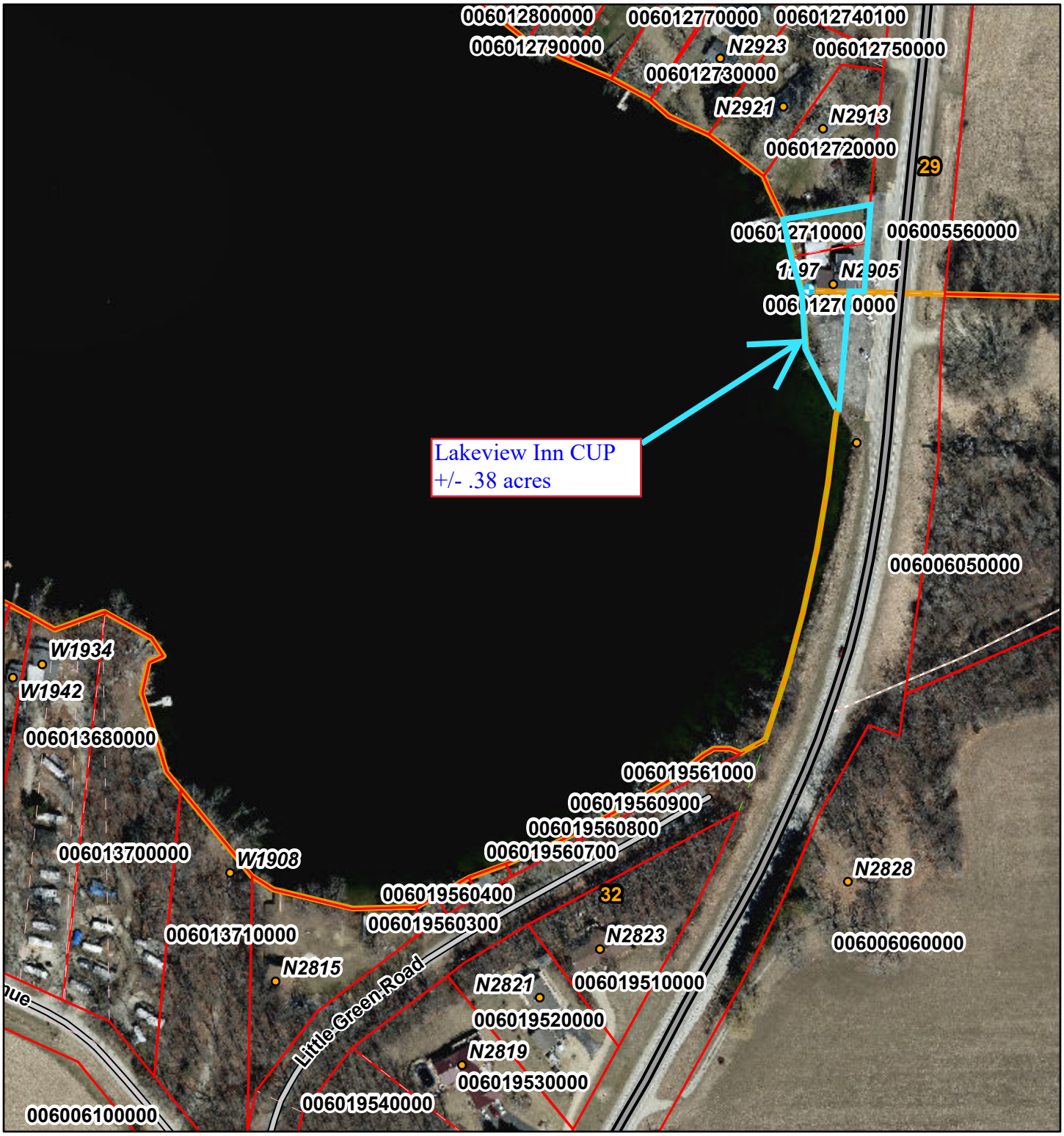
_____

_____

OPERATIONAL PLAN NARRATIVE

See attached narrative.

Lakeview Inn CUP Aerial Map



12/9/2025, 9:00:43 AM

1:2,235

0 105 210 420 ft

0 30 60 120 m

Lakeview Inn CUP Zoning Map

12/9/2025, 9:06:00 AM

1:2,235

0 105 210 420 ft

0 30 60 120 m

Green Lake County, WI
Land Use Planning & Zoning

Zoning Ordinance Map Districts

- A1 Farmland Preservation
- A2 General Agriculture
- C1 General Commercial
- C2 Extensive Commercial
- I Industrial
- M1 Mineral Extraction
- M2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R1 Single Family Residence
- R2 Single Family Mobile Home Residence
- R3 Multiple Family Residence
- R4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Attachment – Narrative for Lake View Inn CUP October 16, 2025

We are Randall & Shanda Farr. We are the owners of Lakeview Land LLC and are the operators of the Lakeview Inn. We purchased the property in November of 2020. The Lake View Inn bar and restaurant has been a business on Little Green Lake since the 1930s. During that time patrons have enjoyed access to the Lakeview Inn by land and by lake.

The Lakeview Inn is open year-round, seven days a week. Hours of operation are 11:00am to bar time. The included building use plan indicates how the bar/restaurant is laid out. The site plan indicates where the property is located as well as where patrons are able to park. The only other building on the property is a detached garage. We use the garage to park a vehicle and store personal items. It is also worth mentioning that there is a furnished apartment above the bar / restaurant that is currently vacant, but we have rented it a few times in the last few years. We would expect to retain this option as well through this conditional use permit (CUP) approval process.

We are aware that our use of the property as a bar / restaurant is a legal nonconforming use. If we simply maintained this use county zoning would not require a CUP. If we were to add a new use, we are aware that county zoning not only requires the new use to be authorized by CUP, but the nonconforming use also needs to be authorized by CUP.

The closing of the Little Green Lake Marina eliminated 40 (or so) rental boat slips. Prior to the marina closing, the marina's owner contacted us to inquire if we'd be interested in establishing a few boat slips for rent at the Lakeview Inn. As a way to help the folks that had lost their marina slips, we reached out to the WDNR. The WDNR explained the process and eventually, on August 29th, 2025 our pier permit was approved, subject to local zoning approval. The frontage that both of our lots have on Little Green Lake yielded approval of 12 boat slips. Our intention is to use one of the slips for personal use, two slips would be for bar / restaurant patrons, and the remaining 9 slips would be rented out seasonally. The approximate size and location of the pier system is indicated on the included pier plan.

The WDNR's approval process included a public hearing which was held on August 4, 2025 at the Markesan City Hall. Approximately 31 individuals attended the hearing with several providing verbal testimony. Written public comments were also received and presented at the public hearing. Many in the audience supported the addition of the new rentable slips due to the need created by the closing of the marina. Others had concerns that the increased boat traffic in the shallow bay would cause impacts to water quality, aesthetics, recreational safety and aquatic habitat. The affiliation of the slips

with a bar led one member of the audience to voice concerns over boating safety and negligent boating. Another concern was that the lighting associated with the new slips would be a detriment to natural scenic beauty and star-gazing.

The WDNR reviewed our permit application and considered all of the public testimony and comments. In the end the WDNR approved our pier permit as they found that the pier system "will not be detrimental to the public interest in aquatic habitat, water quality, public recreation or natural scenic beauty." The permit states that all of the resource managers (in water quality and fisheries) that were asked to review the proposal selected to "grant the application with the usual conditions." Notwithstanding the above, we heard the concerns of the public and of our neighbors and aim to do what we can to limit any negative impact resulting from this proposal.

In addition to everything stated above, the approval of our CUP request would resolve a legal nonconforming use that goes back almost a century. The County's comprehensive plan encourages commercial uses to locate in planned / designated areas. As our parcels are zoned commercially, adding this new commercial use meets this goal of the comprehensive plan. Further, the comprehensive plan's goal for Green Lake County to be a regional destination for commerce and tourism, is supported through our proposal by providing additional access to quality natural resources.

We thank the Land Use Planning & Zoning Committee for their time and consideration of our conditional use permit request.

Sincerely,

____Randall S Farr_____ _____Shanda K Farr_____

Randall Farr Shanda Farr

Lakeview Inn Building Use

10/16/2025, 11:09:17 AM

1:320

0 15 30 60 ft

0 4.5 9 18 m

Green Lake County, WI
www.greenlakecountywi.gov

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St. Paul Ave
Milwaukee, WI, 53233

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

August 29, 2025

Randall Farr
N2905 Hwy 44
Markesan, WI 53946
[sent electronically]

IP-NE-2025-24-01588

RE: Application to place a pier on Little Green Lake in the Town of Green Lake, Green Lake County

Dear Farr:

The Department of Natural Resources has completed its review of your application for a permit to place a pier on Little Green Lake located in the NW 1/4, NE 1/4, Section 32, Township 15, Range 13E, Town of Green Lake, Green Lake County. You will be pleased to know your application is approved.

I am attaching a copy of your permit, which lists the many important conditions that must be followed to protect water quality and habitat. **A copy of the permit must be posted for reference at the project site**. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify me of the date on which you plan to start construction and again after your project is complete.

If you have any questions about your permit, please call me at (608) 445-4751 or you can reach me by email at haley.anderson@wisconsin.gov.

Sincerely,

Haley Anderson

Haley Anderson
Water Management Specialist

Email CC: Karen M. Eklund, USACE
Noah Brown, Green Lake County
Brad Latza, WDNR Conservation Warden
Waterways/Wetlands file

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

PIER PERMIT
IP-NE-2025-24-01588

Application of Randall Farr is hereby granted under Sections 30.12 and 30.208, Wisconsin Statutes, a permit to place a pier on Little Green Lake located in the NW 1/4, NE 1/4, Sec. 32, T. 15, R. 13E, Town of Green Lake, Green Lake County, subject to the following conditions:

PERMIT

1. You must notify Haley Anderson at phone (608) 445-4751 or email haley.anderson@wisconsin.gov before starting construction and again not more than 5 days after the project is complete.

2. You must complete the project as described **on or before August 29, 2028**. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.

3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.

4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.

5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.

6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.

7. **You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway**, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.

8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.

9. **You must submit a series of photographs to the Department, within one week of completing work on the site**. The photographs must be taken from different vantage points and depict all work authorized by this permit.

10. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.

11. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.

12. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

1. **Inspect and remove** aquatic plants, animals, and mud from your equipment.
2. **Drain all water** from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps.
3. **Dispose** of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
4. **Wash your equipment** with hot (>140° F) and/or high-pressure water,

- OR -

Allow your equipment to **dry thoroughly for 5 days**.

13. No mooring buoys beyond those expressly authorized by this permit are allowed without an amendment of this permit.

14. The pier must allow the free movement of water (using a post or pile driven design) and must not entrap vegetation.

15. The pier must not enclose any portion of the navigable waterway.

16. This permit authorizes future maintenance to the piers; however, no change can be made to the type of materials, number of slips, or pier configuration without written approval from the Department or amendment of this permit.

17. This pier must not interfere with the rights of other riparians.

18. You must charge no more than a reasonable fee for the slip (or mooring) rentals. Reasonable fees are moorage fees charged the general public at similar facilities in the vicinity.

19. You must not cover the piers or slips, or allow any buildings or other structures to be placed or constructed on the piers.

20. Dockside pump-out facilities are not allowed under this permit. If you wish to install dockside pump-out facilities in the future, you will need to re-engage with the Waterways program.

21. Piers and pilings are limited to colors which are not visually intrusive as viewed against the shoreline.

22. Lighting for safety or to facilitate docking may be included and should be down focused, non-intermittent white or yellow light.

23. Roofs, walls, and advertising signs may not be included on the piers. A sign of reasonable dimensions to identify the property is permissible on the upland area only.

24. The pier must comply with NR 102, Wis. Adm. Code to meet Wisconsin water quality standards and the protection of water quality.

25. The pier must comply with NR 151, Wis. Adm. Code's performance standards. Best Management practices to avoid or minimize soil, sediment, or pollutants carried in runoff to waters of the state must be implemented.

26. To minimize adverse impacts on fish movement, fish spawning, and egg incubation periods pier construction may not occur between March 15th and June 15th.

FINDINGS OF FACT

1. Randall Farr, N2905 Hwy 44, Markesan, WI 53946, filed an application with this Department on 05/21/2025, under sections Sections 30.12 and 30.208, Wisconsin Statutes, to place a pier on Little Green Lake located in the NW 1/4, NE 1/4, Sec. 32, T. 15, R. 13E, Town of Green Lake, Green Lake County.

2. The applicant proposes to expand an existing pier on Little Green Lake. The current pier has 7 slips and will expand to 12 slips. The applicant intends for 9 rental slips, with 3 slips open for transient traffic. The pier materials include pilings and galvanized steel with Titan decking sections that allows for some light infiltration.

3. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.

4. Little Green Lake is a navigable water, and no bulkhead exists at the project site.

5. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters, and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.

6. The applicant is a riparian landowner of two adjacent land parcels with a total shoreline frontage of approximately 262 linear feet along Little Green Lake in Green Lake County. Approximately 214.5 linear feet of frontage is attributed to parcel 006-01270-0000; the remaining approximately 51.5 linear feet of frontage belongs to parcel 006-01271-0000

7. The proposed project will not impact wetlands if constructed in accordance with this permit.

8. The Department of Natural Resources has determined that the agency`s review of the proposed project constitutes an integrated analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.

9. The Department of Natural Resources and the applicant have completed all procedural requirements and the project as permitted will comply with all applicable requirements of Sections 30.12 and 30.208, Wisconsin Statutes and Chapters NR 102, 103, and 326 of the Wisconsin Administrative Code.

10. A hybrid public hearing was held on August 4, 2025 at Markesan City Hall located at 150 South Bridge Street, Markesan, WI 53946, with the remote aspect held via Teams. Approximately 31 individuals attended the hearing, with multiple members providing verbal testimony. In addition, written public comments were received during the hearing and during the open public comment period for this application and those comments can be summarized as follows:

    Many members of the public were in support of the pier expansion and additional access to the public water body as the closure of a bait and tackle shop led to a reduction of about 40 slips worth of access. Multiple members of the public commented that the pier expansion would help improve local business and recreation of the lake. One member noted the expansion would allow increased accessibility to the lake for those with disabilities.

    Others noted that the proposed pier project would be located in a shallow bay and that the increased boat traffic caused by the pier expansion would cause impacts to water quality, aesthetics, recreational safety, and aquatic habitat. The area is used by kayakers and non-motorized boaters, and the additional 5 slips may impact usage. As the pier is associated with a bar and grill business, concerns were voiced that future boaters may be under the influence of alcohol and would increase the risk and likelihood of negligent boating. One member commented that the increase in negligent boating may increase policing of the lake and result in fewer customers frequenting the lake businesses. Other written comments included that additional boats increase the likelihood of a potential gas or oil spill affecting nearby wetland habitat, and

that the additional safety light impacts the appreciation of natural scenic beauty and star-gazing. Some concern was noted at the lack of community discussion prior to applying for a pier expansion.

Members both in favor and opposed to the pier expansion requested a slow/no-wake ordinance be established in the bay.

11. Riparian property owners have an established riparian right to place structures for navigational purposes, qualified by the structure's impact on the navigation, the public interest in navigable waters and the common law doctrine of reasonable use. DNR has established reasonable use guidelines which are based on linear feet of frontage owned. Based on the amount of shoreline owned by the applicant, the standard presumption of reasonable use for this property would accommodate 13 total boat slips.

12. The structure will not materially obstruct navigation because there is an existing pier, and the expansion does not go further into the lake that what is existing. Furthermore, Warden Bradley Latza was asked to review the pier expansion plan for navigational concerns. No comments were provided.

13. The structure will not be detrimental to the public interest in aquatic habitat, water quality, public recreation or natural scenic beauty. Resource managers in water quality and fisheries were asked to review the current proposal. All resource managers selected "grant with usual conditions".

14. The structure will not materially reduce the flood flow capacity of a stream because the pier will not restrict free movement of water underneath the pier.

CONCLUSIONS OF LAW

1. The Department has authority under the above indicated Statutes and Administrative Codes, to issue a permit for the construction and maintenance of this project.

2. The Department has complied with s. 1.11, Wis. Stats.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing of any individual permit decision pursuant to section 30.209, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources, P.O. Box 7921, Madison, WI, 53707-7921. The petition shall be in writing, shall be dated and signed by the petitioner, and shall include as an attachment a copy of the decision for which administrative review is sought. If you are not the applicant, you must simultaneously provide a copy of the petition to the applicant. If you wish to request a stay of the project, you must provide information, as outlined below, to show that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment. If you are not the permit applicant, you must provide a copy of the petition to the permit applicant at the same time that you serve the petition on the Department.

The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30 day period for filing a petition for judicial review.

A request for contested case hearing must meet the requirements of section 30.209, Wis. Stats., and sections NR 2.03, 2.05, and 300.09(5), Wis. Admin. Code, and if the petitioner is not the applicant the petition must include the following information:

1. A description of the objection that is sufficiently specific to allow the department to determine which provisions of this section may be violated if the proposed permit or contract is allowed to proceed.
2. A description of the facts supporting the petition that is sufficiently specific to determine how the petitioner believes the project, as proposed, may result in a violation of Chapter 30, Wis. Stats;.
3. A commitment by the petitioner to appear at the administrative hearing and present information supporting the petitioner's objection.

If the petition contains a request for a stay of the project, the petition must also include information showing that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment.

Dated at the Milwaukee Service Center, Wisconsin on 8/29/2025.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary
By:

Haley Anderson

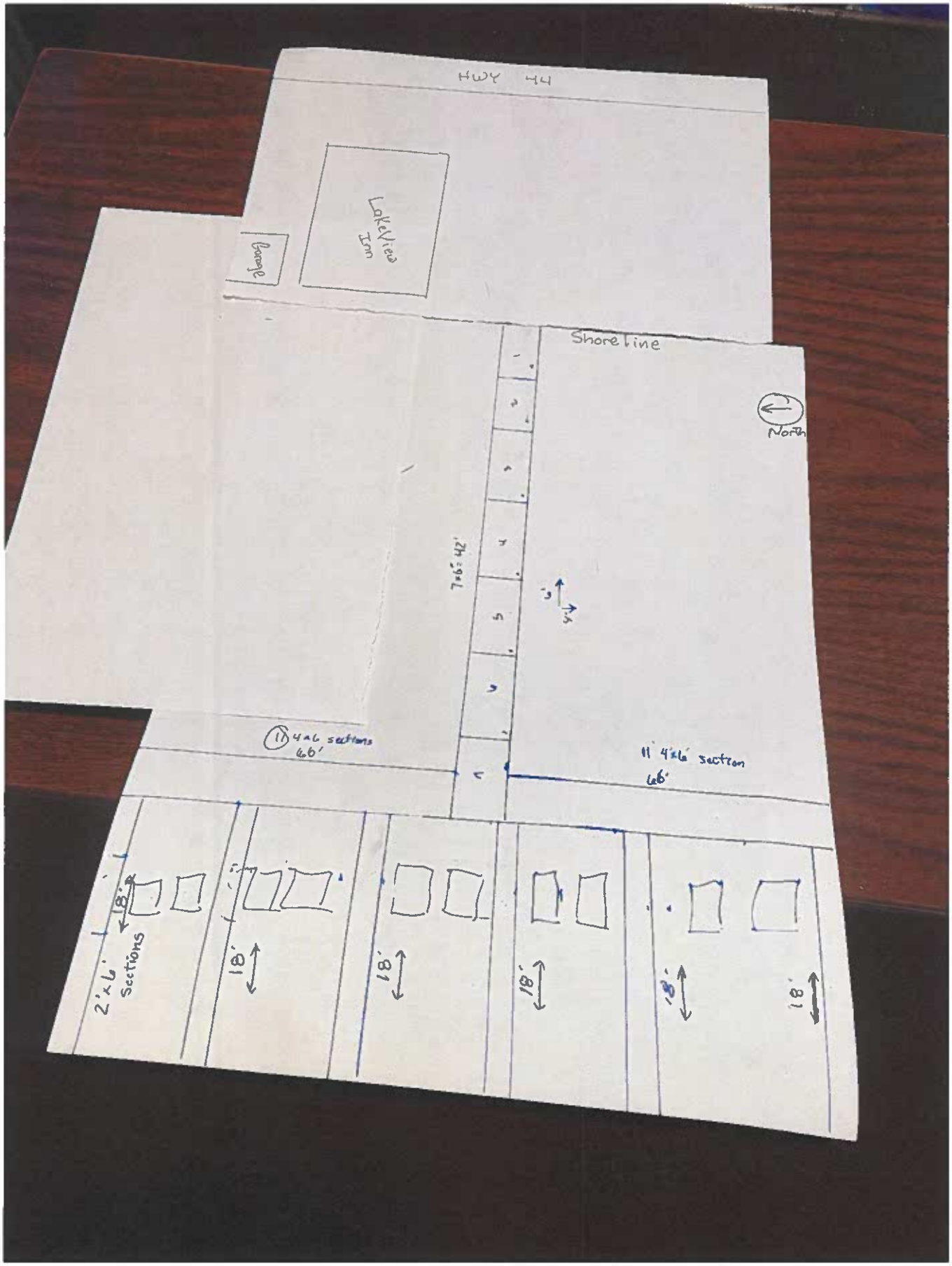
Haley Anderson, Water Management Specialist

Existing Pier - 2025

From: Randall Farr
To: Kirkman, Matt
Subject: Existing Pier 2025
Date: Thursday, October 16, 2025 10:03:08 AM

[CAUTION: EXTERNAL SENDER This email originated from outside Green Lake County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Sent from my iPhone


HWY 44
LakeView Inn
Garage
Shoreline
North
7x6' = 42'
11 4x6 sections 66'
11 4'x6' section 66'
2'x6' Sections
18'
18'
18'
18'
18'
18'

Lakeview Inn Site Plan

10/16/2025, 11:02:13 AM

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0 30 60 120 ft

0 10 20 40 m

Green Lake County, WI
www.greenlakecountywi.gov

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: February 5, 2026

Owner: Lakeview Inn Land LLC

Agent: Randall & Shanda Farr

Parcel(s): #006-01270-0000 & 006-01271-0000, N2905 State Highway 44, Town of Green Lake.

Request: Conditional Use Permit for their current bar, restaurant, and apartment rental operations, as well as to add boat slips for rent.

Land Use Planning and Zoning Committee:

Chuck Buss, Chair	Sue Wendt
William Boutwell, Vice Chair	Curt Talma
Gene Thom	

Date signed: February 5, 2026

Committee vote: Ayes ____ Nays____ Abstain____ Absent____

☐ **Approve**

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

☐ **Deny.**

☐ **Modify as follows:**

Conditions of Approval:

General Conditions:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
3. That any outdoor lighting on the property shall be shielded or hooded.
4. All parking related to the bar/restaurant and boat slip rental uses, approved under this CUP, shall be located in the parking lot West of State Highway 44.

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*.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING February 5, 2026

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 conductive 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 <u>not to impair or limit future agricultural use of surrounding parcels.</u>**

<u>TOWN OF Marquette</u>: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk. At the Town's December 11th, 2025, meeting the Town did not object to and approves the rezone request with the understanding that the driveway will be shared.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on – (Date) 12/11/25.

Owner/Applicant: Owner: Lloyd L. Miller Jr., **Agent:** Donald W. Lenz

Site Location: W5465 Puckaway Road

General legal description: Parcel #014-00500-0100, Located in NW ¼ of SE ¼ & SW ¼ of SE ¼, Section 35, T15N, R11E, Town of Marquette, ±8.32 acres.

Request: Rezone ±8.32 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.

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

X **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 12/11/2025 **Date Signed**

NOTES: With the understanding the driveway will be shared.

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

GENERAL APPLICATION

Fee $375.00 (not refundable)

Date: 9/25/2025

Zone Change from A1 to A2

Conditional Use Permit for Rezone

PROPERTY OWNER/ APPLICANT

Name Lloyd L. Miller, Jr., Matthew Miller

Mailing Address: N1497 County Road H, Dalton WI 53926

Phone Number: 920-210-7488

Signature Lloyd Miller Jr. Date 9·30·25

AGENT_JF OTHER THAN OWNER

Name: Donald W. Lenz

Mailing Address: N6205 Busse Drive, Green Lake, Wisconsin 54941

Phone Number: 920-294-6666

Signature

Date: 9/25/202

PROPERTY INFORMATIONm

Town of Marquette Parcel Number: 014-00500-0100 Acres: 8.32

Lot__ Block ___ Subdivision _____

Section 35 Town 15 North Range 11 East

Location of Property: W5465 Puckaway Road, Markesan, WI 53946

Legal 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.

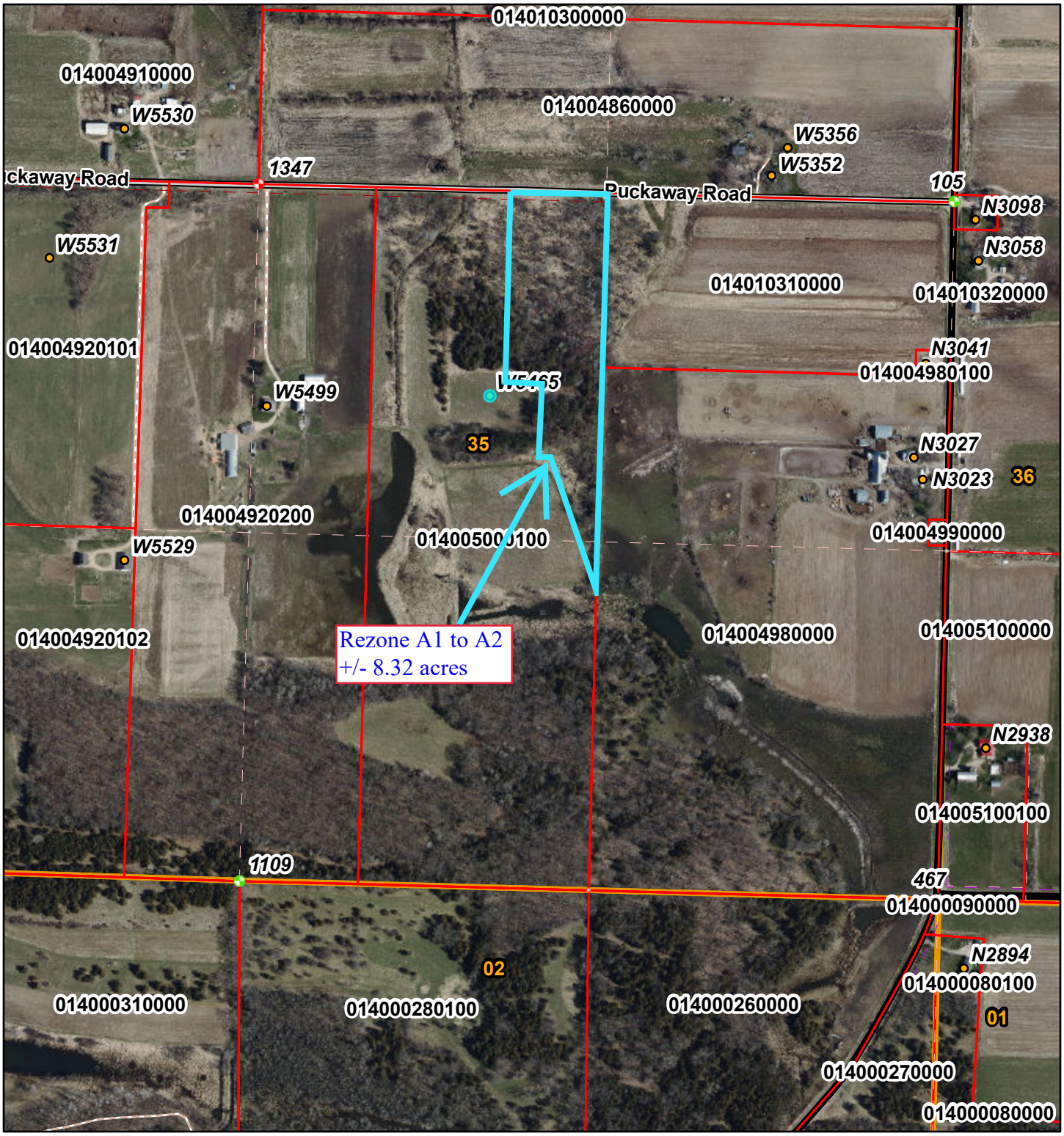
Current Zoning Classification: A1 Current Use of Property: Agricultural

Detailed 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



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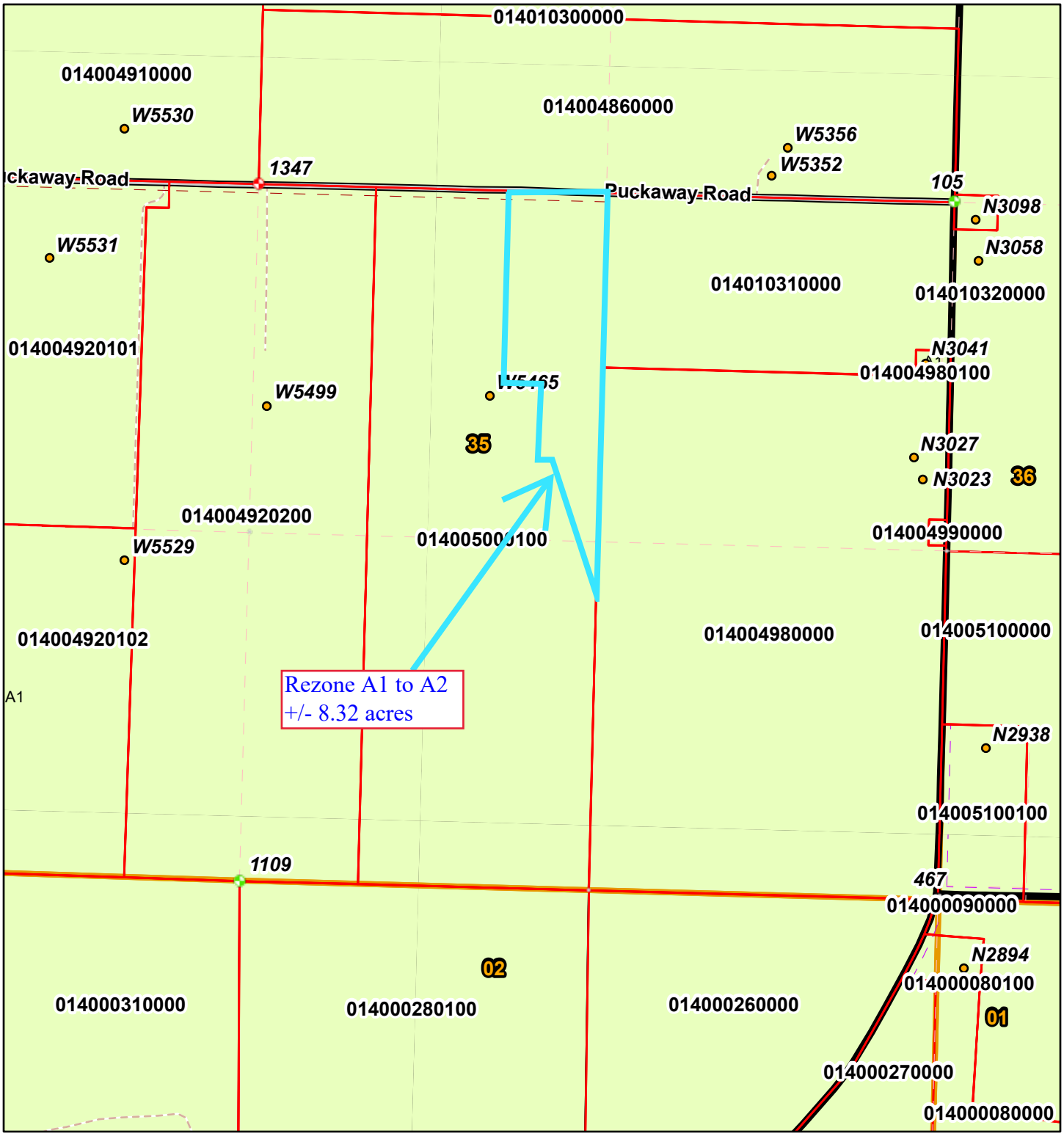
0 90 180 360 m

Miller Rezone Zoning Map



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0 90 180 360 m

Green Lake County, WI
Land Use Planning & Zoning

Zoning Ordinance Map
Districts

- A1 Farmland Preservation
- A2 General Agriculture
- C1 General Commercial
- C2 Extensive Commercial
- I Industrial
- M1 Mineral Extraction
- M2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R1 Single Family Residence
- R2 Single Family Mobile Home Residence
- R3 Multiple Family Residence
- R4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

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

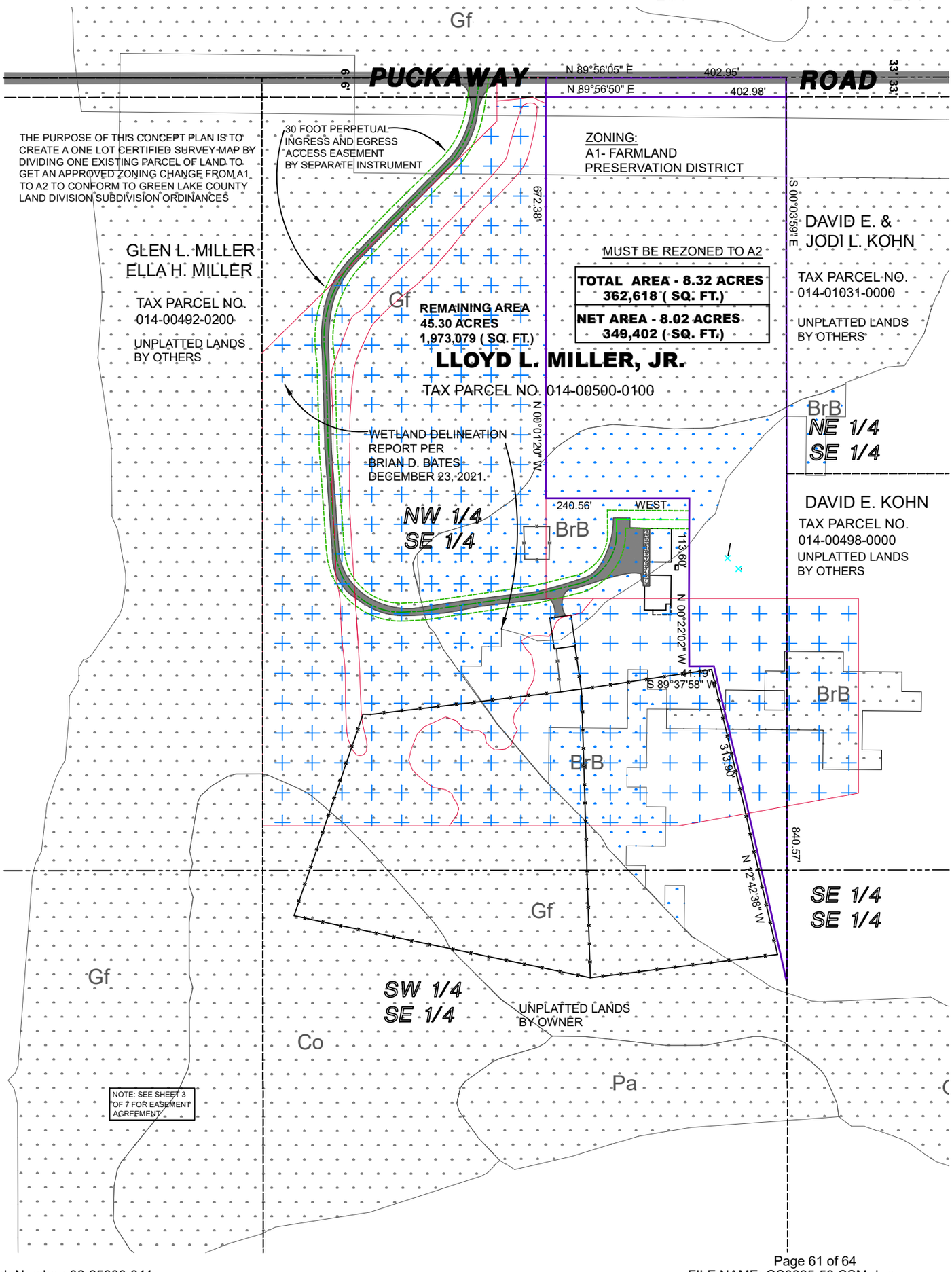
WISCONSIN
DONALD W. LENZ
S-2003
GREEN LAKE, WI
LAND SURVEYOR

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'

200' 0' 200'

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



Job Number: 06-25000-341

FILE NAME: GS0825-58 CSM.dwg

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
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Green Lake, Wisconsin

Donald W. Lenz

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Dated this 11th day of September, 2025.
Drafted by: BAB/DWL

WISCONSIN
DONALD W. LENZ
S-2003
GREEN LAKE, WI
LAND SURVEYOR

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'

200' 0' 200'

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

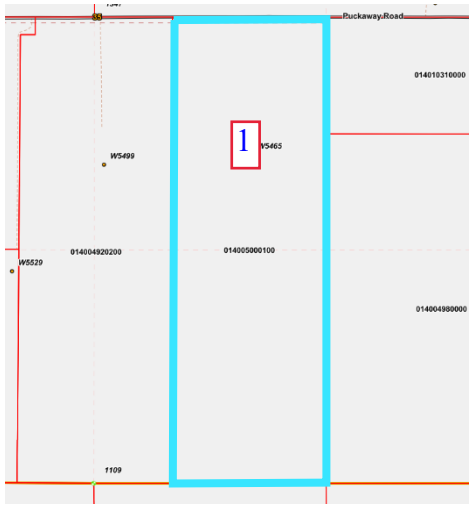
Job Number: 06-25000-341

FILE NAME: GS0825-58 CSM.dwg

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

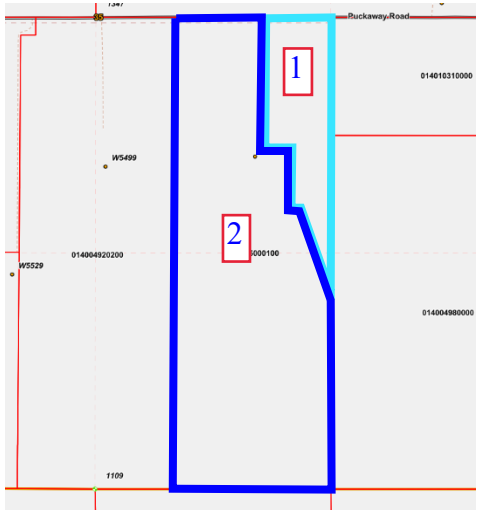
1 = ±53.63-acre parcel zoned A1, Farmland Preservation District.



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. –2026

Relating to: Rezone in the Town of Marquette
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 17th of February 2026, 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. -2026

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 17th Day of February 2026.

County Board Chairman

ATTEST: County Clerk
Approve as to Form:

Jeffrey Mann, Corporation Counsel

Submitted by Land Use Planning & Zoning Committee:

Chuck Buss, Chair

William Boutwell, Vice Chair

Sue Wendt

Gene Thom

Curt Talma