

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, July 5, 2018**

**CALL TO ORDER**

Chair Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

**PLEDGE OF ALLEGIANCE**

**Present: William Boutwell, Robert Lyon, Harley Reabe, Curt Talma, Peter Wallace**

**Absent:**

**Also Present: Matt Kirkman, Land Use Planning and Zoning Director  
Carole DeCramer, Committee Secretary  
Daniel Sondalle, Assistant Corporation Counsel**

**APPROVAL OF MINUTES**

**Motion by Boutwell/Reabe, unanimously carried, to approve the 06/07/18 minutes**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES - None**

**CORRESPONDENCE - None**

**DEPARTMENT ACTIVITY REPORTS**

**a. Financial reports**

Kirkman discussed the monthly financial reports, land use permits, and sanitary permits reports.

**b. Permits**

Kirkman explained the list of issued land use and sanitary permits for the month of May.

**c. Violations**

Kirkman discussed the list of land use violations and septic violations.

**DEPARTMENT/COMMITTEE ACTIVITY**

**a. Planning & Zoning committee training**

Kirkman – The date for the training is August 29<sup>th</sup>, 1:00 – 4:00 p.m. It will be held in the demonstration room.

**b. City of Berlin ETZA update and discussion**

Kirkman – Reported that staff is working on the ETZA zoning maps and that the City of Berlin is pushing for a January 2<sup>nd</sup> completion date. There are about 173 parcels that will be incorporated into the county zoning map amendment. There are also nonconforming parcels throughout the county that will also be corrected at the same time.

**c. Update on County eligibility for Wisconsin Fund Grant Program**

Kirkman – Updated the committee on where things are with DSPS.

**5:53 p.m. The committee recessed until 6:00.**

**6:00 p.m. The committee reconvened.**

**PUBLIC HEARING ITEMS**

*Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.*

**The committee moved Item V to be heard before Items I-IV.**

Curt Talma was excused due to a conflict of interest.

**Item V: Owner/Applicant:** Gelhar Real Estate Investments, LLC **Agent:** Steven R. Sorenson of von Briesen & Roper, S.C. **General legal description:** W987 County Road S, Parcel #010-00183-0100 (±22 acres), Part of the NE¼ of Section 10, T14N, R13E, Town of Mackford **Request:** Conditional use permit request for a truck-to-rail transload facility located on ±5 acres.

**a. Public hearing**

Attorney Steven R. Sorenson, von Briesen & Roper, S.C., representing the applicant – Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman explained the request and read through the list of staff recommended conditions. The Town of Mackford approved the request.

**c. Committee decision**

**On a motion by Reabe/Boutwell, unanimously carried on roll call (4-ayes, 0-nays, 1-abstain) to approve the conditional use permit with the following conditions:**

- 1. No additional expansion or addition of structures and/or uses shall occur without review and approval through future Conditional Use Permit(s).**

2. **The owner/applicant must have a Certified Survey Map completed for the Industrial zoned lands before any land use permit will be issued. This will remedy the split-zone issue with this parcel.**
3. **The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any “development” related to this industrial operation.**

**Item I: Owners/Applicants:** Benjamin M Sutton, Rick M Sutton, Kristine C Panetti, Donald A Slosser, Jr, Rick R Sutton Living Trust **General legal description:** N3937 State Road 73, Parcel #014-00556-0000 (±23.1 acres), Part of the NE¼ & SE¼ of Section 16, T15N, R12E, Town of Marquette **Request:** Rezone ±4.5 acres from A-1 Farmland Preservation District to RC Recreation District. To be determined by certified survey map.

**a. Public hearing**

Kristine Panetti Slosser, 402 Harvest Hill Drive, Denmark, representing the family members -  
Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman explained the request. The Town of Marquette did not take any action.

Assistant Corporation Counsel Daniel Sondalle – Advised the committee to review the statutory criteria.

**c. Committee decision**

**On a motion by Boutwell/Wallace, unanimously carried on roll call (5-eyes, 0-nays) to approve the rezone request and forward to the county board for final action.**

**Item II: Owners/Applicants:** Benjamin M Sutton, Rick M Sutton, Kristine C Panetti, Donald A Slosser, Jr, Rick R Sutton Living Trust **General legal description:** N3937 State Road 73, Parcel #014-00556-0000 (±23.1 acres), Part of the NE¼ & SE¼ of Section 16, T15N, R12E, Town of Marquette **Request:** Conditional use permit request for a private campground on a proposed ±4.5 acre parcel.

**a. Public hearing**

Kristine Panetti Slosser, 402 Harvest Hill Drive, Denmark, representing the family members -  
Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman explained the request. The Town of Marquette took no action.

**c. Committee decision**

On a motion by Reabe/Boutwell, unanimously carried on roll call (5-ayes, 0-nays) to approve the conditional use permit with the following conditions:

- 1) No more than 8 camping units shall be allowed as part of this conditional use request.
- 2) Each camping unit shall not exceed 400 ft<sup>2</sup>, or the maximum square footage as allowed by the State agency regulating campgrounds, whichever is smaller.
- 3) If so required by the County Construction Site Erosion Control and Stormwater Management Ordinance, review and approval of an erosion control and stormwater management plan by the County Land Conservation Department will be required.
- 4) Proof of state and/or local approval of the campground expansion from the appropriate regulatory agency.
- 5) No further expansion or addition of structures and/or uses shall occur without review and approval through future conditional use permit(s).
- 6) POWTS requirements must be satisfied at any and all applicable level(s) of governmental regulation.
- 7) Any independent structure, such as a deck, screened porch, and stairway and landing used in conjunction with the camping unit shall be allowed. Such structure shall not exceed 400 square feet or the square footage of the associated camping unit, whichever is less. Also, one independent accessory storage structure, not to exceed 50 square feet, shall be allowed per camping unit. Within 30 days of the removal of the camping unit, the associated independent structures shall either be removed from the campsite or utilized by another camping unit.
- 8) Land use permits shall be obtained for all new structures.
- 9) The conditional use permit shall be contingent upon the rezone request approval and the recording of the Certified Survey Map.

**Item III: Owners/Applicants:** Kent J. & June A. Quade **General legal description:** Tichora Road, Parcel #010-00155-0000 (±14 acres), Part of the NW¼ of Section 09, T14N, R13E, Town of Mackford, **Request:** Rezone +8 acres from A-1 Farmland Preservation District to A-2 General Agriculture District. To be determined by certified survey map.

**a. Public hearing**

Kent Quade, W11879 County Road AW, Randolph – Spoke in favor of the request.

Public hearing closed

**b. Committee discussion and deliberation**

Assistant Corporation Counsel Daniel Sondalle – Advised the committee to review the statutory criteria.

Kirkman explained the request. The Town of Mackford approved the request.

**c. Committee decision**

**On a motion by Wallace/Reabe, unanimously carried on roll call (5-ayes, 0-nays) to approve the rezone request and forward to the county board for final action.**

**Item IV: Owner/Applicant:** Mary A Kallas **General legal description:** W2551 Princeton Road, Parcel #004-00853-0000 (±29 acres), Part of the NE¼ of Section 24, T16N, R12E, Town of Brooklyn **Request:** Rezone +3 acres from A-2 General Agriculture District to R-4 Rural Residential District. To be determined by certified survey map.

**a. Public hearing**

Mary Kallas, W2551 Princeton Road – Spoke in favor of the request.

Public hearing closed

**b. Committee discussion and deliberation**

Kirkman explained the request. The Town of Brooklyn approved the request.

**c. Committee decision**

**On a motion by Reabe/Boutwell, unanimously carried on roll call (5-ayes, 0-nays) to approve the rezone request and forward to the county board for final action.**

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items**

**b. Meeting Date**

August 2, 2018

Business meeting – 5:15 p.m.

Public hearing – 6:00 p.m.

**ADJOURN**

**6:47 p.m. Meeting adjourned.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**