GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, October 1, 2026

CALL TO ORDER

Chair Charles Buss called the Planning & Zoning meeting to order at 8:30 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: **Bill Boutwell**, **LuAnn Mirr-Frank**

Absent: **Brian Floeter, Gene Thom**

Also Present: **Pamala Dykstra,** Deputy County Clerk**; Jeff Mann,** Corporation Council; **Stefanie Meeker,** Real Property Lister/Deputy Treasurer (remote until 8:46 am)**; Michelle Davis,** Land Use and POWTS Specialist; **Ryan Schinke**, Land Use Coordinator/Technician; **Noah Brown**, Land Use and Shoreland Specialist; **Matt Kirkman**, Land Use Planning & Zoning Director; **Jason Jerome,** County Manager; **Samantha Stobbe,** County Clerk

APPROVAL OF MINUTES

Motion/second (Boutwell/Mirr-Frank) to approve the minutes of the 09/03/2026 meeting with no additions or corrections. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

- Financial Reports
- Land Use & Septic Permits
- Violation Report
- POWTS Failure Report

Kirkman and Mann went over reports found in the packet. Discussion held.

COMPREHENSIVE PLAN UPDATE

Kirkman discussed updates from the committee. The committee is creating an outline to be used to draft a plan.

2027 LUP&Z DEPARTMENT RESTRUCTURE PROPOSAL STATUS

Kirkman discussed. Ordinance was approved by the County Board on September 15th and will take effect January 1, 2027.

PUBLIC COMMENT (3-MINUTE LIMIT) - none

Motion/second (Boutwell/Mirr-Frank) to recess until 9:00 AM. Motion carried with no negative vote.

Motion/second (Boutwell/Mirr-Frank) to resume the meeting at 9:00 AM. Motion carried with no negative vote.

PUBLIC HEARING: (NOT TO BEGIN BEFORE 9:00AM)

Chair Buss read the rules for the Public Hearing.

Item #1: Owner: Lori Sue Weiler, **Agent:** Jeffrey Lieuwen, **Location:** State Highway 23, **Parcel:** 004-00870-0000, **Legal Description:** Located in part of the SW ¼ of SE ¼ of Section 24, T16N, R12E, Town of Brooklyn, ±7.98 acres**, Request:** The owners are requesting a rezone of ±7.98 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.

Jeffrey Lieuwen, PO Box 303, Crivitz, WI 54114 spoke for item #1

Kirkman read the staff report. Discussion held. ***Motion/second (Boutwell/Mirr-Frank)*** to approve the rezone. Motion carried with no negative vote.

Item #2: Owner: United Cooperative, **Agent:** Robert E. Lee & Associates, **Location:** W1705 County Road S, **Parcel:** 010-00168-0000, **Legal Description**: Located in part of the NW ¼ of SW ¼ of Section 9, T14N, R13E & part of the NE ¼ of the SE ¼ of Section 8, T14N, R13E, Town of Mackford, ±12.895 acres, **Request:** The owners are requesting a Conditional Use Permit for a new office/warehouse structure and a new dry fertilizer building.

Aaron Breitenfeldt, Robert E. Lee & Associates, 1250 Centennial Centre Blvd, Hobart, WI 54155 spoke for item #2
Jeremy Noll, Keller Inc, N2116 State Rd 55, Kaukauna, WI 54130 spoke for item #2
Shane Johnson, United Cooperative, W11527 County Rd V, Lodi, WI 53555 spoke for item #2
Elmer Bock, W1618 County Rd S, Markesan, WI 53946 spoke for item # 2

Kirkman read the staff report. Discussion held. New conditions were requested to be added to number two of existing conditions, dust control measures on site and high traffic areas to be paved within two years of completion. ***Motion/second (Boutwell/Mirr-Frank)*** to approve the CUP with new conditions. Motion carried with no negative vote.

Item #3: Owner: Francis T. Joan Koos, **Agent:** Cheryl-Koos Abendroth, **Location:** N1848 County Road U, **Parcel:** 010-00097-0300, **Legal Description:** Located in part of the NW ¼ of SW ¼ of Section 7, T14N, R13E, Town of Mackford, ±5.06 acres, **Request:** The owners are requesting a rezone of ±2.38 acres zoned A1, Farmland Preservation District, to R1, Single Family Residence District. To be identified by Certified Survey Map.

Cheryl-Koos Abendroth, 608 Airport Dr., Markesan, WI 53946 spoke for item #3

Kirkman read the staff report. Discussion held. ***Motion/second (Boutwell/Mirr-Frank)*** to approve the rezone. Motion carried with no negative vote.

Public Hearing closed at 9:56 AM.

COMMITTEE DISCUSSION

a. Next meeting date November 5th, 2026 @ 8:30 AM
b. Future agenda items for action & discussion – Stand Alone Battery Energy – Battery Storage Systems
c. Public Hearing items in November – 1 Rezone, 2 CUPs

ADJOURN

Chair Buss adjourned the meeting at 9:57 AM.

Respectfully submitted,
Pamala Dykstra
Pamala Dykstra
Deputy County Clerk