

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, September 7, 2017**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:16 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

ROLL CALL:

Present: **Robert Lyon, Harley Reabe, Rich Slate (5:50 p.m.), Michael Starshak, Peter Wallace**

Absent:

Also Present: **Matt Kirkman, Land Use Planning and Zoning Director
Carole DeCramer, Committee Secretary
Missy Sorenson, Code Enforcement Officer
Krista Kamke, Code Enforcement Officer
Dawn N. Klockow, Corporation Counsel**

APPROVAL OF AGENDA

Motion by Reabe/Wallace, unanimously carried, to approve the agenda.

APPROVAL OF MINUTES

Motion by Wallace/Reabe, unanimously carried, to approve the minutes of 08/03/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman discussed the monthly financial reports for the month of July. Starshak asked that Matt write a summary for the next meeting explaining how the carryover account funds will eventually be spent. Kirkman reviewed the July land use permits, and Sorenson reviewed the July sanitary permits.

b. Violations

Kamke and Sorenson discussed the list of land use violations. Sorenson discussed the list of septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Timeline for Farmland Preservation Zoning Ordinance Update

Kirkman – Explained the timeline for the Farmland Preservation Zoning Ordinance update and where the department is to date. The mapping changes with the ordinance text were submitted to DATCP. The department received feedback regarding a few issues on the map. There are a few anomalies that need to be resolved; i.e., an island on Lake Puckaway and some access roads. A recent issue is the City of Berlin’s Farmland Preservation Plan Ordinance for the ETZA. Scott Karel, DATCP, called to discuss this with Kirkman. The ordinance was adopted with issues that were never resolved. There are “unplanned parcels” which means the parcels were not planned for farmland preservation or non-agricultural use. As a result, Scott Karel has asked Kirkman if the county would oversee the resolution of these parcels. Right now, with the unresolved issues, they do not qualify. Kirkman will collaborate with Lindsey Kemnitz, Community Development Director, as to how they want the parcels to look on the county’s map. Everything will be consolidated onto one map. November 2nd is the public hearing date for these changes; DATCP’s deadline is December 31st.

b. Proposed Comprehensive Plan Amendments

Kirkman – Copies of the proposed map amendments along with a staff report were given to each of the committee members. Agreements were signed by property owners to resolve the split-zoned parcels. The same information will be sent to each of the six zoned towns so that this can be an agenda item for their October board meetings. The committee will discuss this further at the October 5th Land Use Planning and Zoning Committee meeting. The public hearing for this is scheduled for November 2nd.

c. Proposed Zoning Ordinance Amendments

Kirkman – A copy of the proposed ordinance text and the zoning maps were given to each of the committee members. This same information will be sent to the six zoned towns for their board meetings. After briefly looking through the text, a few changes were made. This will be discussed further at the committee’s October 5th meeting. The public hearing for this is also scheduled for November 2nd.

Motion by Slate/Reabe, unanimously carried, to approve the changes to the zoning ordinance text.

d. Administrative Policy for Sites with Indian Burial Mounds

This item will be discussed in 2018.

e. Administrative Policy for Comprehensive Plan Amendments

Kirkman – Explained a possible policy for comprehensive plan amendments. Rather than changing the comprehensive plan and maps every time a rezone request conflicted with the

future land use map, those requests would be considered twice a year. The committee had mixed opinions on this proposed policy and asked that this be deferred to a future committee meeting. Kirkman was directed to write the policy for two separate scenarios.

Motion by Reabe/Lyon, unanimously carried, to defer this item until November. Kirkman will present the proposed policy in two separate ways.

6:25 p.m. The committee recessed for 5 minutes prior to the public hearing.

6:31 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.

Item I: Owner: Jessica J Bugni **General legal description:** W1942 Pleasant Ave, Parcel 006-01367-0000, Oakland Plat, Lot 29, Part of Government Lot 2, Section 32, T15N, R13E, Town of Green Lake, ±0.5 acre **Request:** Rezone request from RC Recreation District to R-1 Single-family Residence District.

a) Public hearing

Jessica Bugni, 419 West South Street, Oconomowoc – Spoke in favor of the request.

Jacklyn Ewerdt, W1948 Pleasant Avenue – Spoke in favor of the request.

Public hearing closed

b) Committee Discussion & Deliberation

Kamke explained the request and how it met the rezoning criteria. The Town of Green Lake approved the request.

c) Committee Decision

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

Item II: Owner: Matt Wagner & Letty Kinas **General legal description:** N6188 N Lawson Dr, Parcel 004-00386-0000, 004-00386-0100, 004-00386-0200, 006-01025-0000, Part of the SE¼ of Section 16, T16N, R13E, Lots 9-13 of the Plat of Riverside Park, Town of Brooklyn, ±3.31 acres **Request:** Rezone request from A-1 Exclusive Agriculture District & R-1 Single-family Residence District to R-4 Rural Residential District.

b) Public hearing

Letty Kinas, N6188 North Lawson Drive – spoke in favor of the request.

Public hearing closed

b) Committee Discussion & Deliberation

Kamke explained the request and how it met the rezoning criteria. The Town of Brooklyn approved the request.

c) Committee Decision

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

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Proposed Comprehensive Plan Amendments
- Proposed Zoning Ordinance Amendments

b. Meeting Date

October 5, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

The meeting adjourned at 6:45 p.m.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

October 5, 2017