GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, November 5, 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: **Brian Floeter, LuAnn Mirr-Frank, Gene Thom**

Absent: **Bill Boutwell**

Also Present: **Pamala Dykstra,** Deputy County Clerk**; Jeff Mann,** Corporation Council; **Stefanie Meeker,** Real Property Lister/Deputy Treasurer**; Ryan Schinke**, Land Use Coordinator/Technician; **Noah Brown**, Land Use and Shoreland Specialist; **Matt Kirkman**, Land Use Planning & Zoning Director; **Renee Thiem-Korth** Register of Deeds (until 8:40 AM)

APPROVAL OF MINUTES

Motion/second (Mirr-Frank/Thom) to approve the minutes of the 10/01/2026 meeting with no additions or corrections. Motion carried with no negative vote.

REGISTER OF DEEDS REPORT

Thiem-Korth discussed report found in the packet.

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 plan is in the writing stage. The committee has all the data and are working on getting it updated and designing the plan.

DISCUSS 2027 LUP&Z MEETING CALENDAR

There will be no meeting in January, and July 1st is going to be a flex date if needed.

BES (BATTERY ENERGY SYSTEMS) DISCUSSION

Chair Buss gave information about the system and asked about the need for creating an ordinance regarding the usage of these systems. Kirkman was just at a training that gave information about these systems and is going to provide the information at next month's meeting.

PUBLIC COMMENT (3-MINUTE LIMIT) - none

DRAFT

PUBLIC HEARING: (NOT TO BEGIN BEFORE 9:00AM)
Motion/second (Thom/Floeter) to recess until 9:00 AM. Motion carried with no negative vote.
Motion/second (Mirr-Frank/Thom) to resume the meeting at 9:00 AM. Motion carried with no negative vote.

Chair Buss read the rules for the Public Hearing.

Item #1: Owner: Double S Dairy LLC, Ridge Hunter Grams, & Jordan Grams, **Location:** W620 Miller Road, **Parcel(s):** 006-00420-0201 & 006-00420-0202, **Legal Description:** Lot 1 of CSM 3722 & Part of the W ½ of the SE ¼ of Section 23, T15N, R13E, Town of Green Lake, ±46.77 acres, **Request:** The owners are requesting a rezone of ±1.97 acres zoned R4, Rural Residential District, to A1, Farmland Preservation District, & a rezone of ±1.64 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map**.**
Anthony Dolgner – Century 21 Properties, 1194 W Fond du Lac St. Ripon, WI 54971 spoke for Item #1

Kirkman read the staff report. Discussion held. ***Motion/second (Thom/Floeter)*** to approve the rezone. Motion carried with no negative vote.

Item #2: Owner: Gerald Miller, **Location:** W3871 State Road 44, **Parcel:** 012-00151-0000, **Legal Description:** Located in the NW ¼ of the SE ¼ of Section 9, T14N, R12E, Town of Manchester, ±39.213 acres, **Request:** The owners are requesting a Conditional Use Permit for a furniture retail business.
Lynn Miller, W2936 Carter Rd, Markesan, WI 53926 spoke for Item #2

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

Item #3: Owner: Kuphal Concrete LLC, Agent: Brandon Kuphal, **Location:** N1174 North Brave Road, **Parcel:** 010-00490-0103, **Legal Description:** Lot 1 of CSM 4054, Located in part of the SW ¼ of the NE ¼ of Section 24, T14N, R13E, Town of Mackford, ±8.71 acres, **Request:** The owners are requesting a Conditional Use Permit for the storage of concrete equipment.
Kara Homan, 377 Winnebago Ave, Menasha, WI 54952, spoke for Item #3

Kirkman read the staff report. Discussion held. ***Motion/second (Thom/Floeter)*** to postpone the Conditional Use Permit until the end of 2027 to meet requirements. Motion denied. ***Motion/second (Floeter/Mirr-Frank)*** to deny request for the Conditional Use Permit due to the lack of proper acreage and may re-apply if the acreage requirement is met. Motion carried with no negative vote.

Public Hearing closed at 9:43 AM.

COMMITTEE DISCUSSION

a. Next meeting date December 3rd, 2026 @ 8:30 AM
b. Future agenda items for action & discussion – BES (Battery Energy Systems)
c. Public Hearing items in December – 1 Rezone

ADJOURN
Chair Buss adjourned the meeting at 9:46 AM.

Respectfully submitted,

Pamala Dykstra
Deputy County Clerk

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