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, November 5, 2026.*

Packet Pages:

2	Agenda
3-4	Draft Meeting Minutes from 10/1/26
5-6	Register of Deeds Report
7-8	September Financial Reports
9-11	September Land Use & Sanitary Reports
12-13	Violation Status Reports
14	Draft 2027 LUP&Z Meeting Calendar
15	Public Hearing Notice
16-30	**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 NE 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.
31-46	**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.
47-64	**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 Conditinal Use Permit for the storage of concrete equipment.

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, November 5, 2026, Time: 8:30 AM
Green Lake County Government Center, County Board Room
571 County Rd A, Green Lake WI

AGENDA

Committee Members

Charles Buss-Chair
William Boutwell-Vice Chair
Brian Floeter
LuAnn Mirr-Frank
Gene Thom

Secretary: Pam Dykstra

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 10/1/2026
5. Register of Deeds Report
6. Department Activity Reports
   a) Financial Reports
   b) Land Use & Septic permits
   c) Violation reports
7. Comprehensive Plan Update
8. Discuss 2027 LUP&Z meeting calendar
9. BES (Battery Energy Systems) discussion
10. Public Comment (3-minute limit)
11. Public Hearing: (Not to begin before 9:00 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

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12. Committee Discussion
    a) Future Meeting Dates: December 3, 2026 @ 8:30am
    b) Future Agenda items for action & discussion
    c) Public Hearing items in December – 1 Rezone
13. Adjourn

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/21820807371510?p=fxMDlYIuIiwuKJ9CtC
Meeting ID: 218 208 073 715 10
Passcode: zT7F59xc
Need help? | System reference
Dial in by phone
+1 920-515-0745,,254027144# United States, Appleton
Find a local number
Phone conference ID: 254 027 144#
For organizers: Meeting options | Reset dial-in PIN
Please accept at your earliest convenience. Thank you!
Org help | Privacy and security

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, 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
Deputy County Clerk

REGISTER OF DEEDS OFFICE

2026 THIRD QUARTER REPORT

Submitted by Renee A. Thiem-Korth **November 2026**

				GROSS REVENUE	COUNTY REVENUE
WISCONSIN REAL ESTATE TRANSFER FEES				**$484,338.61**	
	County Share	20%	$96,879.73		**$96,879.73**
	WDOR Share	80%	$387,458.88		
RECORDINGS					
	Real Estate	3,270	2 plat & 2 TPP	**$98,100.00**	**$49,050.00**
	County Land Records Fees	$8 fee	$26,160.00		**$150.00**
	State Land Records Fees	$7 fee	$22,890.00		
	County ROD Recording Fees	$15 fee	$49,050.00		
VITAL STATISTICS					
	Births Certs - 1st Copy $5	287			
	Add'l Certified copies $3	202		**$6,346.00**	**$2,041.00**
	Fees Rmtd to State-Trust Fund $7	$2,009.00			
	Fees Remitted to State $8	$2,296.00			
	Deaths Certs - 1st Copy $7	422			
	Add'l Certified copies $3	3,723			
	Fees Remitted to State $13	$5,486.00		**$19,609.00**	**$14,123.00**
	Marriages Certs - 1st Copy $7	167			
	Add'l Certified copies $3	243			
	Fees Remitted to State $13	$2,171.00		**$4,069.00**	**$1,898.00**
	Divorce Certs - 1st Copy $7	5			
	Add'l Certified copies $3	1			
	Fees Remitted to State $13	$65.00		**$103.00**	**$38.00**
	Official Records Online $2.50	47		**$117.50**	**$117.50**
TAPESTRY/MONARCH REVENUE				**$14,565.03**	**$14,565.03**
LAREDO COPY FEE				**$12,671.00**	**$12,671.00**
LAREDO REVENUE				**$45,922.09**	**$35,722.02**
COPIES				**$1,876.75**	**$1,876.75**
MISC. INCOME				**$5.00**	**$5.00**
TOTAL GROSS REVENUE				**$687,722.98**	
TOTAL COUNTY REVENUE					**$229,137.03**

REGISTER OF DEEDS OFFICE
2025 THIRD QUARTER REPORT

Submitted by Renee A. Thiem-Korth

				GROSS REVENUE	COUNTY REVENUE
WISCONSIN REAL ESTATE TRANSFER FEES				**$446,513.70**	
	County Share	20%	$89,302.74		**$89,302.74**
	WDOR Share	80%	$357,210.96		
RECORDINGS					
	Real Estate	2,657	10 TPP @ $25 each	**$79,710.00**	**$39,855.00**
	County Land Records Fees	$8 fee	$21,256.00		**$250.00**
	State Land Records Fees	$7 fee	$18,599.00		
	County ROD Recording Fees	$15 fee	$39,855.00		
VITAL STATISTICS					
	Births Certs - 1st Copy $5	328			
	Add'l Certified copies $3	175		**$7,085.00**	**$2,165.00**
	Fees Rmtd to State-Trust Fund $7	$2,296.00			
	Fees Remitted to State $8	$2,624.00			
	Deaths Certs - 1st Copy $7	414			
	Add'l Certified copies $3	3,643			
	Fees Remitted to State $13	$5,382.00		**$19,209.00**	**$13,827.00**
	Marriages Certs - 1st Copy $7	171			
	Add'l Certified copies $3	278			
	Fees Remitted to State $13	$2,223.00		**$4,254.00**	**$2,031.00**
	Divorce Certs - 1st Copy $7	10			
	Add'l Certified copies $3	4			
	Fees Remitted to State $13	$130.00		**$212.00**	**$82.00**
	Official Records Online $2.50	49		**$122.50**	**$122.50**
TAPESTRY/MONARCH REVENUE				**$9,671.85**	**$9,671.85**
LAREDO COPY FEE				**$9,908.00**	**$9,908.00**
LAREDO REVENUE				**$28,632.12**	**$19,504.75**
COPIES				**$1,687.00**	**$1,687.00**
MISC. INCOME				**$0.00**	**$0.00**
TOTAL GROSS REVENUE				**$607,005.17**	
TOTAL COUNTY REVENUE					**$188,406.84**

GREEN LAKE COUNTY
LAND USE PLANNING ZONING DEPARTMENT

FEES RECEIVED	SEPTEMBER				YEAR-TO-DATE				BUDGET	
	2025		2026		2025		2026		2026	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	27	6,850	**25**	**8,350**	195	47,500	**158**	**$ 47,350**	$ 60,000	79%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	12	3,585	**13**	**3,510**	58	16,045	**57**	**$ 17,010**	$ 26,000	65%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	**-**	**$ -**	15	13,000	**9**	**$ 16,265**	$ 16,300	100%
BOARD OF ADJUSTMENT										
Special Exception	-	-	**-**	**-**	-	-	**-**	**-**	-	
Variances	-	-	**-**	**-**	2	750	**4**	**1,500**	-	
Appeals	-	-	**-**	**-**	1	375	**-**	**-**	-	
Total	-	$ -	**-**	**$ -**	3	$ 1,125	**4**	**$ 1,500**	$ 1,500	100%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	**2**	**750**	8	3,000	**7**	**2,625**	-	
Conditional Use Permits	-	-	**1**	**375**	12	4,500	**4**	**1,500**	-	
Variance	-	-	**-**	**-**	1	450	**-**	**-**	-	
Total	-	$ -	**3**	**$ 1,125**	21	$ 7,950	**11**	**$ 4,125**	$ 8,525	48%
MISC.										
Wisconsin Fund	-	-	**-**	**-**	-	-	**-**	**-**	-	
Farmland Preservation								**6,652**		
Fines & Forfeitures	3	300	**-**	**-**	8	1,200	**20**	**7,240**	-	
Total	3	$ 300	**-**	**$ -**	8	$ 1,200	**20**	**$ 13,892**	-	
SURVEYOR										
Certified Survey Maps	3	540	1	180	32	5,580	**23**	**3,990**	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	**-**	**-**	-	
Total	3	$ 540	1	$ 180	32	$ 5,580	**23**	**$ 3,990**	$ 6,500	61%
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	45	11,275	42	13,165	333	92,415	282	104,132	**$ 153,825**	
									Total	**68%**

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							
26-100-10-53610-110-000 Salaries	345,479.00	345,479.00	0.00	228,674.14	228,674.14	116,804.86	66.19
26-100-10-53610-140-000 Meeting Payments	655.00	655.00	0.00	452.00	452.00	203.00	69.01
26-100-10-53610-151-000 Social Security	26,429.00	26,429.00	0.00	17,749.38	17,749.38	8,679.62	67.16
26-100-10-53610-153-000 Ret. Employer Share	24,874.00	24,874.00	0.00	17,676.64	17,676.64	7,197.36	71.06
26-100-10-53610-154-000 Health Insurance	79,328.00	79,328.00	0.00	59,370.76	59,370.76	19,957.24	74.84
26-100-10-53610-155-000 Life Insurance	587.00	587.00	0.00	442.64	442.64	144.36	75.41
26-100-10-53610-210-002 Professional Services	17,100.00	17,100.00	0.00	7,218.75	7,218.75	9,881.25	42.21
26-100-10-53610-218-000 VIOLATION NOTICE SERVICE	300.00	300.00	0.00	0.00	0.00	300.00	0.00
26-100-10-53610-225-000 Phone Service	820.00	820.00	0.00	366.18	366.18	453.82	44.66
26-100-10-53610-242-000 Print Management	300.00	300.00	0.00	282.64	282.64	17.36	94.21
26-100-10-53610-307-000 Training	1,390.00	1,390.00	0.00	804.40	804.40	585.60	57.87
26-100-10-53610-310-000 Office Supplies	1,290.00	1,290.00	0.00	676.08	676.08	613.92	52.41
26-100-10-53610-311-000 Postage for Fines and Forfeiture	6,500.00	6,500.00	0.00	0.00	0.00	6,500.00	0.00
26-100-10-53610-312-000 Field Supplies	150.00	150.00	0.00	43.20	43.20	106.80	28.80
26-100-10-53610-312-001 Non-Metallic Mining Expense	22,525.00	47,525.00	0.00	26,539.20	26,539.20	20,985.80	55.84
26-100-10-53610-320-000 Publications-BOA Public Hearing	550.00	550.00	0.00	0.00	0.00	550.00	0.00
26-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	3,000.00	0.00	1,174.31	1,174.31	1,825.69	39.14
26-100-10-53610-321-000 Seminars	1,200.00	1,200.00	0.00	1,125.00	1,125.00	75.00	93.75
26-100-10-53610-324-000 Member Dues	130.00	130.00	0.00	130.00	130.00	0.00	100.00
26-100-10-53610-330-000 Travel	1,260.00	1,260.00	0.00	1,051.79	1,051.79	208.21	83.48
26-100-10-53610-352-000 Vehicle Maintenance	700.00	700.00	0.00	361.93	361.93	338.07	51.70
53610 Code Enforcement	**$534,567.00**	**$559,567.00**	**$0.00**	**$364,139.04**	**$364,139.04**	**$195,427.96**	**65.08**
10 Land Use Planning and Zoning	**$534,567.00**	**$559,567.00**	**$0.00**	**$364,139.04**	**$364,139.04**	**$195,427.96**	**65.08**

Land Use Permits: 9/1/2026 - 9/30/2026

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
14300	N5188 COUNTY ROAD A	9/9/2026	RUTHC MADDOCK REVOCABLE T	$199,000.00	Accessory Structure - Agricultural Building (Ag Building)			
14303	W1148 MARY ST	9/14/2026	LARRY EHRENBERG, SALLYANN E	$509,000.00	Principal Structure - Single Family (2 Bed SFD 1537 sqft total living space);(Attached Garage)(Covered porch)			
14312	W379 BROOKLYN J RD	9/22/2026	DANIELP BIRKHOLZ	$60,000.00	Accessory Structure - Detached Garage (new garage replace existing garage with one that is a little larger)			
14317	W1798 BLUFFTON RD	9/25/2026	JAMESGUSTAVE WESNER	$15,000.00	Accessory Structure - Storage Buildings (3 shipping containers)			
14318	W3260 STATE ROAD 23	9/28/2026	MICHAELP SWANKE, SARAHA SV	$5,800.00	Accessory Structure - Agricultural Building (Wash House)			

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
14281	W2600 OAKWOOD BEACH RD	9/14/2026	KATHLEENE FERGUSON REVOCA	$465,000.00	Accessory Structure - Boathouse (Boathouse);(Patio); (Walkway to Lake)			
14290	W2176 TULETA HILL RD	9/21/2026	FERGE LIVING TRUST	$248,000.00	Impervious Surface Treatment Device (Detached Garage); Accessory Structure - Stairs/Walkway (Stairs)			
14293	W3229 COUNTY ROAD K	9/1/2026	KENNETH D & BETH A ZIK REVO	$1,000.00	Accessory Structure - Fence (Privacy Style Fence)			
14295	W2906 KAHL RD	9/3/2026	MICHAEL R & SUSAN M MILLER,	$300,000.00	Additions / Alterations -(Foyer Addition); (Front Porch);(Garage with Storage above)			
14296	W2182 TULETA HILL RD	9/21/2026	ANTHONY J & DIANE M TRUST A	$81,000.00	Impervious Surface Treatment Device (Accessory Structure - Detached Garage (Detached Garage)			
14298	W1484 SPRING GROVE RD	9/9/2026	AMANDA VAN WIE, WILLIAM VA	$45,000.00	Accessory Structure - Boathouse (Boathouse)			
14299	W3029 MCAFEE RD	9/9/2026	CRAIGA JONES	$26,410.00	Accessory Structure - Detached Garage (new 16' x 40' commercial garage pre-built garage)			
14302	W1496 SPRING GROVE RD	9/14/2026	BRIAN L & JANEEN ZIMMERMAN	$575,000.00	Single Family;(Boathouse); Access (Concrete Patio) (Deck)(Detached Garage) (Driveway)(Front Porch)			
14305	W1825 UTLEY RD	9/16/2026	FELICIAM KIEFER, KENNETHJ KIE	$5,000.00	Accessory Structure - Shed (Shed to store firewood and a 20' diameter concrete pad for fire pit)			
14306	W2008 PLEASANT AVE	9/17/2026	CIESZYNSKI LIVING TRUST	$300,000.00	Attached Garage (Garage Replacement); Accessory Structure - Porch (Sunroom Replacement)			
14311	W1188 SPRING GROVE RD	9/21/2026	MICHAELR CHEW, MICHELLEMA	$38,000.00	Retaining Walls/Patio			
14314	W1057 SPRING GROVE RD	9/23/2026	W1057 SPRING GROVE LLC	$275,000.00	Principal Structure - Single Family (4 Bed SFD 2436sqft total living area); Accessory Structure - Porch			
14319	W3304 COUNTY ROAD H	9/28/2026	ROBINR HEIN	$200,000.00	Gas Pipelines (Gas Regulator Station);Fence (Security Fence for Gas Regulator Station)			
14321	W3144 BLACKBIRD POINT LN	9/30/2026	ROBERT A & MELISSA C HAFNER	$500,000.00	(Replacement of Deck)(Replacement of Detached Garage)(Replacement of House)			

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
14297	W2084 LOVERS LN	9/8/2026	JAREDR FAUST, MICHELLEL STRE	$25,000.00	Accessory Structure - Attached Deck/Patio (replacing existing deck 10'x16')			
14308	N1766 COUNTY ROAD U	9/24/2026	EES HOLDING CO LLC	$410,000.00	Accessory Structure - Storage Buildings (Truck storage building with wash bay.)			

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
14304	No Address Available	9/15/2026	MARTHA OTTO, WAYNEP OTTO	$5,000.00	Ag. Structure - Agricultural Building (Sheep Shed -new)			

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
14307	W5352 PUCKAWAY RD	9/18/2026	DANIEL & JOYCE M KOHN	$150,000.00	Additions / Alterations - Addition/Alteration to Principal Structure (House Addition)			
14309	N3415 STATE ROAD 73	9/17/2026	KEVINA WARD	$5,000.00	Accessory Structure - Storage Buildings (40' x 8' Shipping Container)			

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
14294	W3635 ORCHARD AVE	9/2/2026	JOSEPHC HURLEY TRUST, KARYN	$750,000.00	(3 Season Room)(4 Bed SFD 3535sqft Total Living Space)(Attached Garage)(Deck)(Front Porch)			
14301	W3670 BEYERS COVE RD	9/14/2026	MARK R & AUTUMN A CAREW R	$300,000.00	(Back Porch)(Clear Stone Trench)(Detached Garage)(Front Porch)(Remodel SFD including converting Garage into Bedroom)			
14310	N4293 LAKEVIEW DR	9/21/2026	ROBERT & NANCY RIORDAN LIVI	$40,000.00	(Addition to make kitchen and dining room bigger); Accessory Structure - Attached Deck/Patio (Patio)			

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								

September 2025 Estimated Cost $5,994,000.00 — September 2026 Estimated Cost: $5,533,210.00

2025 YTD Estimated Cost $37,075,593.00 — 2026 YTD Estimated Cost: $27,865,666.00

Sanitary Permits: 9/1/2026 - 9/30/2026

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
202624050		018002700100	N6466 COUNTY ROAD J	CINDIS STEGER, STEVENL STEGER	09/01/2026	New System	Conventional (Non-Pressurized In-Ground)	Roller, J		01/02/1900	No	4 bedroom	280	100	380
202624051		004009750802	W1148 MARY ST	LARRY EHRENBERG, SALLYANN EHRENBERG	09/01/2026	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	3 bedroom	280	100	380
202624052		016004530000	N4392 WICKS LNDG	MARK & MARY MC CARTER	09/02/2026	Replacement System	Mound	Ben Kinas		01/02/1900	No	3 bedroom	280	100	380
202624053		016002620600	N5193 COUNTY ROAD D	BIRR INVESTMENTS LLC	09/02/2026	Replacement System	Conventional (Non-Pressurized In-Ground)	Thomas VanDeHei		09/23/2026	No	3 bedroom	280	100	380
202624054		004006410000	N5427 SKUNK HOLLOW RD	CHRISTINA WHITEHOUSE, CLINTON WHITEHOUSE	09/10/2026	New System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer		01/02/1900	No	3 bedroom	280	100	380
202624056		012005240201	N541 LANE 3	LORETTA BONTRAGER, REUBEN BONTRAGER	09/16/2026	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		01/02/1900	No	4 Bed	280	100	380
202624057		016008320000	N5528 COUNTY ROAD T	BARBARAJ MORRISON	09/16/2026	Replacement System	At-Grade	Jeffrey Novak		10/02/2026	No	3 Bed	280	100	380
202624058		004002220100	N6643 VALLEY VIEW DR	DANIEL STETTLER, LORI STETTLER	09/17/2026	Addition/ Modification	Conventional (Non-Pressurized In-Ground)	Anthony Thoma		01/02/1900	No	3 BED	280	100	380
202624059		014006950000	W3646 COUNTY ROAD BB	GENE N & D'ARCY J GOLZ	09/28/2026	Replacement System	Conventional (Non-Pressurized In-Ground)	Michael Fischer		01/02/1900	No	3 Bed	280	100	380
													2520	900	2280

* There are additional properties associated with the permit

Total Sanitary Permits Issued 9/1/2026 - 9/30/2026

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)	7	3	4	0
Mound	1	0	1	0
Grand Total	**9**	**3**	**6**	**0**

Total Sanitary Permits Inspected 9/1/2026 - 9/30/2026

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	6	3	3	0
Holding Tank	1	1	0	0
Mound	1	1	0	0
Grand Total	**8**	**5**	**3**	**0**

Land Use Violations
Report October 2026

First Notice

Parcel Number-Town	Site Address	Owner Name	Permit #	Violation Type	Violation Description
014007460000-TMQ	W4223 County Road B	Brent Henslin,Bryan Hamer	14340	Zoning	3 campers and camping on A-1 zoned property
006016450000-TGL	W960 Spring Grove Road	W Jeffrey & DJ Davis Revocable Trust	14262	Zoning	Building without a land use permit

Second Notice

Parcel Number-Town	Site Address	Owner Name	Permit #	Violation Type	Violation Description
006004720100-TGL	W285 State Road 44	Caleb Webster,Kayla Webster	14323	Zoning	Building without a permit, working towards getting permit
014003940200-TMQ	N3149 Central Ave	Jeffery Schwarting	14164	Zoning	Deck and sheds built without permit and sheds are located within setbacks-met with staff, working on LUP
014008990000-TMQ	W6458 Lakeview Dr. North	Jeffrey J. & Betty Ann Smith Revocable Living Trust	14143	Shoreland	Patio built within shoreland setback and without a land use permit, working on planting plan for gazebo rule
006002510101-TGL	W540 Center Road	Ronald Kasuboski	13912	Zoning	Vehicles and other junk on the propery. Checking progress, could be at CC next month

Sent to Corp. Counsel

Parcel Number-Town	Site Address	Owner Name	Permit #	Violation Type	Violation Description
002001280100-TBE	N9259 32nd Drive	Terrence Duket	14159	Zoning	Shed built without permit
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.
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.
014008980000-TMQ	W6454 Lakeview Dr. North	Cheryl Desantis Revocable Trust, Emanuel Desantis Revocable Trust	14142	Shoreland	Structures built without a land use permit and patio built within shoreland setback, 1st notice reset-lost in mail

Monthly Violations Resolved	YTD Violations Resolved
0	14

Resolved

POWTS FAILURE REPORT 10/28/2026

Open

Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date

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

Sent To Corp Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
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
016000900100	N5771 COUNTY ROAD D	ARNESON COURTNEY L	201724075	Drain field failure, new permit issued for repairs	6/24/2024
018006720200	N7506 STATE ROAD 73	CLEMENTS JR CECIL D	000148246	Drain field failure	4/30/2024

Resolved

Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
016008320000	N5528 COUNTY ROAD T	BARBARA MORRISON	01624079	Tank not Watertight, drywell structurally compromised	12/12/2023

Planning & Zoning 2027

January

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June

S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July

S	M	T	W	T	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November

S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Notes:

Jan ?	**NO P&Z Committee**
Jan	NO County Board
Feb 4	**P&Z Committee**
Feb 16	County Board
Mar 4	**P&Z Committee**
Mar 16	County Board
Apr 1	**P&Z Committee**
Apr 20	County Board
May 6	**P&Z Committee**
May 18	County Board
Jun 3	**P&Z Committee**
Jun 15	County Board
Jul 1	**P&Z Committee-as needed**
Jul	NO County Board
Aug 5	**P&Z Committee**
Aug 17	County Board
Sept 2	**P&Z Committee**
Sept 21	County Board
Oct 7	**P&Z Committee**
Oct 19	County Board
Nov 4	**P&Z Committee**
Nov 9	County Board
Dec 2	**P&Z Committee**
Dec 21	County Board

= P&Z Meetings

= County Board Meetings

Approved: ??/?/??

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, November 5, 2026, at 9:00 a.m.*** to consider the following requests:

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 NE 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.

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.

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.

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: October 22, 2026

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 NE 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.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING November 5, 2026

ITEM I: ZONING CHANGE

OWNER:
Double S Dairy LLC
Ridge Hunter Grams, Jordan Grams

APPLICANT:
Steve Smits

REQUEST: The owner is requesting a zoning change of ±1.97 acres from R4, Rural Residential District to A1, Farmland Preservation District and ±1.64 acres from A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by certified survey map.

PARCEL NUMBER / LOCATION: The request affects parcel numbers 006-00420-0201 (±1.97 acres) and a portion of parcel number 006-00420-0202 (± 1.64 acre). The parcels are located in the NW ¼ of the NE ¼ Section 23, T15N, R13E, Town of Green Lake. The site address for the zoning change is W620 Miller Road, Markesan.

EXISTING ZONING AND USES OF ADJACENT AREA: Parcel 006-00420-0201 is R4, Rural Residential. This ±3.6-acre parcel consists of a single-family residence, a detached garage and about 2.1 acres crop field. The current zoning of parcel 006-00420-0202 is A1, Farmland Preservation. This ±43-acre property consists of an ag shed and a grain bin and about 41 acres of crop field. All surrounding parcels are zoned A1 and majority are used agriculturally. With a few residential parcels nearby that do not meet current A1 zoning district requirements.

ADDITIONAL INFORMATION / ANALYSIS: The goal of this rezone is to combine the ag shed and grain bin with the residence and detached garage to make a parcel that is more marketable for sale. The 3-acre plus requirement for the R4 zoning district does require the new parcel to include about ⅔'s of an acre of tillable acres. If the rezoning is approved, the remnant of the larger (006-00420-0202) A1 zoned parcel will be entirely used for row crops as the soil is ideal for farming practices.

When looking at the soils that are present with this rezone about 2.1 acres of PnA soil (Type 1) is being rezoned back to A1 and combined with the larger ag parcel. About 0.8 acres of a JoA soil (Type 2w) is being rezoned to R4. The "w" indicates water or wet soils that are not conducive to agriculture unless drained / tiled. Also, about 0.7 acres of an MsB soil (Type 2) is being rezoned to R4. These soils are pre-developed and have no crop history. Effectively, the better soils are being returned back to A1 and the soils that are either not conducive to agriculture or have no crop history are being rezoned to R4.

Regarding the 1.97 (R4 to A1) acre rezone:
Rezoning Criteria Per §350-75.A.:): Land may be rezoned if all of the following are found after public hearing: **(Staff comments in bold)**

(1) The amendment is consistent with community land use plan (comprehensive plan). **The proposed rezone is consistent with the county's comprehensive plan as the R4 district was designed to be consistent with other agricultural zoning districts. While returning prime farm fields back to originally farmed land.**

(2) The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **The rezone has no potential to be detrimental to neighboring properties or properties abroad.**

(3) 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 impact on the natural environment will occur if the amendment were to be approved.**

(4) 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.**

(5) The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation**. The amendment has no effect either way to planned land uses as the R4 and A2 districts are both agricultural in nature.**

(6) 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). **This rezone is not spot zoning as it will establish R4 zoning in an area that is consistent with agricultural uses.**

<u>Regarding the +1.64 (A1 to R4) acre rezone:</u>
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. **The land is better suited to non-agricultural uses because half is a "wet" designated soil and to be farmed would have to be drained or tiled. The other half is a Type 2 soil, which is great for ag pursuits, but it has been developed and has no crop history.**

b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county's comprehensive plan as it upholds the goals and objectives of the comprehensive plan, most prominently the goal to preserve the rural characteristic of the county. Section 350-28 of the County Zoning Ordinance states that "This agricultural district is intended to preserve and enhance land for agricultural uses"**

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..." 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 R4, Rural Residential District is intended to allow agricultural and residential uses together without impairing or limiting current or future agricultural uses of surrounding parcels.**

TOWN OF Green Lake: 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 October 12, 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 Green Lake, County of Green Lake, took the following action on – (Date) 10-12-2026.

Owner/Applicant: Double S Dairy LLC, Ridge Hunter Grams & Jordan Grams

Site Location: W620 Miller Road

General legal description: Parcel(s) #006-00420-0201 & 006-00420-0202, Lot 1 of CSM 3722 & Part of the W ½ of the NE ¼ of Section 23, T15N, R13E, Town of Green Lake, ±46.77 acres

Request: Rezone ±1.97 acres zoned R4, Rural Residential District, to A1, Farmland Preservation District. Rezone ±1.64 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.

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

✓ **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:

_____

_____

_____

_____ 10-12-26

Town Representative **Date Signed**

NOTES: _____

_____

_____

_____

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

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 8/31/2026

Zone Change from R4 to A1 (part of Parcel 006004200201) and A1 to R4 (part of Parcel 006004200202)

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Double S Dairy LLC c/o Steve Smits (Parcel 006004200202)

Mailing Address N3447 Mashview Road, Markesan, WI 53946

Phone Number 920-210-6152

Signature Steve Smits Date 9-1-26

OTHER PROPERTY OWNER

Name Ridge Hunter Grams & Jordan Grams (Parcel 006004200201)

Mailing Address W620 Miller Road, Markesan, WI 53946

Phone Number (608) 707-3213

Signature Ridge Grams Date 9-1-26

PROPERTY INFORMATION

Town of Green Lake Parcel Number(s) 006004200201 Acres 1.97 of 3.64

Parcel Number(s) 006004200202 Acres 1.64 of 43.13

Lot 1, Subdivision C.S.M. No. 3722 (Parcel 006004200201)

Section 23, Town 15 North, Range 13 East

Location of Property Rezone Area Part of the SW1/4 of the NE1/4

Legal Description(s) (Parcel 006004200202) Being part of the W1/2 of the NE1/4, Doc. No. 418536.

Current Zoning Classification R4 and A1 Current Use of Property Ag. Field, buildings & residence

Detailed Description of Proposed Use Rezoning the West portion of Lot 1, CSM 3722 to A1 and adding it back to the Ag. field to the North and West. Rezoning part of the 43.13 acres that is Ag. buildings around residence #W620 to R4 and creating a 3.00 acre C.S.M. (north of Rd. R/W) .

(SEE Separate Sheet and Exhibit)

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change $375
Conditional Use Permit $375.00
Variance $375.00
Special Exception $375.00

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941

REZONE REQUEST

We are requesting that the requirement of surveying the 43.13 acres (43.46 acres ± after rezone) (Parcel 006004200202) be waived, because it will not be of benefit to the owner. The owner also owns land North and West of this parcel and there is no physical field separation between Tax Parcels. Seven contiguous Parcels totaling 181.5 acres ±.

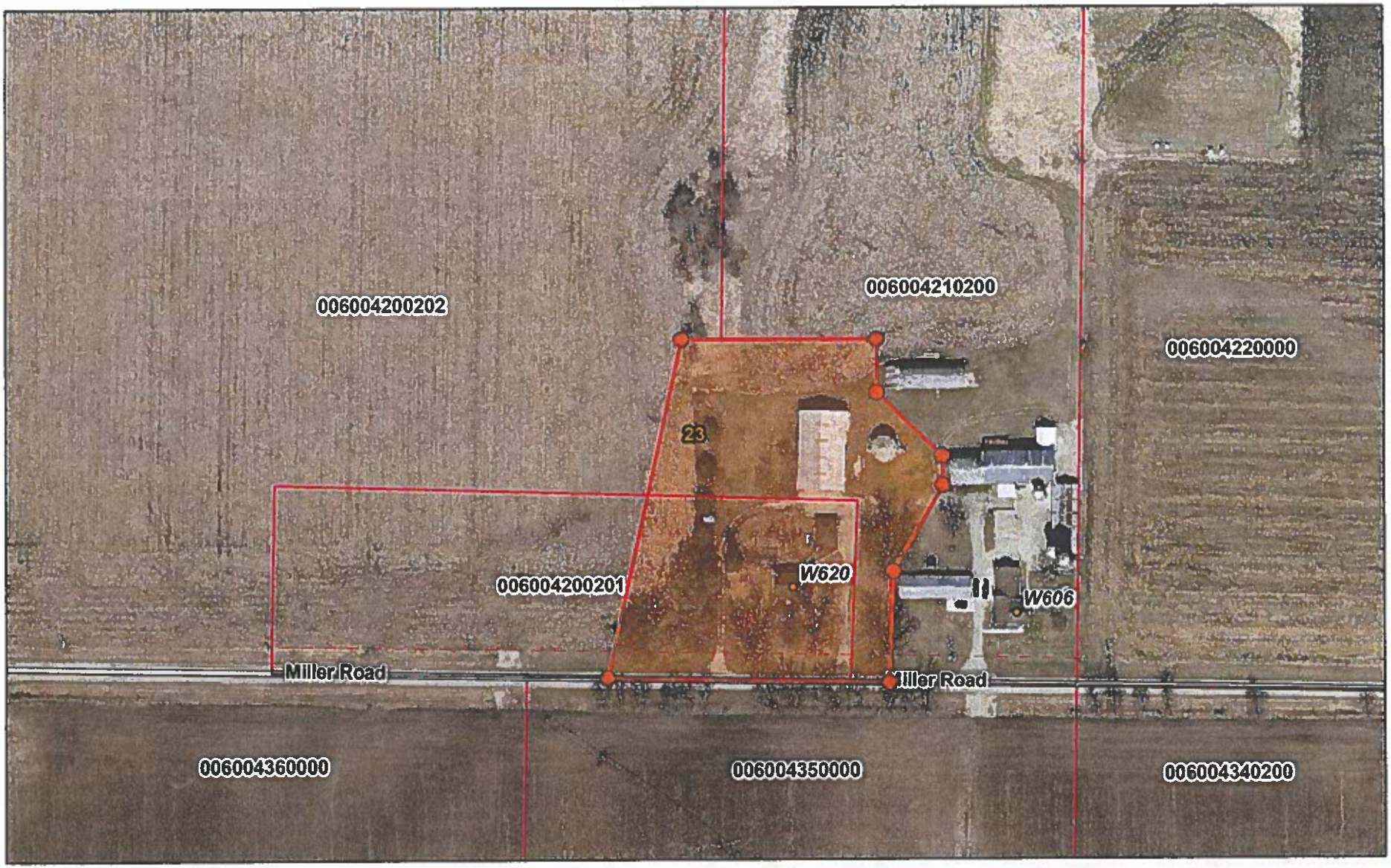
Other forms of parcel identification (description-exhibit) can be provided if necessary.

See the following attached Exhibit of the Rezone areas and proposed C.S.M.


N
W
E
S
SCALE: 1" = 100'
0
50'
100'
200'
LOT 1, C.S.M. 3275
ZONED A2
AREA TO BE REZONED
FROM A1 TO R4
1.64 ACRES
006004200202
006004210200
LOT 1
C.S.M. 3722
ZONED R4
2.3
W620
W606
AREA TO BE REZONED
FROM R4 TO A1
1.97 ACRES
006004200701
Miller Road
Miller Road
006004360000
006004350000

GIS Viewer Map

Proposed C.S.M.



8/24/2026, 2:10:09 PM

Override 1 polygonLayer
Override 1
Override 1
Address
Corner
SUB
TaxParcel
Section

1:1,993

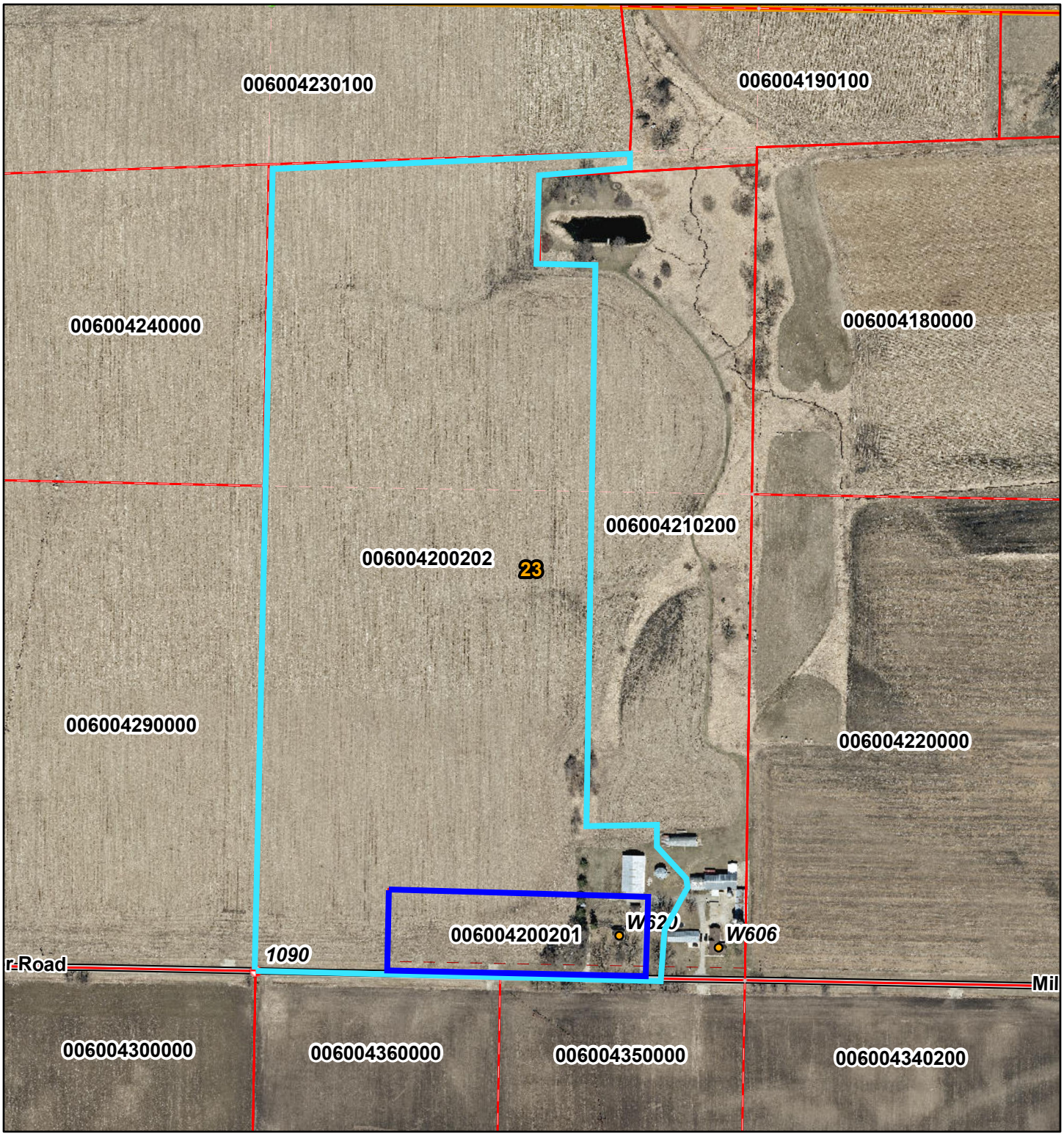
0 90 180 360 ft

0 25 50 100 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
greenlakecountywi.gov

Double S Dairy & Grams Rezone Map



9/8/2026, 2:23:13 PM

1:4,589

0 215 430 860 ft

0 62.5 125 250 m

- Address
- Corner
- QUARTER
- CENTER
- SUB
- TaxParcel
- Section

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
greenlakecountywi.gov

Double S Dairy & Grams Rezone Aerial Map



9/8/2026, 2:27:07 PM

- Address
- TaxParcel
- Section

1:1,652

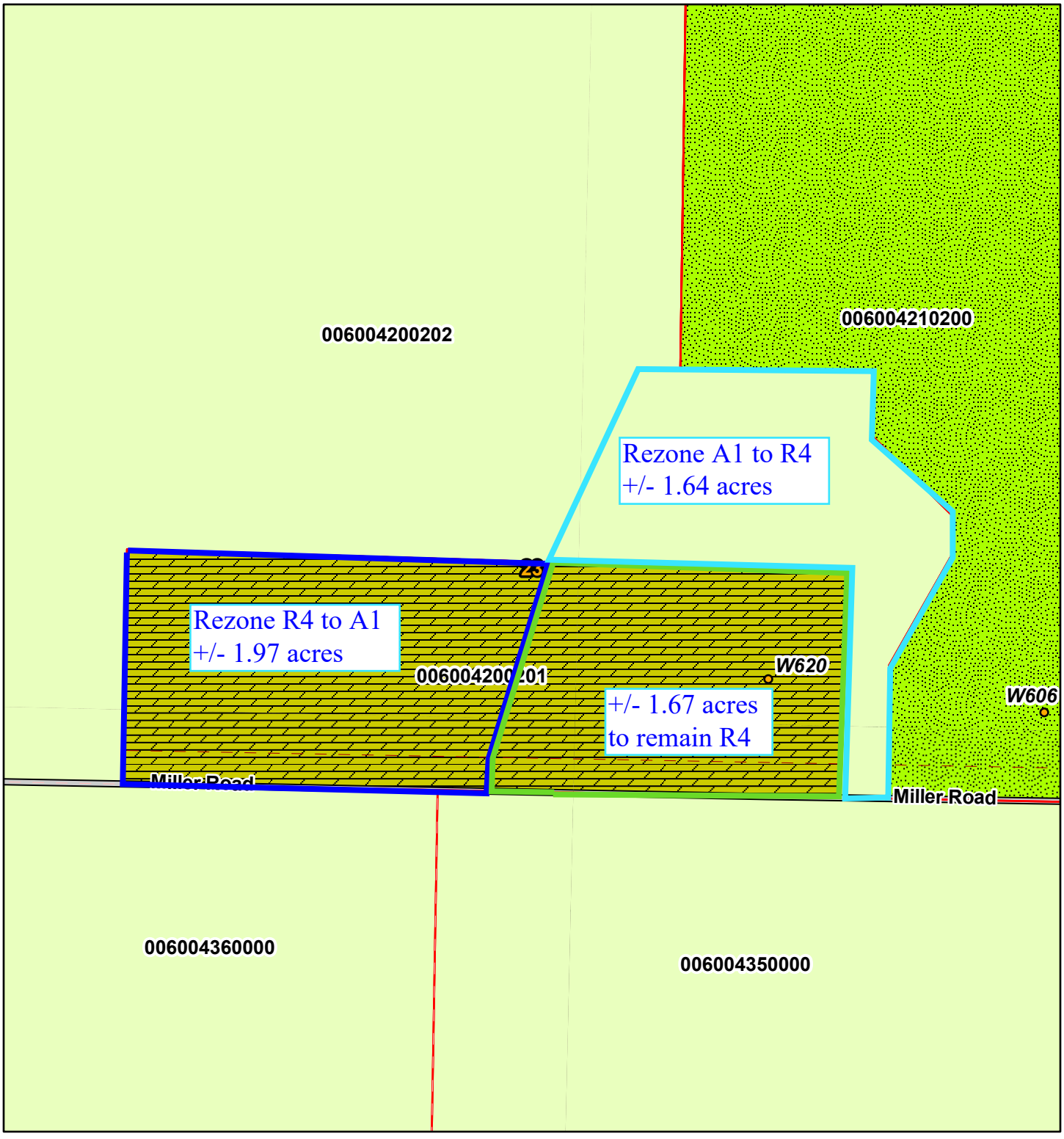
0 75 150 300 ft

0 20 40 80 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
greenlakecountywi.gov

Double S Dairy & Grams Rezone Zoning Map



9/8/2026, 2:35:09 PM

- Address
- TaxParcel
- Section

1:1,652

0 75 150 300 ft

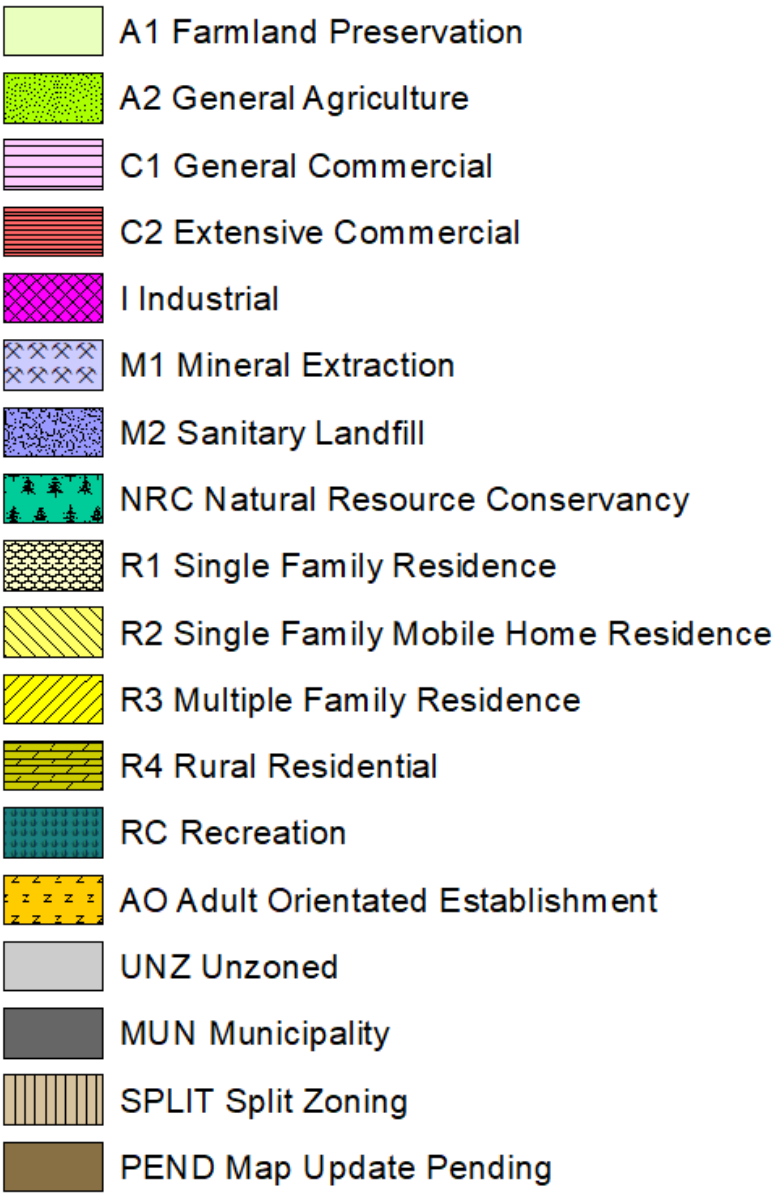
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
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Green Lake County, WI
Land Use Planning & Zoning

Zoning Ordinance Map Districts

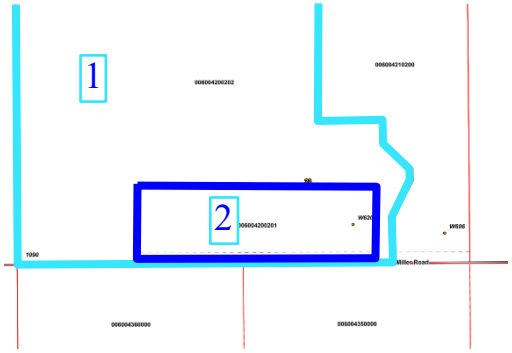


Double S Dairy LLC, Ridge Hunter Grams & Jordan Grams
Town of Green Lake
W620 Miller Road, Parcel(s) #006-00420-0201 & 006-00420-0202
Lot 1 of CSM 3722 & Part of the W ½ of the NE ¼, Sec. 23, T15N, R13E

Existing Configuration

1 = ±43.13-acre parcel zoned A1, Farmland Preservation District.

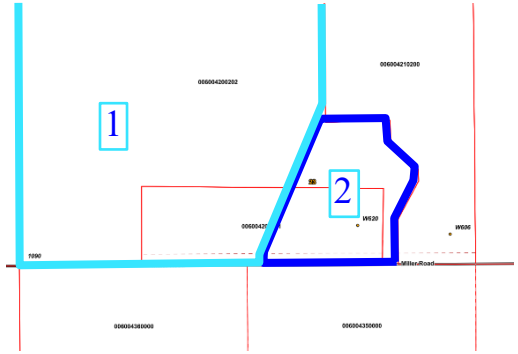
2 = ±3.64-acre parcel zoned R4, Rural Residential District.



Proposed Configuration

1 = ±43.46-acre parcel zoned A1, Farmland Preservation District.

2 = ±3.31-acre parcel zoned R4, Rural Residential District.



Land Use Planning & Zoning Public Hearing 11/5/2026

ORDINANCE NO. –2026

Relating to: Rezone in the Town of Green Lake
Owner: Double S Dairy LLC, Ridge Hunter Grams, & Jordan Grams

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 10th of November 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 Green Lake, shall be amended as follows:

Owner: Double S Dairy, 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.

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 10th Day of November 2026.

Submitted by Land Use Planning & Zoning Committee:

Charles Buss, chair

William Boutwell, vice-chair

County Board Chairman

Brian Floeter

ATTEST: County Clerk

Gene Thom

Approve as to Form:

Jeffrey Mann, Corporation Counsel

LuAnn Mirr-Frank

Item #2:

Owner: Gerald Miller, **Location:** W3871 State Road 44, **Parcel:** 012-00151-0000, **Legal Description:** Located in the NW ¼ of 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.

Land Use Planning and Zoning Committee Staff Report

Public Hearing November 5, 2026

Item II: Conditional Use Permit (CUP)

Owner:	**Applicant:**
Gerald Miller	Same as Owner

Request: The owner/applicant is requesting a conditional use permit for a furniture retail business.

Parcel Number/ Location: The request affects part of parcel 012-00151-0000 (±39.213 acres). The parcel is located in the NW ¼ of the SE ¼ of Section 9, T14N, R12E, Town of Manchester. The site address is W3871 State Rd 44.

Existing Zoning and Uses of Adjacent Area: All parcels surrounding the parcel referenced above are zoned A-1, Farmland Preservation District or A-2, General Agriculture District. Two parcels to the West are used residentially with no agricultural use whereas the rest of the parcels in the surrounding area are used agriculturally as cropland.

Additional Information/Analysis: The ±39.213-acre parcel referenced above is zoned A-1, Farmland Preservation District. The owner has cropland and pasture for beef cows for most of his property. The owner plans to use 50% of a 24'x35' building as a showroom for furniture as well as have an outdoor area to display outdoor furniture. The outdoor display area is proposed to be 40'x60'. The business is planned to be open year-round. The outdoor furniture is planned to be seasonal while the indoor furniture is planned for year-round sales. The owner plans to have mostly displays and some stock items. But it is the owner's intention to have customers order furniture sets that get delivered to the proposed shop which the customers could return to pick up. The owner plans for only family members to be working around 4 to 5 days a week from 7:00AM to 5:00PM. The owner notes that the other 50% of the 24'x35' building is to be used for farm storage.

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. Outside storage/display of furniture shall be limited to the designated areas on the CUP site plan.
3. The building used for the furniture retail shop shall be used for at least 50% of an agricultural use.
4. Adequate parking spaces shall comply with Section 350-21 of the Zoning ordinance

Town of Manchester: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk. At their town board meeting on September 14th, 2026, the Town 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 Manchester, County of Green Lake, took the following action on –
(Date) 9/14/2026 AT TOWN BOARD MTG.

Owner/Applicant: Gerald Miller

Site Location: W3871 State Road 44

General legal description: Parcel #012-00151-0000, Located in the NW ¼ of the SE ¼ of Section 9, T14N, R12E, Town of Manchester, ±39.213 acres

Request: CUP Application from Gerald Miller, for a furniture retail business.

Planned public hearing date for the above requests: November 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:

_____

_____

_____

_____ 9/15/2026

Town Representative **Date Signed**

NOTES: _____

_____

_____

_____

Please return this form to the Land Use Planning & Zoning Office by: October 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?
- 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.
- When will the property be used? (Seasonally? Set daily hours?)
- 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?
- 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?
- What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?
- Why was this property chosen for this business activity? 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 Date 8-27-26

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 Gerald Miller

Mailing Address W3871 St Rd 44 Markesan, WI 53946

Phone Number 920-249-0958 Email _____

Signature [signature] Date 8-27-26

AGENT IF OTHER THAN OWNER

Name Same

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Manchester Location of Property W3871 St Rd. 44 Markesan

Section 09 Town 14 N Range 12 E

Affected Parcel Number(s) 012001510000 Affected Acres 39.21

Subdivision _____ Lot _____ Block _____

CSM _____ Lot _____ or COS _____

Legal Description _____

Current Zoning Classification _____

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

Approx. 3 acres is used up in our home and farm buildings.
Approx 3 acres is wooded.
The rest is all pasture and cropland.

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? We are requesting permission to be able to use an existing 24'x 35' shop building and use it as a showroom for a furniture retail business. We would use ½ of building We also need a lot to display outdoor poly furniture.

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. We would need a area approx 40'x60' to display outdoor furniture, along with the existing shop.

☐ 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

This retail furniture business is owned by L&L furniture on County Line Rd and they moved to Hillpoint, WI and are offering their business for sale. We currently have no business going at home. I work at Produce Auction and also do some construction. I have 2 boys also working away from home. I have a small herd of beef cows out on my pasture and do a little farming, make hay, etc. I have for a few years been looking to start a business, so I can be at home with my growing family. It's hard to do farming with an away from home job. Currently my crops and pasture are lacking in production due to my job. I would still keep my job as of now, and see how the business grows, then maybe I

OPERATIONAL PLAN NARRATIVE (continued)

could stay home full time in the future. I have a daughter that's out of school and would help run this business.

The business would be open year round. The poly furniture would be more seasonal but the indoor furniture would be year round. I would specialize in dining room sets and bedroom sets and end tables, etc. I wouldn't stock a lot of furniture, but would have some on display and would then take orders from customers and then I'd order the furniture and it would get delivered to our shop and then the customers would pick it up. I wouldn't hire any outside employees, but would be run by myself or one of my family members. I would be open for business 4 to 5 days a week, with daily hours from 7:00 to 5:00.

I am aware of the 50% rule, so I'm planning to use ½ of my building for our business and the other ½ would be farm storage.

Gerald Miller Site Plan

leach bed Septic

well in wash house



proposed lot to displace poly furniture

shop building to be used

8/11/2026, 12:01:43 PM

- Address
- TaxParcel
- Section

1:662

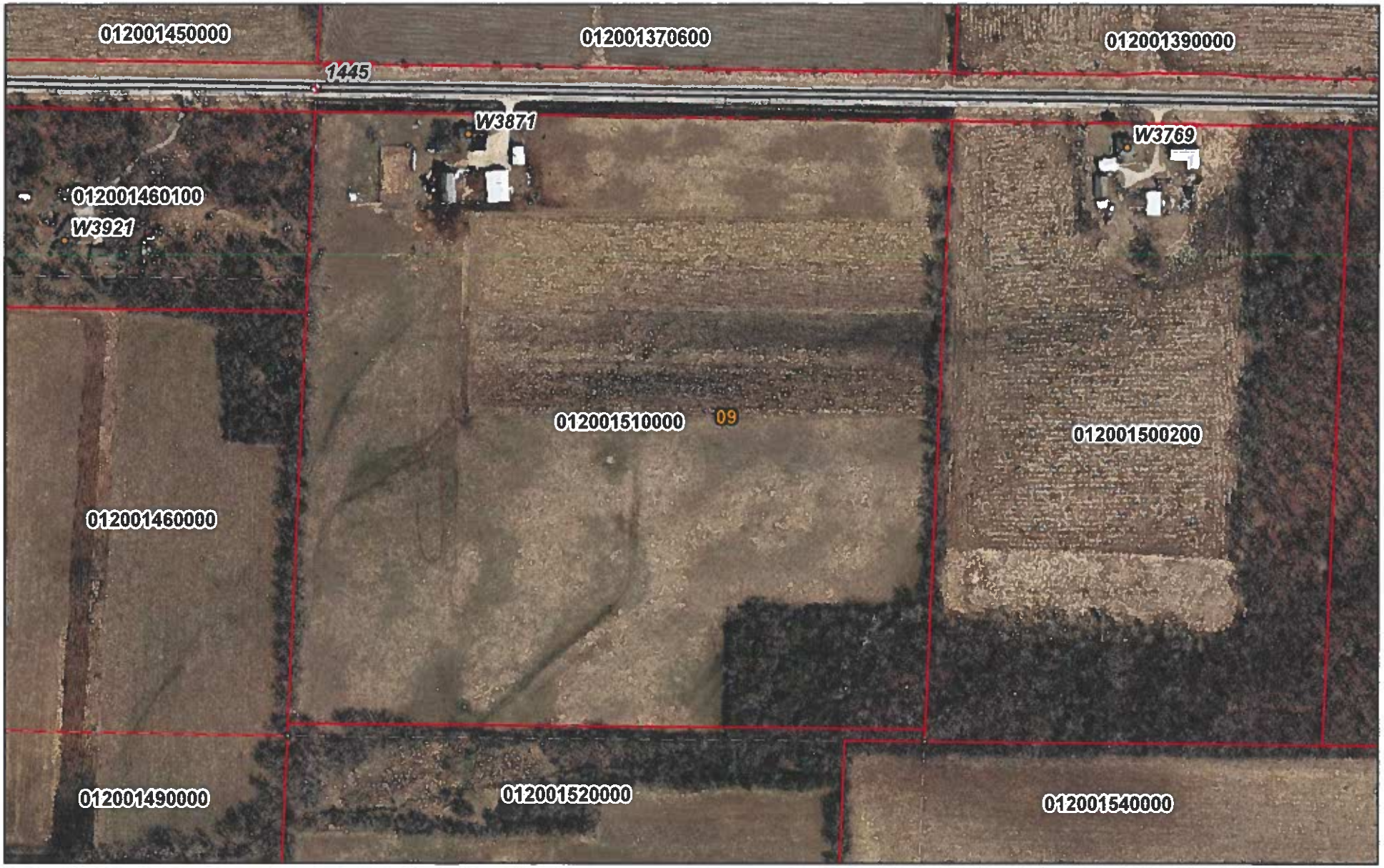
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0 5 10 20 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
greenlakecountywi.gov

Gerald Miller Site



8/11/2026, 12:02:51 PM

Address Corner
CENTER
SUB
TaxParcel
Section

1:3,396

0 160 320 640 ft

0 45 90 180 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
greenlakecountywi.gov

2025 Property Record | Green Lake County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 8/11/2026 12:03:47 PM

Owner Address

MILLER , GERALD
W3871 STATE ROAD 44
MARKESAN, WI 53946-

Owner

NETTIE MILLER

GERALD MILLER

Property Information

Parcel ID:	012001510000
Document #	381318
Tax Districts:	
MARKESAN SCHOOL DISTRICT	

Property Description

For a complete legal description, see recorded document.

NW1/4 OF THE SE1/4 SEC 9 EXC THE S 25.96' THEREOF

Municipality:	012-TOWN OF MANCHESTER
Property Address:	W3871 STATE ROAD 44

Tax Information

Print Tax Bill

Installment	Amount
First:	1,050.67
Second:	1,256.86
Third:	0.00
Total Tax Due:	2,307.53
Base Tax:	2,582.46
Special Assessment:	0.00
Lottery Credit:	206.20
First Dollar Credit:	68.73
Amount Paid: (View payment history info below)	2,307.53
Current Balance Due:	0.00
Interest:	0.00
Total Due:	0.00

Land Valuation

Code	Acres	Land	Impr.	Total
4	35.71	$7,200	$0	$7,200
5	1.00	$100	$0	$100
5m	2.00	$3,400	$0	$3,400
7	0.50	$5,400	$162,400	$167,800
	39.21	$16,100	$162,400	$178,500

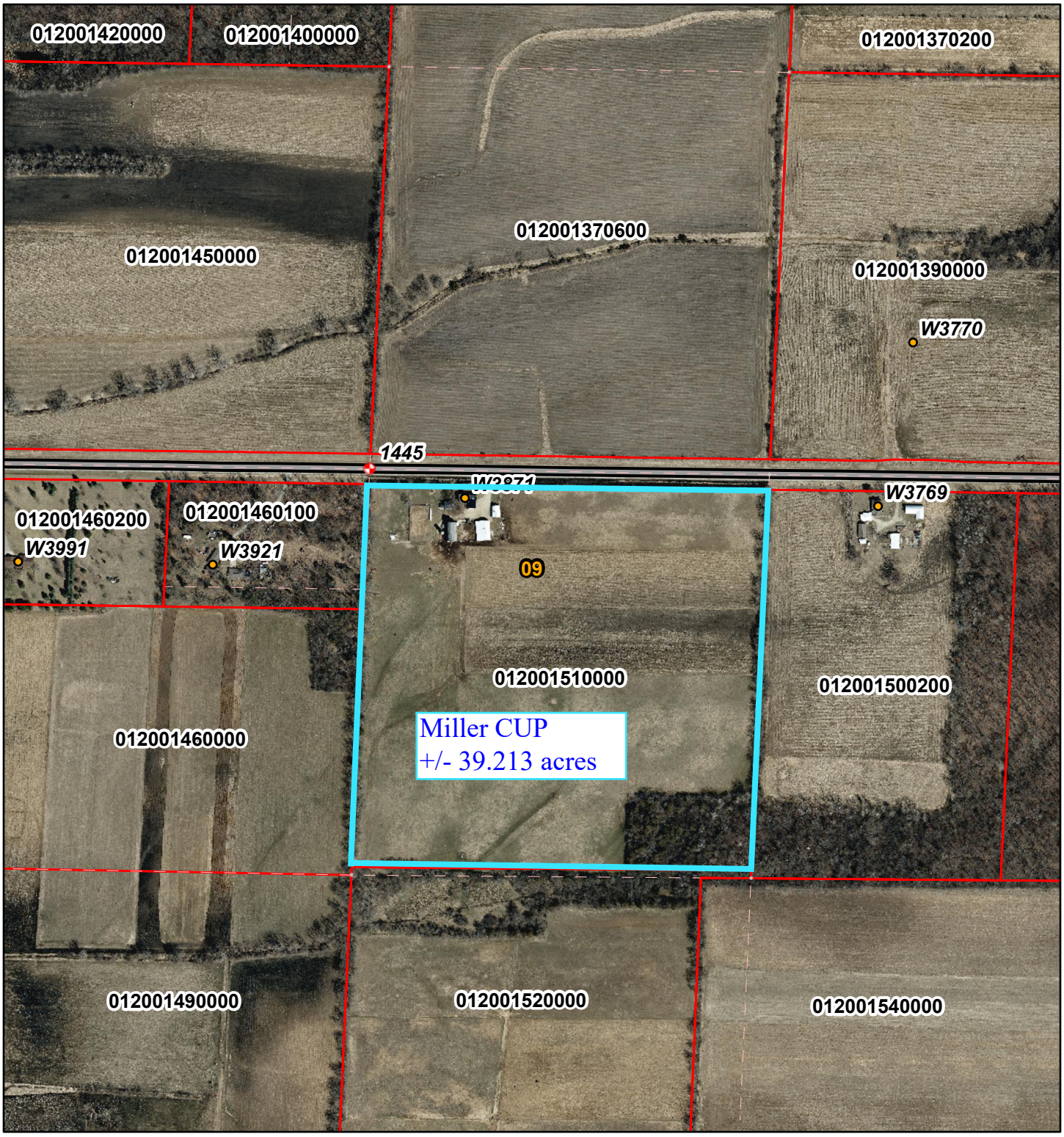
Assessment Ratio:	0.8753542480
Fair Market Value:	Not Applicable

Payment History

Date	Receipt	Amount	Interest	Penalty	Total
1/31/2026	113084	1050.67	0.00	0.00	1050.67
8/3/2026	117606	1256.86	0.00	0.00	1256.86

ıta found for Special Assessment Detail, Delinquent Tax Summary in 2025

Miller CUP Aerial Map



9/8/2026, 12:03:08 PM

Address
Corner
CENTER
SUB
TaxParcel
Section

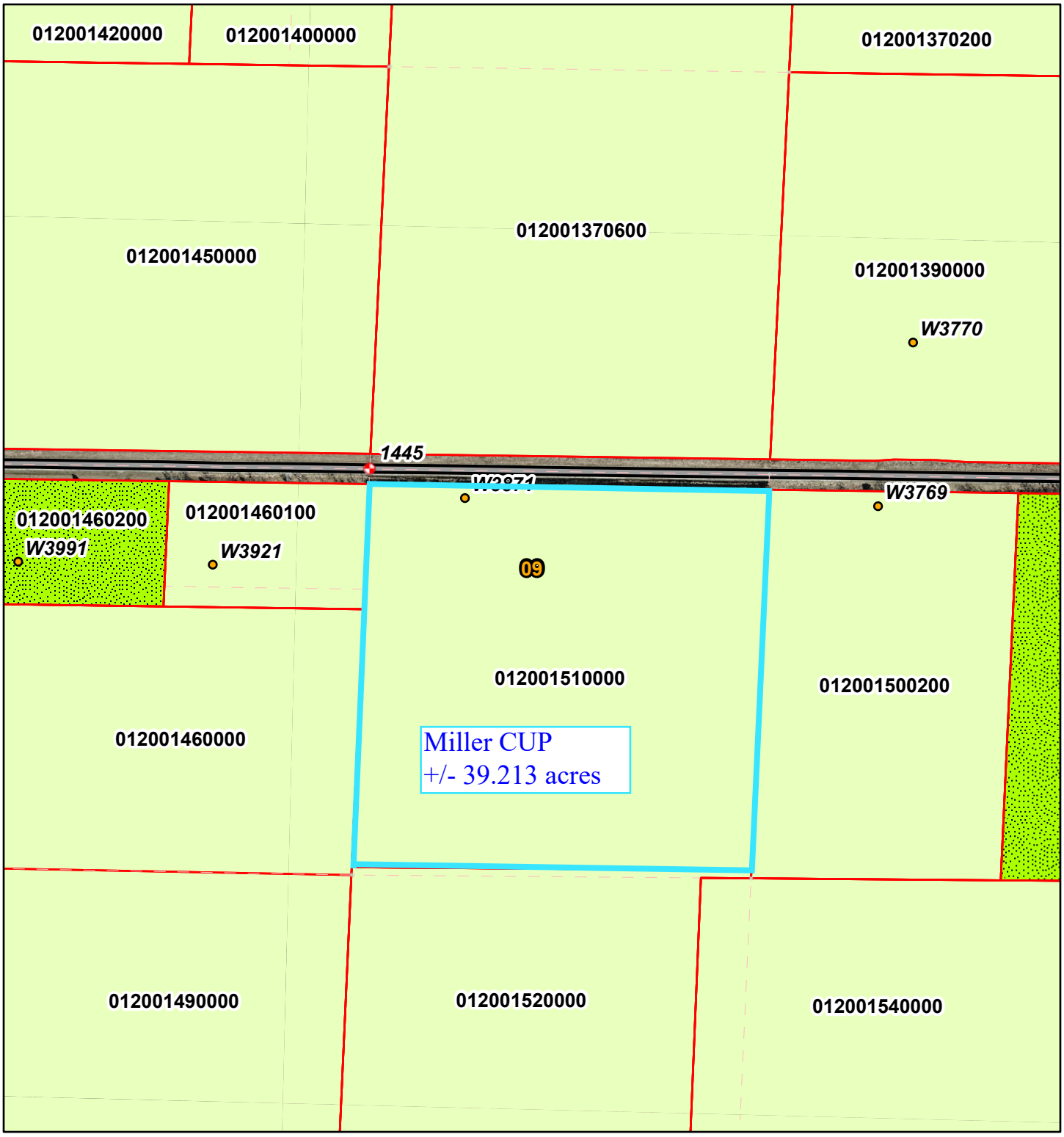
1:5,565

0 255 510 1,020 ft

0 75 150 300 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Miller CUP Zoning Map



9/8/2026, 12:06:28 PM

Address
Corner
CENTER
SUB
TaxParcel
Section

1:5,565

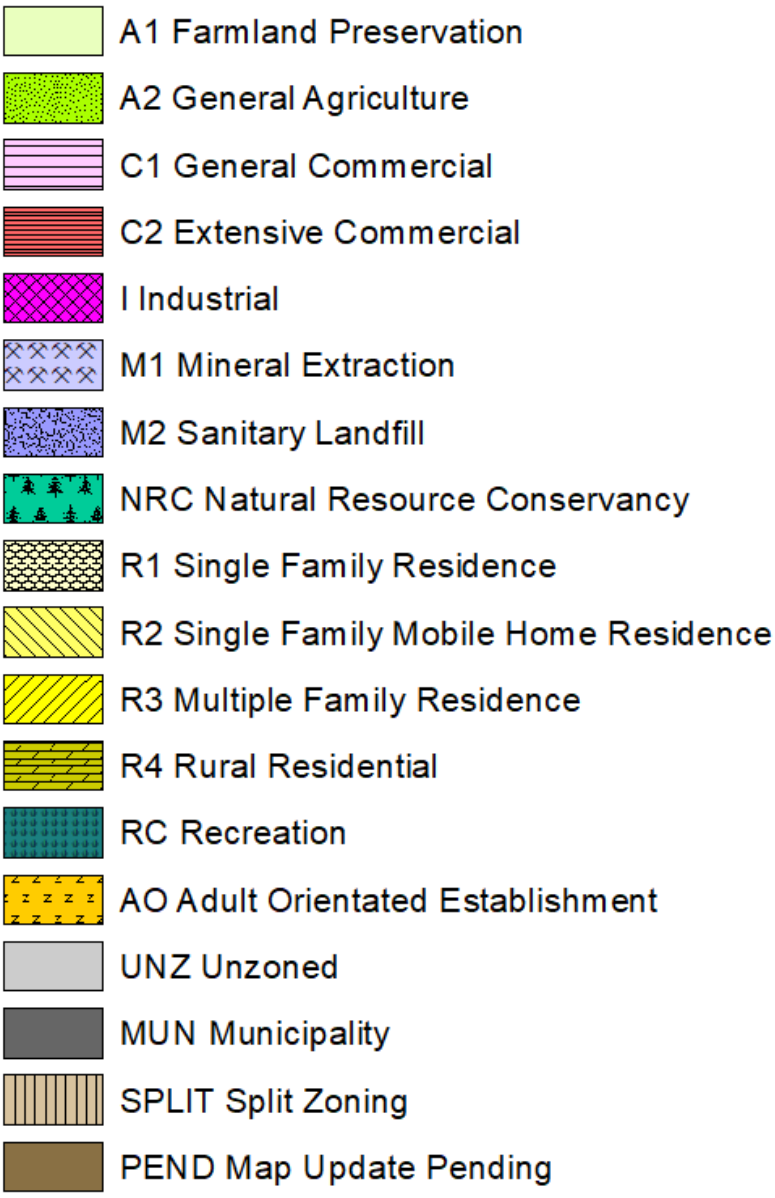
0 255 510 1,020 ft

0 75 150 300 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
Land Use Planning & Zoning

Zoning Ordinance Map Districts



DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: November 5, 2026

Owner: Gerald Miller

Agent:

Parcel: #012-00151-0000, W3871 State Road 44, Town of Manchester.

Request: Conditional Use Permit for a furniture retail business.

Land Use Planning and Zoning Committee:

Charles Buss, Chair	Luann Mirr-Frank
William Boutwell, Vice Chair	Gene Thom
Brian Floeter	

Date signed: November 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. Outside storage/display of furniture shall be limited to the designated areas on the CUP site plan.
3. The building used for the furniture retail shop shall be used for at least 50% of an agricultural use.
4. Adequate parking spaces shall comply with Section 350-21 of the Zoning ordinance.

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 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.

Land Use Planning and Zoning Committee Staff Report

Public Hearing November 5, 2026

Item III: Conditional Use Permit (CUP)

Owner:	**Applicant:**
Kuphal Concrete, LLC / Torry S. Kuphal	Brandon Kuphal

Request: The owner/applicant is requesting a conditional use permit for storage of excavation equipment & supporting materials, also known as a contractor's yard.

Parcel Number/ Location: The request affects parcel 010-00490-0103 (±8.7 acres). The parcel is located in the SW ¼ of the NE ¼ of Section 24, T14N, R13E, Town of Mackford. The site address is N1174 N. Brave Rd.

Existing Zoning and Uses of Adjacent Area: The subject site is exclusively surrounded by A1, Farmland Preservation District, zoned lands. These lands are either used for farming or as open space or wetland uses.

Additional Information/Analysis: The subject site is 8.7 acres in size and 8.34 acres not including the right-of-way of N. Brave Road. Normally a contractor's yard is not a permitted use in the A1 zoning district. But the zoning ordinance does, through the conditional use permit process, allow the owner of a "farm" ….a business, activity or enterprise, that is not associated with the agricultural use of the property as long as:

- It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- A farm residence is already established on the same parcel as the business, activity or enterprise.
- The farm is at least eight acres in area.

So as long as the subject site can be classified as a "farm" a CUP may be approved so long as the request can meet the zoning ordinance's CUP standards. Those standards are that the conditional use:

- Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands;
- Will be designed, constructed, operated, and maintained so as to be harmonious and be appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;
- Will not be hazardous or disturbing to existing or future neighboring uses;
- Will not be detrimental to property in the immediate vicinity or to the community as a whole;

LUP & Z Staff's concern here is that the property is not truly a "farm". The parcel is 8.34 acres (not including the road-right-of-way). To meet the ordinance's "farm" definition a majority (≥ 4.18 acres) of the parcel must be in agricultural use for income or livelihood. The farm field measures, based on the County's GIS site, about 3.78 acres. The unapproved, unpermitted, and illegal concrete equipment and materials storage / parking area uses up about 0.54 acres of the pre-existing farm field. With this considered, there is not enough farm field acreage available to meet the definition of "farm" and therefore qualify this property for a non-agricultural conditional use. However, the property owner / applicant can decrease the size of the concrete equipment storage / parking area to gain the required acreage. No modification plans have been provided to LUP & Z Staff.

The contractor's yard use has already been established in conflict with the zoning ordinance. Mr. Kuphal was made aware of the conflict and he chose to resolve it through the CUP approval process. A violation notice will be issued in the event that this CUP is not approved.

Mr. Kuphal's contractor's yard use consists of a large (0.54 acre) parking area with a northerly and southerly access to N. Brave Rd. Here, again … the equipment storage / parking area was not permitted and if the CUP is not approved the owner / applicant will be noticed of this violation as well. Further, a 20' x 60' portion of the attached garage is to be used to store concrete equipment and materials.

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.

*Note: **Substantial evidence** is defined as: facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.*

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:

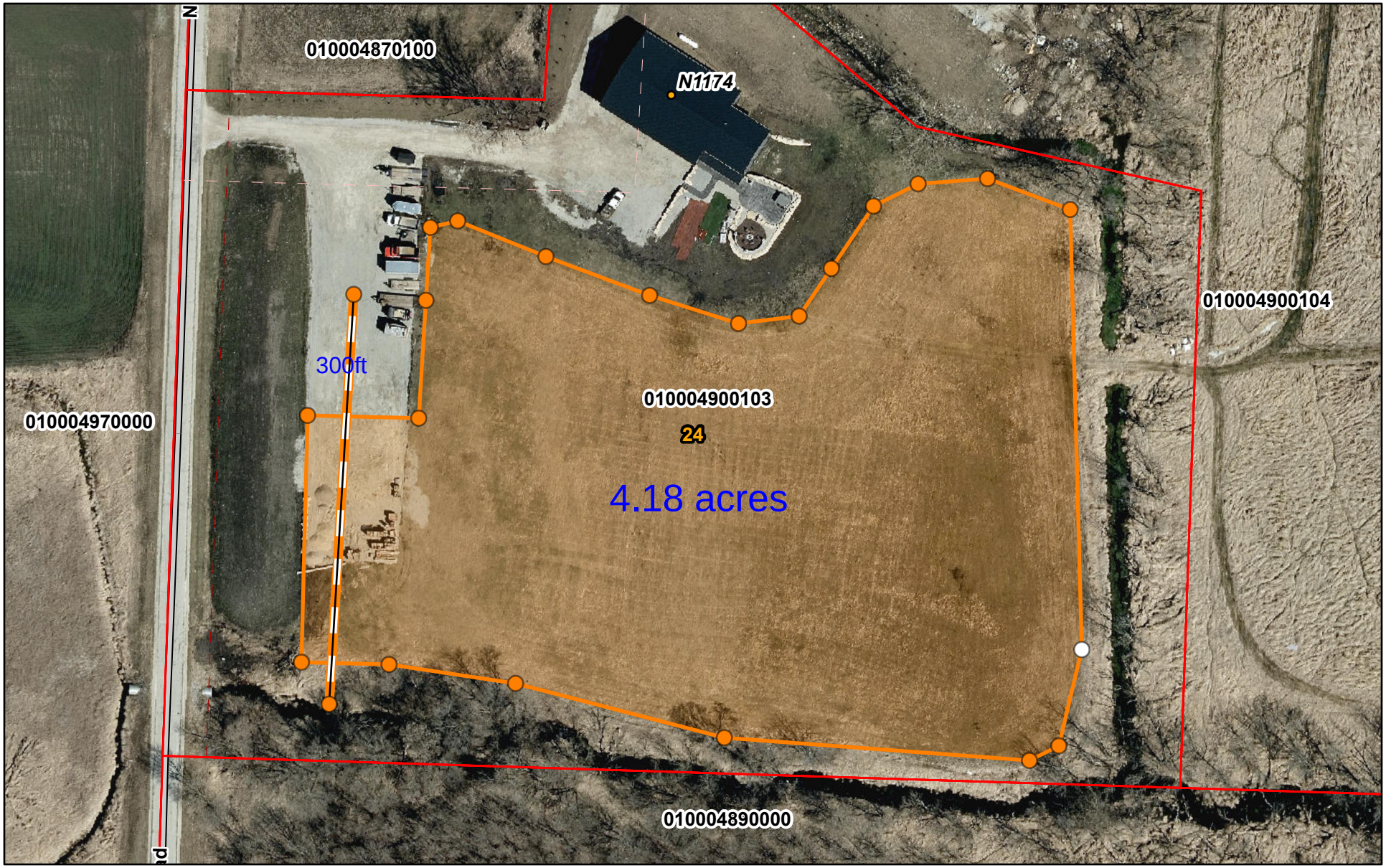
1. Prior to land use permit issuance, a wetland delineation of the subject site be completed by a State assured wetland delineator.
2. Prior to land use permit issuance, the owner/applicant shall obtain approval (either through WDNR or through the LCD's Chapter 284-15.A.) of a stormwater management

plan. An LCD stormwater management plan is not required if WDNR requires a State stormwater management plan.

3. Prior to land use permit issuance, a certificate of survey be provided to LUP&Z Department staff indicating the wetland delineation and specific farm field(s) that make up at least 4.18 acres and that qualify this property as a "farm" per Section 350-27.D. of the County Zoning Ordinance.
4. That the owner/applicant applies for and obtains an after-the-fact Land Use Permit for the concrete equipment storage/parking area.
5. The subject site or any part thereof, including driveways, shall not be utilized for the transport and/or dumping of construction waste, fill, or other materials.
6. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance. Specifically, all outdoor lighting fixtures shall be shielded or hooded. Outdoor lighting fixtures shall not be aimed at or directed at a neighboring property.
7. 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).
8. All materials associated with the concrete business shall be stored on site and must be suitable for future use.
9. All on-road motor vehicles stored on site must be in road worthy condition and have current WDOT registration.
10. All accessory equipment stored on site must be in workable condition.
11. Anything stored on site that does not meet the above conditions is prohibited.

Town of Mackford: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk. At their October 19th Town Board Meeting, the Town of Mackford did not object to and approved of the Conditional Use Permit Application.

2025 Aerial, with "farm" acreage.



10/21/2026, 8:51:30 AM

SVM Internal
Override 1
Override 2
Override 1
Override 1
Override 1 polygonLayer
Override 1
Override 1
Address
TaxParcel
Section

1:1,209
0 55 110 220 ft
0 15 30 60 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
greenlakecountywi.gov

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Mackford, County of Green Lake, took the following action on – (Date) OCTOBER 19TH, 2026

Owner/Applicant: Kuphal Concrete LLC, **Agent:** Brandon Kuphal

Site Location: N1174 North Brave Road

General legal description: Parcel #010-00490-0103, 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: CUP Application from Kuphal Concrete LLC, for the storage of concrete equipment.

Planned public hearing date for the above requests: November 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:

Steve Dawson
Town Representative

10/19/26
Date Signed

NOTES:

Please return this form to the Land Use Planning & Zoning Office by: October 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?
- 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.
- When will the property be used? (Seasonally? Set daily hours?)
- 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?
- 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?
- What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?
- Why was this property chosen for this business activity? 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 Date 11/6/26

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 Brandon Kuphal

Mailing Address N1174 N Brae Rd Markesan, WI 53946

Phone Number 920-960-1068 Email Kuphalconcrete@gmail.com

Signature [signature] Date 11/6/26

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Markford Location of Property N1174 N Brae Rd, Markesan WI

Section 24 Town 14 N Range 13 E

Affected Parcel Number(s) 010004900173 Affected Acres 8.71

Subdivision _____ Lot _____ Block _____

CSM ~~397~~ 4054 Lot 1 or COS _____

Legal Description Southwest quarter of Northeast quarter

Current Zoning Classification Agricultural

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

home, 6 acres of farm field, 60'x80' garage with storage of farm equipment + some business equipment.

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? Requesting to additionally Store some Concrete equipment in garage and on site to go to Costomer properties and perform Concrete work. Land will still be Primarily used for farming and garage will primarily store farm equipment.

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. 20x60' portion of garage to be used to store Concrete equipment

☐ 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

Kuehal Concrete is a concrete business in which all of our work takes plac on the road / other customers property. We only store equipment on the property. This property was used as 8 acres of farm land before in which 6 acres is still being used as farm land.
The proposed use is to still farm the land and store 3/4 of the building full of farming equipment with other 1/4 of it being used for storage of concrete equipment.
The property will be used year round for farming and for the use of my concrete company. The current structures will be used for living quarters, and primarily (3/4) farm equipment + use. There are no plans for other buildings unless farming side would expand and need more interior space for storage. The proposed plan to run Concrete company out of some property doesn't spawn any hazards or concerns to neighbors as no work is performed on this parcel.

OPERATIONAL PLAN NARRATIVE (continued)

This property was chosen for business activity as it is the only piece of land/building that I own and only piece I can afford to own. This will benefit the community as there are no other Concrete Companies in the township, and we do a bunch of work for the local schools such as Nanticoke and Penn and Wanpan.

Kuphal Concrete CUP Aerial Map



9/8/2026, 10:51:56 AM

1:4,848

0 225 450 900 ft

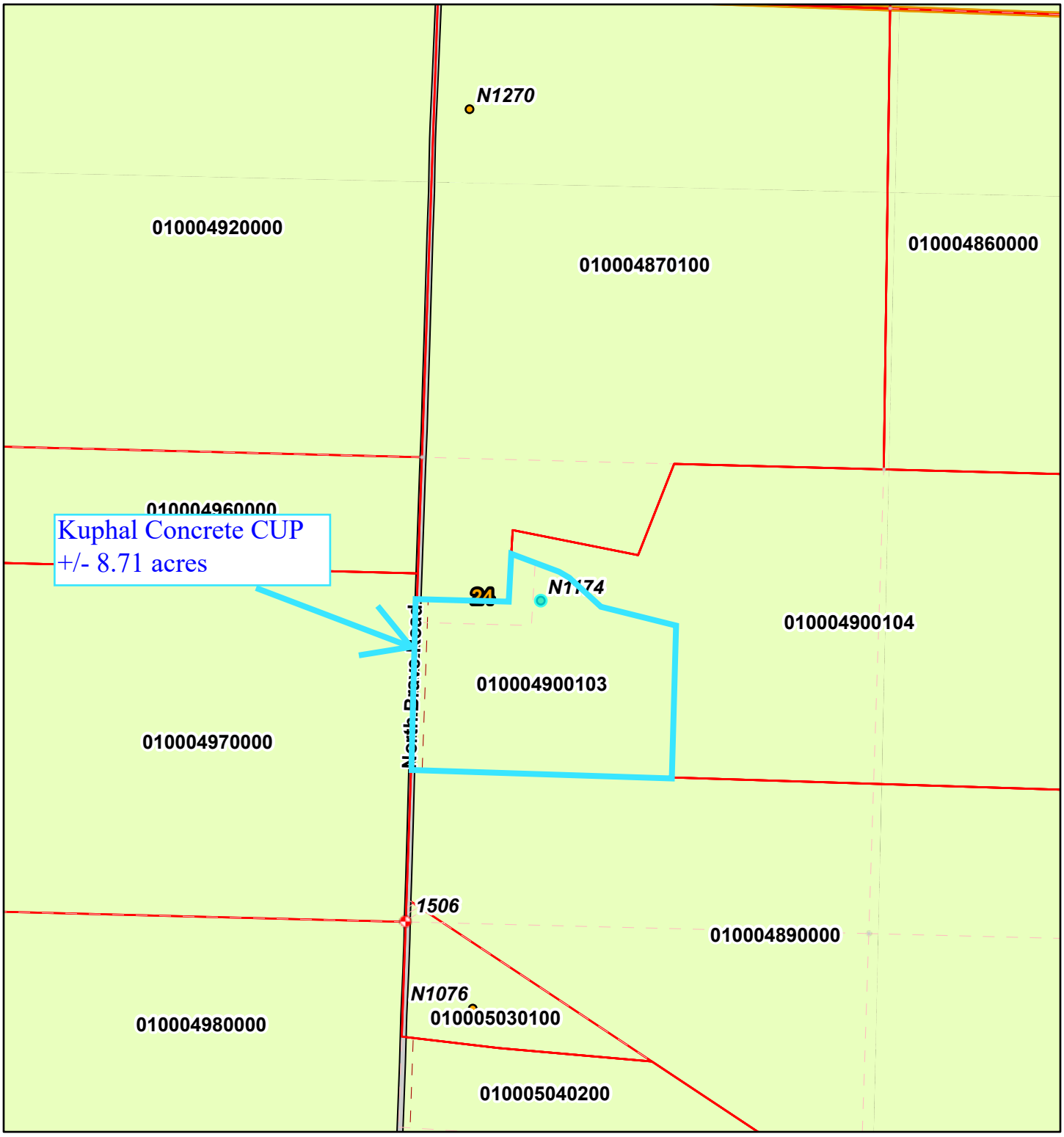
0 65 130 260 m

- Address
- Corner
- CENTER
- SUB
- TaxParcel
- Section

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
greenlakecountywi.gov

Kuphal Concrete CUP Zoning Map



9/8/2026, 10:58:51 AM

1:4,848

0 225 450 900 ft

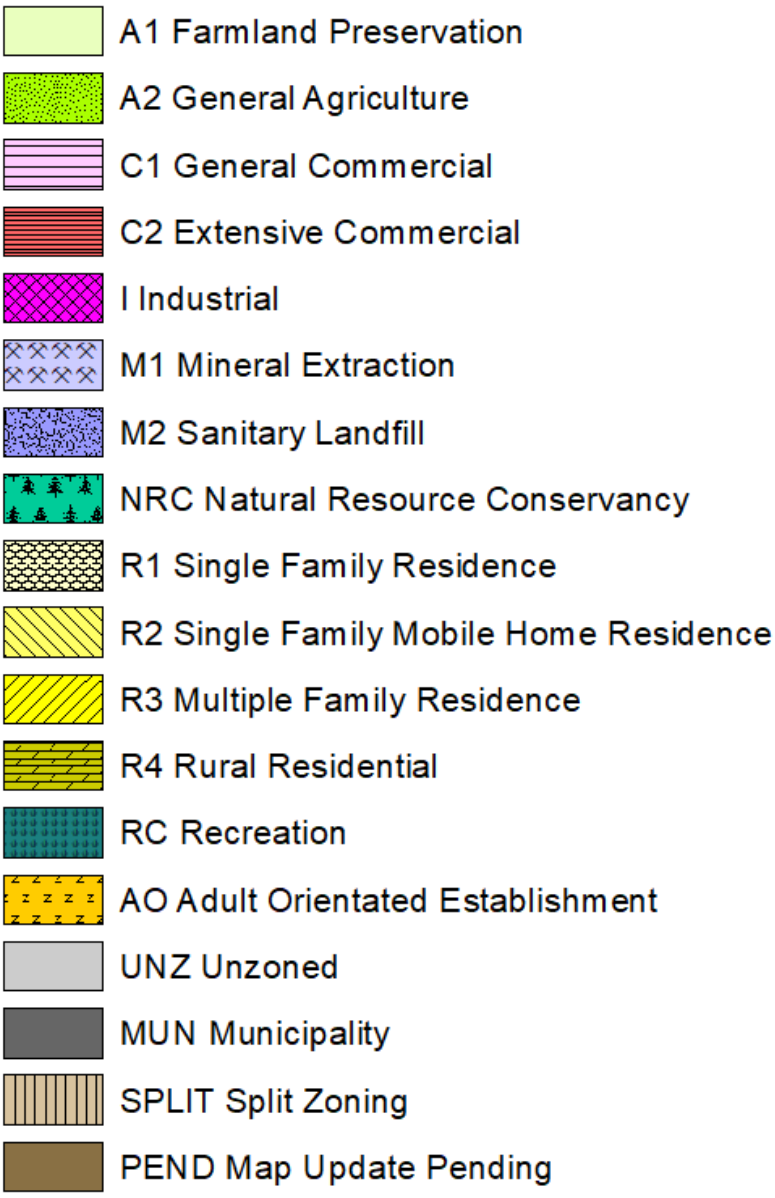
0 65 130 260 m

Address
Corner
CENTER
SUB
TaxParcel
Section

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Green Lake County, WI
Land Use Planning & Zoning

Zoning Ordinance Map Districts



CSM4054
RECORDED ON:
07/20/2026 01:06:41 PM

REC FEE: 30.00

VOL. 25 OF CSM PG. 4054
PAGES: 3

RENEE A. THIEM-KORTH
REGISTER OF DEEDS
GREEN LAKE, WI

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 3911, LOCATED IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND IN PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWN 14 NORTH, RANGE 13 EAST, TOWN OF MACKFORD, 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 9th Day of June, 2026.
Drafted by: J. D. Pargman

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

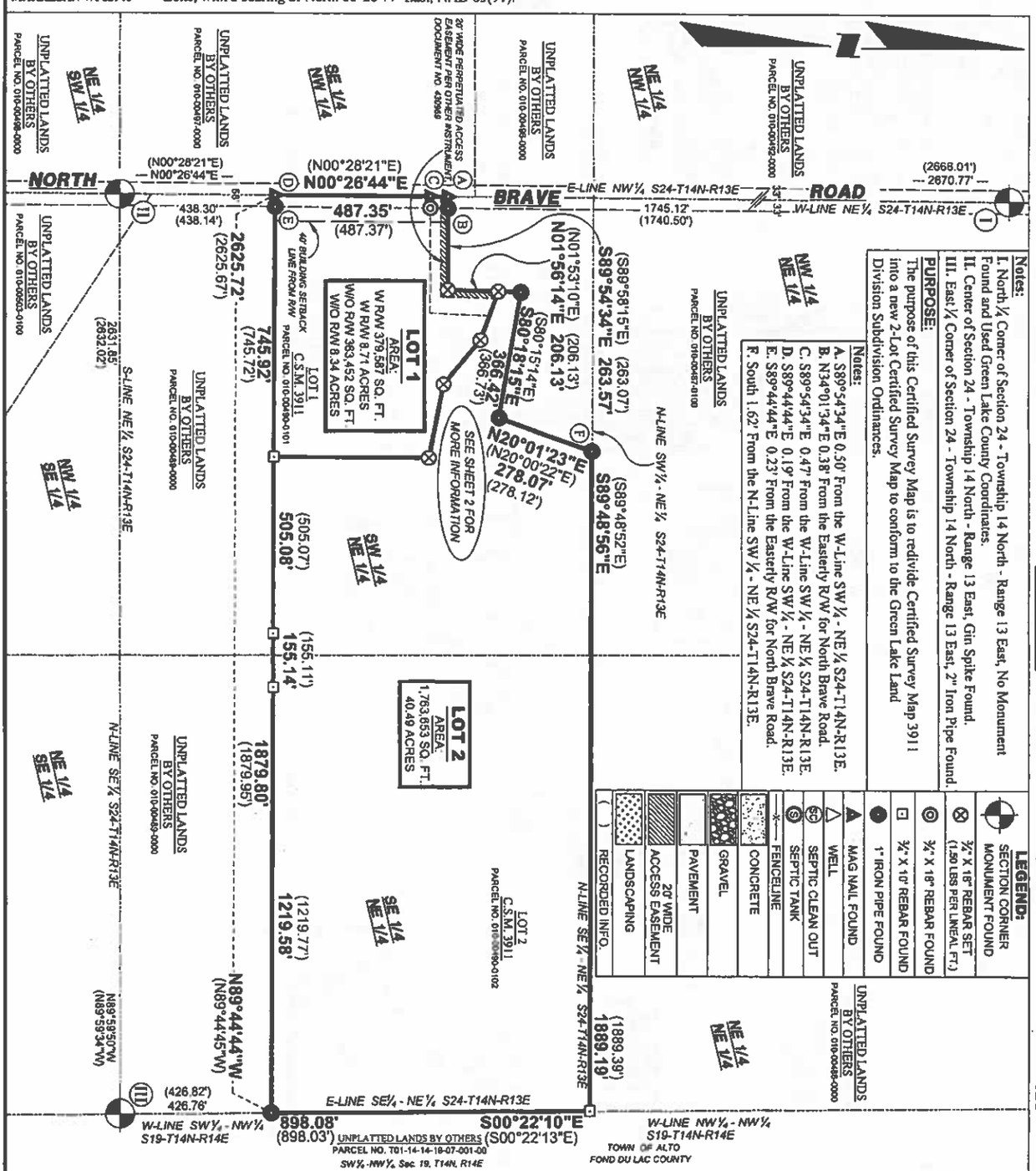
Green Lake Surveying Company
A Division Of
GEC
General Engineering Company
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net

SCALE: 1" = 400'
400' 0' 400'

OWNER(S)
TORRY S. KUPHAL
MELISSA J. KUPHAL
BRANDON KUPHAL

ADDRESS
N1174 N BRAVE ROAD,
MARKESAN WI 53946

Bearings are referenced to the West line of the Northeast ¼ of Section 24, Township 14 North, Range 13 East, per the Wisconsin County Coordinate System, Green Lake County Zone, with a bearing of North 00°26'44" East, NAD 83(91).



Job Number: GS0526-241413-26 Sheet 1 of 3 Sheets FILE NAME: GS0526-26 KUPHAL CSM.dwg

CERTIFIED SURVEY MAP

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GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY
Green Lake, Wisconsin

Donald W. Lenz

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Dated this 9th day of June, 2026.
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WISCONSIN
DONALD W. LENZ
S-2003
GREEN LAKE WIS.
LAND SURVEYOR

Green Lake Surveying Company
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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)
TORRY S. KUPHAL
MELISSA J. KUPHAL
BRANDON KUPHAL

ADDRESS
N1174 N BRAVE ROAD,
MARKESAN WI 53946

LEGEND:
- SECTION CORNER MONUMENT FOUND
- ¾" X 18" REBAR SET (1.50 LBS PER LINEAL FT.)
- ¾" X 18" REBAR FOUND
- ¾" X 10" REBAR FOUND
- 1" IRON PIPE FOUND
- MAG NAIL FOUND
- WELL
- SEPTIC CLEAN OUT
- SEPTIC TANK
- FENCELINE
- CONCRETE
- GRAVEL
- PAVEMENT
- 20' WIDE ACCESS EASEMENT
- LANDSCAPING
- ( ) RECORDED INFO.

GREEN LAKE, COUNTY CERTIFIED SURVEY MAP 4054 VOLUME 25 PAGE 4054A

Notes:
I. North ¼ Corner of Section 24 - Township 14 North - Range 13 East, No monument found and used Green Lake County Coordinates.
II. Center of Section 24 - Township 14 North - Range 13 East, Gin Spike Found.
III. East ¼ Corner of Section 24 - Township 14 North - Range 13 East, 2" Iron Pipe Found.

NORTH BRAVE ROAD

(N00°28'21"E) N00°26'44"E 487.35' 33.00' 50.00'
437.35' (421.50')
437.44' (487.44') N00°26'44"E 487.44' (N00°28'21"E) (487.44')
(33.00') 33.00'
2625.72' (2625.07')
40' BUILDING SETBACK LINE FROM R/W
(S89°58'15"E) (263.07') S89°54'34"E 263.57'
(230.07') 230.57'
(N01°53'10"E) N01°56'14"E 206.13' (206.13')
142.65'
63.48'
WIRE FENCE LOCATED ONE FOOT NORTH AND WEST OF PROPERTY LINE
(S70°02'37"E) S70°02'30"E 148.41'
(S80°15'14"E) (386.73') S80°18'15"E 366.42'
(S51°04'55"E) (185.00') S51°04'54"E 185.00'
20' WIDE PERPETUATED ACCESS EASEMENT PER OTHER INSTRUMENT DOCUMENT NO. 439949.
DETAIL "A"
EX. BLDG
(S78°48'34"E) S78°48'33"E 213.52' (213.52')
(N20°00'22"E) N20°01'23"E 278.07' (278.12')
WIRE FENCE LOCATED 1.5 FEET NORTH AND WEST OF PROPERTY LINE
(S89°48'52"E) S89°48'56"E 1889.19' (1889.39')
(712.72') 712.92' (745.42') 745.92'
437.06' (437.06') S00°28'25"W (S00°28'21"W)
505.08' (505.07')

LOT 1
AREA
W R/W 379,587 SQ. FT.
W R/W 8.71 ACRES
W/O R/W 383,452 SQ. FT.
W/O R/W 8.34 ACRES

LOT 2
AREA
1,763,653 SQ. FT.
40.49 ACRES

DETAIL "A" 1"=150'

NW 1/4 SE 1/4
SW 1/4 NE 1/4
SE 1/4 NW 1/4
NE 1/4 NW 1/4
NW 1/4 NE 1/4

UNPLATTED LANDS BY OTHERS
PARCEL NO. 010-00497-0000
UNPLATTED LANDS BY OTHERS
PARCEL NO. 010-00498-0000
UNPLATTED LANDS BY OTHERS
PARCEL NO. 010-00497.0100
UNPLATTED LANDS BY OTHERS
PARCEL NO. 010-00489-0000
LOT 1 C.S.M. 3911
PARCEL NO. 010-00490-0101
LOT 2 C.S.M. 3911
PARCEL NO. 010-00490-0102

Job Number: GS0526-241413-26 Sheet 2 of 3 Sheets FILE NAME: GS0526-26 KUPHAL CSM.dwg

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 3911, LOCATED IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND IN PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWN 14 NORTH, RANGE 13 EAST, TOWN OF MACKFORD, GREEN LAKE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

****

I, Donald W. Lenz, Professional Land Surveyor of the State of Wisconsin, hereby certify that I have surveyed, divided, monumented and mapped a parcel of land being Lots 1 and 2 of Certified Survey Map 3911 recorded on May 30th, 2023 in the Green Lake County Register of Deeds Office, in Volume 24, on page 3911, located in part of the Southwest ¼ of the Northeast ¼ and in part of the Southeast ¼ of the Northeast ¼ of Section 24, Township 14 North, Range 13 East, Town of Mackford, Green Lake County, Wisconsin. Containing 2,143,240 sq. ft. or 49.20 acres. Being subject to a road right-of-way easement for North Brave Road over the West 33 feet of the above-described parcel. Also being subject to restrictions, reservations, rights-of-way, and easements of record, if any.

I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the division thereof made, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes and Green Lake County Subdivision Ordinance in surveying and mapping the same to the best of my knowledge and belief.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made.

That I have made such survey under the direction of Torry S. Kuphal and Melissa J. Kuphal of N1174 North Brave Road, Markesan WI, 53946.

That I have made such survey under the direction of Brandon Kuphal of N1174 North Brave Road, Markesan WI, 53946.

Donald W. Lenz
Donald W. Lenz WI PLS No. 2003
Dated This 9th Day of June, 2026

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

OWNER'S CERTIFICATE:

As owners, Torry S. Kuphal, Melissa J. Kuphal and Brandon Kuphal, hereby certify that We have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, divided, monumented and mapped as represented by this Certified Survey Map.

We further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1) Green Lake County Land Use Planning and Zoning Committee

Owner's Signature — Torry S. Kuphal — Date 6/20/26

Owner's Signature — Melissa J. Kuphal — Date 6/20/26

Owner's Signature — Brandon. Kuphal (Kuphal Concrete LLC) — Date 6/20/26

STATE OF WISCONSIN)
GREEN LAKE COUNTY)SS^

Personally came before me this 20 day of June, 2026, the above named Torry S. Kupha, Melissa J. Kuphal and Brandon Kuphal to me be known to be the persons who executed the foregoing instrument and acknowledged the same.

LAUREN VAN LOO
NOTARY PUBLIC
STATE OF WISCONSIN

Wisconsin Notary Public
Print Name Lauren Vanloo
My Commission expires 9/4/28

This Certified Survey Map is hereby approved this 20 day of July, 2026 by the authority of the Green Lake County Land Use Planning & Zoning Committee.

Committee Representative — Noah Brown, Print Name

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 9th Day of June, 2026.
Drafted by: J. D. Pargman

OWNER(S)
TORRY S. KUPHAL
MELISSA J. KUPHAL
BRANDON KUPHAL

ADDRESS
N1174 N BRAVE ROAD,
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P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net

Job Number: GS0526-241413-26 | Sheet 3 of 3 Sheets | FILE NAME: GS0526-26 KUPHAL CSM.dwg

GREEN LAKE COUNTY CERTIFIED SURVEY MAP 4054 VOLUME 25 PAGE 4054B

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: November 5, 2026

Owner: Kuphal Concrete LLC

Agent: Brandon Kuphal

Parcel: #010-00490-0103, N1174 North Brave Road, Town of Mackford.

Request: Conditional Use Permit for the storage of concrete equipment.

Land Use Planning and Zoning Committee:

Charles Buss, Chair	Luann Mirr-Frank
William Boutwell, Vice Chair	Gene Thom
Brian Floeter	

Date signed: November 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. Prior to land use permit issuance, a wetland delineation of the subject site be completed by a State assured wetland delineator.
2. Prior to land use permit issuance, the owner/applicant shall obtain approval (either through WDNR or through the LCD's Chapter 284-15.A.) of a stormwater management plan. An LCD stormwater management plan is not required if WDNR requires a State stormwater management plan.
3. Prior to land use permit issuance, a certificate of survey be provided to the LUP&Z Department staff indicating the wetland delineation and specific farm field(s) that make up at least 4.18 acres and that qualify this property as a "farm" per Section 350-27.D. of the County Zoning Ordinance.
4. The owner/applicant applies for and obtains an after-the fact Land Use Permit for the concrete equipment storage/parking area.
5. The subject site or any part thereof, including driveways, shall not be utilized for the transport and/or dumping of construction waste, fill, or other materials.
6. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance. Specifically, all outdoor lighting fixtures shall be shielded or hooded. Outdoor lighting fixtures shall not be aimed at or directed at a neighboring property.
7. 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).
8. All materials associated with the concrete business shall be stored on site and must be suitable for future use.
9. All on-road motor vehicles stored on site must be in road worthy condition and have current WDOT registration.
10. All accessory equipment stored on site must be in workable condition.
11. Anything stored on site that does not meet the above conditions is prohibited.