

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING COMMITTEE  
Public Hearing Minutes – April 4, 2007 – 6:00 p.m.**

**CALL TO ORDER**

Chairman Orville Biesenthal called the meeting of the Land Use Planning and Zoning Committee to order at 6:00 p.m. in the Green Lake County Courthouse, County Board Room, Green Lake, Wis. The requirements of the open meeting law were certified as being met.

Present:       **Orville Biesenthal, Susan McConnell, Gus Mueller, Howard Sell,  
Wallace Williams**

Absent:

Also Present: **Al Shute**, County Surveyor/Land Development Director  
**Dan Sondalle**, Assistant Corporation Counsel  
**Carole DeCramer**, Committee Secretary  
**Orrin Helmer**, County Board Chair

**APPROVAL OF AGENDA**

**Motion by Sell/Williams, unanimously carried, to approve the agenda. Motion carried.**

**PUBLIC HEARING MATTERS**

Chairman Biesenthal read the Rules of Order.

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

**Item I: Owner:** Lila M Vinz **Tax Parcel # and Description:** 012-0354-0000 – Part of the NW¼ of the NE¼, Sec 19, T14N R12E, Town of Manchester, (±10 Acres) **Location of Premises Affected:** Generally located along and south of County Road X between Winding Lane and Salemville Road **Explanation:** Rezone from A-1 Exclusive Agriculture District to A-3 Light Agriculture District

a) Public Hearing

Dan Vinz, Town of Manchester – Speaking for the proposed rezone.

Public hearing closed.

b) Committee Discussion and Deliberation

Sondalle – You have the staff report that lists the standards. The Town of Manchester has approved the proposed request.

c) Committee Decision

**Motion by Williams/McConnell, unanimously carried on roll call (5-eyes, 0-nays), to recommend approval of the rezone request as presented and forward to the county board for action. Motion carried.**

d) Execute Determination Form/Ordinance

**Item II: Owner:** Little Green Lake Protection & Rehabilitation District **Tax Parcel # and Description: 006-0535-0100** – Lot 1 Certified Survey Map 2642 V13 Sec 29, T15N R13E, Town of Green Lake (±6 Acres) **Location of Premises Affected:** Generally located along State Road 44 **Explanation:** Rezone from A-1 Exclusive Agriculture District to NRC Natural Resources Conservancy District

a) Public Hearing

Mike Ross, District Representative – Speaking for the proposed rezone.

Public hearing closed.

b) Committee Discussion and Deliberation

Sondalle – The Town of Green Lake approved this.

c) Committee Decision

**Motion by McConnell/Mueller, unanimously carried on roll call (5-ayes, 0-nays), to recommend approval of the rezone request as presented and forward to the county board for action. Motion carried.**

d) Execute Determination Form/Ordinance

**Item III: Owner:** Little Green Lake Protection & Rehabilitation District **Tax Parcel # and Description: 006-0535-0100** – Lot 1 Certified Survey Map 2642 V13 Sec 29, T15N R13E, Town of Green Lake (±6 Acres) **Location of Premises Affected:** Generally located along State Road 44 **Explanation:** Conditional use request to allow for the construction of a storage building

a) Public Hearing

No one appeared.

Public hearing closed.

b) Committee Discussion and Deliberation

Sondalle – I refer you to the staff report with the seven conditions.

After discussing the seven conditions, the committee agreed that an eighth condition was appropriate.

**Motion by Mueller/Williams, unanimously carried, to suspend the rules to allow Tom Zick to speak. Motion carried.**

Tom Zick, W2803 Hwy B – Speaking on behalf of the owner/applicant.

c) Committee Decision

**Motion by McConnell/Sell, unanimously carried on roll call (5-ayes, 0-nays), to recommend approval of the conditional use request with the following conditions:**

- 1) That the Little Green Lake Protection & Rehabilitation District work with the Green Lake County Land Conservation Department to address any and all impacts on the drainage swale and retention basin. Prior to LUP issuance the Planning and Zoning Department receive written assurance from the Land Conservation Department that they have reviewed and approved of the proposed building project.
  - 2) No further expansion or addition of structures shall occur without review and approval through future Conditional Use permit(s).
  - 3) Proof that all Commercial Building Code requirements have been satisfied in relation to the proposed new structure.
  - 4) There shall be no outside storage of materials, vehicles or other equipment.
  - 5) Outdoor lighting installations are permitted in all yards, but no closer than three feet to an abutting property line, an shall be adequately shielded or hooded so that no direct light, excessive glare or illumination is cast upon other properties.
  - 6) A landscape/vegetative screen, consisting of eight shrubs with ten-foot spacing, be planted parallel to and for the full depth (north-south) of the storage building on the east side of the building.
  - 7) The maximum structure height is not to exceed 26 feet; Measured from the building's floor to the roof's peak.
  - 8) The conditional use approval is contingent upon the County Board's approval of the rezone request.
- Motion carried.**

- d) Execute Determination Form/Ordinance

**Item IV: Owner:** Bonnie S Gellerup **Tax Parcel # and Description:** 002-0638-0000 – Part of the NW ¼ of the SE ¼ of Section 33, T17N R13E, Town of Berlin (±1.97 Acres) **Location of Premises Affected:** W1479 E Springbrook Rd **Explanation:** Rezone from A-3 Light Agriculture District to R-1 Single-Family Residence District

- a) Public Hearing

Bonnie Gellerup, W1479 E. Springbrook Road – Spoke in favor of the rezone request.

Public hearing closed.

- b) Committee Discussion and Deliberation

Sondalle – The Town of Berlin has approved this proposed rezone request.

- c) Committee Decision

**Motion by McConnell/Sell, unanimously carried on roll call (5-ayes, 0-nays), to recommend approval of the rezone request as presented and forward to the county board for action. Motion carried.**

d) Execute Determination Form/Ordinance

**PUBLIC APPEARANCES**

**Nancy Hill – Discussion related to use of staff reports for making committee decisions.**

*Nancy informed the Land Use Planning & Zoning Department prior to the meeting that she would not be able to attend tonight's meeting.*

**PUBLIC COMMENT - None**

**CORRESPONDENCE - None**

**FUTURE DEPARTMENT/COMMITTEE ACTIVITY - None**

**GENERAL COMMITTEE DISCUSSION**

The Committee discussed the Farmland Preservation program and how credits are taken and paid back.

Helmer - I would suggest that when approving rezones, the committee include in their motion that they are recommending approval to the county board. People may assume that once this committee approves the request, they're done.

**NEXT MEETINGS DATES**

April 25, 2007 – Business Meeting – 6 p.m.

May 2, 2007 – Public Hearing – 6 p.m.

**ADJOURN**

**Motion by Mueller/Sell, unanimously carried, to adjourn. Motion carried.**

Time: 6:58 p.m.

Recorded by Carole DeCramer  
Committee Secretary

**APPROVED ON:**

April 25, 2007