

**CITY OF GREEN LAKE BOARD OF
ZONING APPEALS – MAY 27, 2025**

Meeting was called to order at 4:32 pm by Chairman Cole Markee. Pledge of Allegiance was recited followed by a moment of silent meditation.

Certification of Open Meeting Law: Agenda was posted on May 8, 2025. Public Hearing was published in the Green Lake Reporter on May 8, 2025, and May 15, 2025.

Roll Call: Cole Markee, Kay Schoep, Charles Wallschlaeger, LuAnn Mirr-Frank & Charles Hurley. Also Present: Attorney John Blazel (via Zoom). Absent: Zoning Administrator Susan Leahy.

Agenda-Motion by Wallschlaeger, second by Mirr-Frank to approve the agenda. Motion carried.

Minutes: Motion made by Mirr-Frank, second by Wallschlaeger to approve the Minutes of April 28, 2025. Motion carried.

Public Hearing: Public Hearing was opened at 4:34 pm regarding application for variance from Peace Lutheran Church, 440 Lake Street, to allow replacement of the current deteriorating sign and installation of a new digital sign.

Applicant Pastor Nick Haasch presented request for variance, sign is currently facing the wrong way, which is a public safety hazard, request to install a digital sign, with consideration of neighbors to include light control. The sign will provide information for the community of happenings at the church.

Zoning Administrator presentation: Deputy Clerk Zamzow read the Zoning Administrators recommendation for approval with conditions.

Statements in favor: Paul Lobry, current maintenance person, W2044 County Road K, Markesan.

No statements in opposition.

General Statements-Steven Utecht, 413 Union Street, Green Lake.

Questions by Board members- None

Public Hearing was adjourned at 4:39 pm. Meeting of the Board was called to order immediately.

Board members were given a copy of the findings to answer. Attorney John Blazel explained the process to the Board members. At the conclusion of answering the questions five members answered yes to all the findings.

1. Denial of the variance would result in a hardship to the property owner due to physiographical consideration because there are exceptional, extraordinary or unusual circumstances or conditions applying to the property that don't apply generally to other properties in the district.
2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and the same vicinity.
3. The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of the property.
4. The variance is not detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.
5. The variance will not undermine the spirit and the general and specific purposes of the zoning code.
6. The variance is not detrimental to or endanger the public health, safety, morals, comfort or general welfare.
7. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted are in no foreseeable manner substantially impaired or diminished by the variance and the variance is compatible with the use of adjacent land.
8. The variance will not impede the normal and orderly development and improvement of the surrounding property for use permitted in the district.
9. Adequate measures will be taken to provide ingress and egress to minimize traffic congestion in the public streets.
10. The variance does not violate flood plan regulations.
11. The variance does not defeat the purposes and objectives of the zoning district.

Motion made by Mirr-Frank, second by Wallschlaeger to grant the variance as requested from Peace Lutheran Church, 440 Lake Street to allow replacement of the current deteriorating sign and installation of a new digital sign. Ayes: 5 Nays: 0 Motion carried.

Motion made by Wallschlaeger, second by Mirr-Frank to adjourn. Motion carried. (4:45 pm)

Melissa M. Zamzow, Deputy Clerk