

**CITY OF GREEN LAKE AD HOC COMMITTEE
MEETING FOR ECONOMIC DEVELOPMENT & REVITALIZATION
SEPTEMBER 30, 2025**

Meeting was called to order at 3:31 pm by Chairman Mark Wilton. Pledge of Allegiance was recited followed by a moment of silent meditation.

Certification of Open Meeting Law: Agenda was posted September 24, 2025.

Roll Call: Mark Wilton, Kris Anderson, Charles Wallschlaeger. Absent: Kaleb Ranker. One position is vacant. Also Present: Andrew Kurtz, Vierbicher (via Zoom), Elaine Houser.

Agenda: Motion made by Wallschlaeger, seconded by Anderson to approve the agenda. Motion carried.

Minutes: Motion made by Anderson, seconded by Wallschlaeger to approve the Minutes of August 28, 2025. Motion carried.

Motion made by Anderson, seconded by Wallschlaeger to move Item D up to after Item A.

Review & Finalize Comprehensive Plan: Motion made by Anderson, seconded by Wallschlaeger to suspend the rules to allow Elaine Houser to speak. Motion carried. Elaine addressed the Committee, presented and explained two handouts (Smart Growth...what does that mean? *and* draft copy of List of Priorities etc.) This needs to be ready for the December Council Meeting for approval. Mr. Kurtz went through the draft Comprehensive Plan. All that is left is for the Clerk's Office to review the Tax Incremental Financing Districts map to make sure it is accurate. Link to the final draft is to be forwarded to all Committee members (Ad Hoc, Plan Commission, City Council). One hard copy is to be kept on file in the Clerk's Office. Link is to be put on City website. Notice needs to be published saying that a hard copy is at City Hall and a link on the website for the public's review.

Comprehensive Plan goes to the Plan Commission for review and recommendation to the City Council and then to City Council for public hearing and approval. Plan needs to be available to the public for comment for at least 30 days prior to the public hearing. Notice and information to the public is to be available no later than October 13th. Informational meetings are tentatively scheduled for Wednesday October 22nd from 5:00 pm to 7:00 pm and Saturday October 25th from 10:00 am to 12 noon with members of this Committee present to answer questions. Mr. Kurtz does not need to be present at these informational meetings with the public. Plan Commission Meeting is tentatively scheduled for Monday, November 10th at 4:00 pm to review and make a recommendation to the City Council. Public Hearing is tentatively scheduled for Monday, December 8, 2025, during the Committee of the Whole Meeting which begins at 5:00 pm with consideration of approval by the City Council during the Council Meeting which follows at 6:00 pm.

First Floor Ordinance: A draft copy of amending Section 13-1-28 of the Municipal Code was presented for review. Information on Ripon's ordinance for first floor allowable businesses was also provided for reference. Motion made by Anderson, seconded by Wallschlaeger to suspend the rules to allow Amy Gerstein to speak. Motion carried. Mark Wilton to check with City Attorney as to if we can dictate how the first floor spaces in our downtown is being used. He will also check into more examples including any recommendations for penalties, and the percentage of professional services currently in the downtown area. Matter is tabled until the next meeting.

Next meeting is tentatively scheduled for Wednesday, November 5th at 3:30 pm. Agenda Items: Review Public Comments Regarding Comprehensive Plan; First Floor Ordinance.

Motion made by Anderson, second by Wallschlaeger to adjourn. Motion carried. (4:33 pm)

Barbara L. Dugenske, Clerk