



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the *Green Lake County Comprehensive Plan Subcommittee* business meeting that is scheduled for Monday, February 23, 2026, at 5 pm.

Packet Pages:

- 2 Agenda
- 3-4 Draft Meeting Minutes from 2/9/26
- 5-9 Subcommittee Meeting Discussion Outline

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



GREEN LAKE COUNTY
LAND USE PLANNING & ZONING DEPARTMENT

Matt Kirkman
Director

Office: 920-294-4156
FAX: 920-294-4198

Comprehensive Plan Subcommittee Meeting Notice

Date: Monday, February 23, 2026, Time: 5:00 PM
Green Lake County Government Center, UWEX Training Room
571 County Rd A, Green Lake WI

AGENDA

**Committee
Members**

Mike Starshak-chair
Gene Thom-vice chair
Shelly Rothman
Lisa Reas
Paul Schwandt
Jane Strelow
Jim Hebbe
Taylor Strauser
Samuel Mast
Mary Lou Neubauer
Jeff Shadick
Mark Wilton
Sue McConnell
Todd Morris
Matt Kirkman
Patricia Malone

Sec: Ryan Schinke

This agenda gives notice of a meeting of the Comprehensive Plan Subcommittee. It is possible that individual members of 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).

Purpose Statement: To complete the 10-year update to the Comprehensive Plan.

Meeting Goal: Subcommittee to identify Comp Planning focus areas.

1. Call to Order
2. Certification of Open Meeting Law
3. Pledge of Allegiance
4. Public Comment (15 minutes total/3-minute limit per person)
5. Committee discussion:
 - a) Discuss 2016 Comprehensive Plan Evaluation
 - b) Identify Comp planning focus areas
 - c) Develop focus area goals, policies, and objectives.
 - d) Future Meeting Dates:
 - i. Monday, March 23rd, 5:00pm
 - ii. Monday, April 27th, 5:00pm
 - e) Future Agenda items for discussion
6. Adjourn

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.

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**GREEN LAKE COUNTY
2026 COMPREHENSIVE PLAN
SUBCOMMITTEE MEETING MINUTES
Monday, February 9, 2026**

CALL TO ORDER

Matt Kirkman called the meeting of the 2026 Comprehensive Plan Subcommittee Meeting to order at 5:00 p.m. in the Green Lake County Government Center, UWEX Training Room, Green Lake, WI. The requirements of the open meeting law were certified as being met. The Pledge of Allegiance was recited.

**Present: Shelly Rothman, Gene Thom, Lisa Reas, Paul Schwandt, Mike Starshak, Jane Strelow
Jim Hebbe, Taylor Strauser, Samuel Mast, Mary Lou Neubauer**

Absent: Sue McConnell, Mark Wilton, Jeff Shadick

**Also Present: Matt Kirkman, Land Use Planning & Zoning Director
Patricia Malone, UWEX – Community Development Educator
Todd Morris, County Conservationist
Ryan Schinke, Land Use Coordinator/Tech**

APPROVAL OF MINUTES – None

COMPREHENSIVE PLAN OVERVIEW

Kirkman gave a brief description of the Green Lake County Comprehensive Plan.

INTRODUCTIONS

Committee Members introduced themselves.

ESTABLISH SUBCOMMITTEE GROUND RULES

Malone went through ground rules with committee.

ELECTION OF CHAIR AND VICE CHAIR

Motion/second (Schwandt/Thom) to elect Mike Starshak as Chair. Kirkman asked for any other nominations. Motion carried with no negative vote.

Motion/second (Thom/Schwandt) to elect Gene Thom as Vice Chair. Chair Starshak asked for any other nominations. Motion carried with no negative vote.

PUBLIC COMMENT

Mike Starshak spoke regarding Comprehensive Planning process.

PUBLIC APPEARANCES - None

SUBCOMMITTEE DISCUSSION

1. 2016 Comprehensive Plan Evaluation

FUTURE SUBCOMMITTEE AGENDA ITEMS

1. Comprehensive Plan Focus Areas
2. Future Meeting Date: Monday, February 23rd, 5:00pm

ADJOURN

6:50 p.m. Without objection, the meeting was adjourned by Chair Starshak.

RECORDED BY

Ryan Schinke
Land Use Planning & Zoning Coordinator/Tech

APPROVED ON:

Evaluation of Progress Towards 2016 Comprehensive Planning Goals

Goal 1: Preserve the rural character.

Objectives	No progress	Some progress	Completely Met	On-going	Notes:
1. Implement a conservation easement program .		X			There are a number of actors/agencies working on this. Often called by other names.
2. Enhance & update county zoning, subdivision ordinances, overlays, and other local regs and standards.				X	Regulations and ordinances have been updated as needed.

Goal 2: Protect the Natural Resources.

1. Map ag land/environmental features to identify areas not suited for development.		X	X		Some of this work completed with updated FPP.
2. Consider mapping/designating conservation corridors		X		X	Review Land & Water Resource Management Plan. This is on-going effort done in partnership.
3. Review and update Stormwater Ordinance.	X				We might want to check how incorporated communities are doing.
4. Encourage local activities to manage/protect/preserve local watersheds. <ul style="list-style-type: none"> • Enforce existing ordinances. • BMPs encouraged. • Prevent erosion. • Residential development and management standards. • Septic systems are in good order. Cite if necessary. 		X		X	Lots of progress made in this area. Partnerships are critical to on-going success. Major efforts to reduce septic system violations have been successful.

Goal 3: Farmland Preservation					
Identify, preserve, and protect farmland and working lands using certified plan (Refer to Farmland Preservation Plan).			X		FPP completed and approved by full board at the end of 2025. Will be part of new comp plan.
Goal 4: Residential Development is promoted in designated areas that are suitable and compatible.					
Objectives	No progress	Some progress	Completely Met	On-going	Notes
1. Residential growth directed toward undeveloped areas adjoining existing residential areas.		X			There has not been much residential growth/development.
2. Encourage non-farm residential development to areas not designated for FP.		X			There has not been much residential growth/development. Developers can go to un-zoned towns. There have been simple, small changes.
3. Collaborate with local communities to ensure that alternate housing options are provided.	X				This is not really happening with the county. It is being done within incorporated communities (cities/villages)
4. Review/update zoning/subdivision ordinances to include land use controls so future development is consistent with CP and FPP.			X		This has been met. Could change if conditions change.
Goal 5: Attract service and employment opportunities consistent with existing and future land uses.					
1. Review/update ordinances to ensure micro-enterprise and home-based businesses are not allowed to cause negative impacts.			X		There are no outright bans but we want to make sure these efforts are considerate of neighbors. May need to re-examine because of need to expand income opportunities for farmers/Amish and expansion of Airbnb and VRBOs. Is it better to approach the latter

					two through public health ordinance which would apply county-wide?
2. Encourage businesses to locate in planned/designated areas.				X	On-going effort. Also impacted by un-zoned towns.
3. Work with EDC/chambers to promote local and regional activity.	X				Because of EDC status, this area needs to be re-vamped/re-considered.
4. Work cooperatively to “brand” the unique character of main streets in the county.		X			Some efforts have been made. Again – more from a city/village direction.

Goal 6: Provide and maintain a safe, orderly, efficient transportation system (Adequate Infrastructure)

No progress	Some progress	X	Completely Met	On-going	Notes
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Goal 7: Proved for the development of planned municipal services, where appropriate, and supporting services for the entire population.

Objectives	No progress	Some progress	Completely Met	On-going	Notes
1. Complete transportation corridor studies.					Unknown – Will ask Highway Department Contacts
2. Maintain implementation of a capital improvement program for county infrastructure.				X	On-going effort. Current manager has re-instated effort.
3. Active involvement with cities, villages, and town sanitary districts in terms of current needs and future sewer service areas.			X		This has been met with Green Lake. No significant effort with other sanitary districts.

Goal 8: Work with local communities in sharing information (plans, needs, regional branding) (Cooperation)					
1. Request updated land use and zoning maps as needed from MCDs.	X				Is this a goal/objective we feel is necessary? Should it be in comp plan?
2. County staff should work closely with local officials to evaluate opportunities for collaboration.					Is this a goal/objective we feel is necessary? Should it be in comp plan? Is it a guiding principle?
Goal 9: Encourage cooperation to brand Green Lake County as regional destination (Local and regional economic development)					
1. Support tourism as important component of local economy		X			The EDC played a key role in this.
2. Allow for innovative/creative ideas that may provide unique opportunities.				X	Do we need to spell this out or identify it as a guiding principle?

Summary of Comp Plan Evaluation

Please review the chart above. It reflects our conversation on February 9th. There are goals and objectives we have completely met and there are a number that are on-going. There are also goals and objectives that we have not made any progress on, or we have only made some progress.

Please review the results and our measure of the progress we have made. Then review the existing goals and objectives and identify those you feel are still relevant for our updated comp plan. Be ready to discuss those at our meeting on Monday.

Below is a summary of other questions and concerns that may influence our work. Additionally, there may be issues that the committee feels we need to add to the new plan.

- The impact of high-capacity wells on our groundwater resources.

- The 2018 Land and Water Resources Plan may include some of our priorities. [Land Conservation - Green Lake County, WI; https://www.greenlakecountywi.gov/departments/land-conservation/?section=land-water-resource-management-plan#a-5](https://www.greenlakecountywi.gov/departments/land-conservation/?section=land-water-resource-management-plan#a-5)
- Do we need to develop a groundwater protection plan or are existing plans sufficient?
- Revisit the microbusiness and home-based business goal. This has significant impact on our rural areas.
- Impact of Airbnb's and VRBOs. Who best to regulate? County zoning is a tool but is not/cannot be applied across the whole county.
- What are the results of the Transportation Corridor Study? Is it still specifically relevant?
- How does the current state of the county EDC impact our goals and objectives?
- What are the economic development drivers in GLC?
- What is the role of the county in economic development in general? What should/could the county's role be in commercial and industrial development?
- How do we want to get input from the towns, cities, and villages in the comp plan? What kind of information do we need/want from them?
- Do we need to do any other public input efforts? What do we need to know from the public?
- How does having a county with some unzoned towns and some zoned towns impact our planning effort?
- ACCOUNTABILITY – How do we evaluate our progress on goals and objectives? How frequently? Who needs to know the results?
- Potential new concerns: Please be ready to identify additional concerns.
 - Solar and Wind Farms.
 - Data Centers.
 - Housing.
 - Others?