

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, June 4, 2015**

**CALL TO ORDER**

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. 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.

**Present: Ben Moderow, Harley Reabe, Michael Starshak, Nick Toney**

**Absent: Rich Slate**

**Also Present: Al Shute, Land Use Planning & Zoning Director**

**Matt Kirkman, Code Enforcement Officer**

**Missy Sorenson, Code Enforcement Officer**

**Carole DeCramer, Committee Secretary**

**Dan Sondalle, Corporation Counsel**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion by Toney/Reabe, unanimously carried, to approve the modified, amended agenda. The committee moved agenda item #15 *Town of Brooklyn Fees* to follow #8 *Public Appearances*.**

**APPROVAL OF MINUTES**

**Motion by Reabe/Moderow, unanimously carried, to approve the May 7<sup>th</sup> and May 28<sup>th</sup> minutes.**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES - None**

**TOWN OF BROOKLYN REZONES**

At last month's meeting, the committee agreed that it would be appropriate to charge the Town of Brooklyn a fee of \$375 to rezone three town properties to A-1 Exclusive Ag in order for the property owners to qualify for Farmland Preservation credits. Since that meeting, Town of Brooklyn Chairman Mike Wuest asked that this be placed on this agenda in order to discuss this further.

Michael Wuest, Town of Brooklyn Chairman - Stated that he didn't think it was fair of the county to charge a fee for the three rezones. These properties were misidentified in 1983 by the county when designating zoning for the Farmland Preservation Plan. The Town of Brooklyn is acting as a go-between for the county and the property owners. This is something that maybe should have been presented to the property owners so that, if they agreed, they could pursue the rezones themselves. He further explained that he was approached by the county to do this at the town level. There was no talk of any fees.

Shute – Explained that he had initiated the rezone issue with Mike Wuest because the department had learned that one of the three parcels that should be rezoned has been collecting farmland preservation tax credits while not being properly zoned. In order to collect the credits, the land has to be zoned A-1 Exclusive Agriculture. The suggestion was made to the Town to request a rezone of the three parcels, since the town has that option, making it an easier process to rezone all three parcels at one time. It

would just be one petition from the Town of Brooklyn. Typically, the county does not charge fees for other departments and municipalities.

The committee discussed at length how this should be handled. The committee finally agreed that Shute should contact the land owners regarding the rezoning of their properties to A-1 Exclusive Agriculture, leaving the Town of Brooklyn out of this process. This will be placed on next month's agenda for further discussion.

### **CORRESPONDENCE**

Shute – Shared with the committee that the Joint Committee on Finance has passed Motion #520 as part of its discussion and deliberation on the State Budget Bill. Paragraph 23 of Motion #520 changes the standards for regulation of existing structures in the shoreland area contrary to adopted standards in NR115. Waushara County has passed a resolution and forwarded it to the State informing them that the Waushara County Board of Supervisors requests that the State of Wisconsin repeal paragraph 23 of Motion #520 to the 2016-17 Budget Bill (SB 21 and AB 21) and retain the current provisions of NR115.

### **PURCHASES** - None

### **CLAIMS**

Claims totaling \$1,395.92 were submitted.

**Motion by Moderow/Toney, unanimously carried, to approve for payment the claims in the amount of \$1,395.92.**

### **APPROVAL OF DEPARTMENT ACTIVITY REPORTS**

- a. Permits, public hearings, etc.**
- b. Violations**

Shute – Discussed the monthly report and violation reports.

Kirkman – Discussed the land use violations.

Sorenson - The sanitary violations were updated to the committee.

**Motion by Reabe/Moderow, unanimously carried, to approve the monthly activity reports.**

### **DEPARTMENT/COMMITTEE ACTIVITY**

- a. Ken Jaworski, Martenson & Eisele: Farmland Preservation Plan update/possible action**

Ken Jaworski, Martenson & Eisele – Reported that, as a result of the special meeting that was held on May 28<sup>th</sup>, the Farmland Preservation Plan changes/edits were made and emailed to each committee member. If the committee approves the plan changes/edits, it could be sent to DATCP (Department of Agriculture, Trade, and Consumer Protection) for review. The submittal would need to include the application that would be filled out by Green Lake County. If you choose to have the consultant (Jaworski) complete the application, include that in the motion to approve and submit.

**Motion by Reabe/Moderow, unanimously carried, to approve the Farmland Preservation Plan document and that Ken Jaworski complete the application that will be included with the submittal of the document.**

**b. Ken Jaworski, Martenson & Eisele: Comprehensive Plan: Strategies –  
Discuss/possible action**

Mr. Jaworski facilitated the discussion on the comprehensive plan strategies. The committee made some change/corrections to the strategies and Jaworski will send a revised copy when completed.

**c. Exclusive Ag Zoning Update**

The committee discussed the Exclusive Agriculture Zoning update that needs to be pursued. This is something that Ken Jaworski could also facilitate. Jaworski is working on the proposed cost of the update. It would help to have the department complete the zoning maps. This will be placed on next month's agenda for further discussion.

**IDENTIFY FUNDING SOURCE FOR COURT-ORDERED SANITARY SYSTEM  
CORRECTIVE ACTIONS**

Shute – Reported that he did attend the Finance Committee meeting regarding the expense for the court-ordered septic replacements and pumpings. The department did have a set-aside account for expenses of this type; however, the county board took that money back and now there isn't a designated account from which those expenses would be paid. At last month's meeting, the committee directed Shute to attend the finance meeting to inquire about an account. The Finance Committee responded that they would not designate a separate account for that purpose; the department has sufficient funds to accommodate this situation. Because the expense becomes a tax lien on the property, the department will eventually get that money back.

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items**

- Town of Brooklyn rezones
- Land Conservation's animal waste ordinance

**b. Meeting dates**

July 2, 2015

Business Meeting 4:30 p.m.

Public Hearing 6:00 p.m.

**ADJOURN**

**6:33 p.m. On a motion by Toney/Reabe, unanimously carried, the meeting was adjourned.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**

July 2, 2015