

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING COMMITTEE  
MEETING MINUTES  
Thursday, July 5, 2012  
Business Meeting – 4:30 p.m.  
Public Hearing – 6:00 p.m.**

**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: **Eugene Henke, Ben Moderow, Don Peters, Harley Reabe, Michael Starshak**

Absent:

Also Present: **Al Shute**, County Surveyor/Land Development Director  
**Carole DeCramer**, Committee Secretary  
**Daniel Sondalle**, Corporation Counsel

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion by Peters/Henke, unanimously carried, to approve the agenda.**

**APPROVAL OF MINUTES**

**Motion by Reabe/Henke, unanimously carried, to approve the corrected June 7, 2012, minutes.**

**PUBLIC APPEARANCES** - None

Peters – Thanked Al Shute for attending the P&I Committee meeting. It was helpful for the committee to have the additional information that Al provided in regard to the plotter purchase.

**PUBLIC COMMENT** - None

**CORRESPONDENCE**

Shute:

– Provided a copy of a letter from the Little Green Lake Protection and Rehabilitation District (LGPRD). The LGPRD requested inspection work around Little Green for failing septic systems around Little Green Lake. A copy of Shute’s response to Greg Cygnar was also given to the committee. In the letter, Shute explained that the county is not responsible for these inspections. The responsible party would be the LGPRD.

– Reported that a letter was sent to Attorney Jeff Haase in regard to the Janik violation. There has been no response. The committee directed Shute to send another letter to Haase, return receipt, asking that paperwork related to this matter be returned to the department within 30 days and that an invoice be sent with documentation of any work he has done on this case.

**PURCHASES**

Shute – The P&I Committee approved the purchase of the plotter that was approved by this committee previously.

## **CLAIMS**

Claims totaling \$64.90 for Land Use Planning and Zoning were submitted.

**Motion by Peters/Reabe, unanimously carried, to approve the claims in the amount of \$64.90 for payment.**

## **2013 DEPARTMENT BUDGET**

Shute – Reviewed the proposed 2013 budget and discussed in greater detail the cost for the mandated updates of Green Lake County’s comprehensive plan and farmland preservation plan. The comprehensive plan must be done in 2013 and the farmland preservation update is due 2014. The estimates for updating the comprehensive plan are \$30,000 to \$50,000. Estimated costs for the farmland preservation update are similar figures. The proposed budget includes a line item (\$40,000) for the 2013 comprehensive plan update. The committee discussed the possibility of contacting legislators to stress the hardship of these costs for small counties. The committee discussed a resolution for all members of the county board to sign and forward to state legislators. The resolution would outline the concerns that the committee/county board has with the costs involved. This will be an agenda item for August.

**Motion by Henke/Moderow, unanimously carried, to approve and send the proposed 2013 budget on to the Finance Committee.**

## **APPROVAL OF DEPARTMENT ACTIVITY REPORTS**

### **a. Permits, public hearings, etc.**

Shute – Discussed the various aspects of the activity report.

### **b. Violations**

Attorney Sondalle reported that there are six land use violations that need more attention. Shute explained how the new electronic system for reporting pumping works. One issue that has occurred is that the pumpers will not report the pumping until the customer has paid their pumping bill. This creates practical problems for staff and counsel. Starshak asked if there is an ordinance requiring the pumper to report the pumpings. Sondalle said that this is something that he and Al (Shute) is looking into.

## **DEPARTMENT/COMMITTEE ACTIVITY**

### **a. Shoreland Zoning Ordinance**

Shute – Based on what had happened at the county board meeting, Attorney Sondalle organized a meeting with Shute and county board members Jack Meyers and Dave Richter to discuss the proposed shoreland zoning ordinance. It was suggested at the board meeting by committee members Don Peters and Mike Starshak that the committee pick sections of the ordinance that would help residents pull land use permits. There are currently 18 land use permit applicants that could be approved under the proposed ordinance. What under the new ordinance would allow them to get the permit? The DNR can certify revisions of this type, but in 2014, the county will have to adopt the complete ordinance. Sondalle stated that the requirements for the proposed impervious surface section, seems to be the biggest hurdle. Sondalle agreed with Shute that this section should be deleted for now and just adopt the rest. The old ordinance is very similar to the new ordinance.

After further discussion, it was decided that Shute create a revised draft shoreland zoning ordinance, deleting the impervious surface sections, Attorney Sondalle edit it, bring that back for the August committee meeting, and then prepare for a September public hearing. It would then have to be sent to the DNR for final approval.

Starshak asked that he be notified the next time a meeting involving Land Use Planning and Zoning is scheduled.

#### **b. R-3 Multiple Family Residence District**

Shute – The public hearing for the proposed R3 and R4 Districts will be in August. The R-3 District is being revised with language changes that reflect the combining of the zoning standards from the current R-3 Multiple Family Residence and R-4 Duplex (Two Family) Residence zoning districts. The standards for these revised sections reflect the current R-3 and R-4 zoning district standards.

#### **c. R-4 Rural Residential District**

Shute – This proposed zoning district is intended to provide limited rural residential use development and light agricultural uses. The standards of this district are designed to implement the goals of the Comprehensive Plan to allow a blend of residential and agricultural uses.

Reabe – Questioned whether or not the R-4 District would be compatible with the county's comprehensive plan.

Attorney Sondalle – Stated that he will have to look at that in more detail.

#### **d. Nonmetallic Mining Fees**

Peters – Said that he had asked for this to be on this month's agenda, but there may not be a need since all of the fees that are collected are single-purpose fees. The county can't use them for road repairs or something else that is not related to nonmetallic mining.

Starshak – Asked that Attorney Sondalle look into the possibility of enacting impact fees.

#### **e. Gary and Renee Whirry Discussion**

Shute – Shared an email that he received from Gary Whirry that stated that Mr. Whirry had contacted the state to see what they needed to do to bring their business into compliance. The state advised Mr. and Mrs. Whirry what needed to be done. Mr. Whirry then informed Shute that it was too costly to continue and they were going to shut down their business and sell the property.

The committee read a copy of the email and discussed how things had transpired with this situation. There was a general committee consensus that paying the state fees is the price people pay to operate a business. It's important for public health reasons to make sure that businesses are built and operating to code.

### **FUTURE AGENDA ITEMS**

#### **A. FUTURE ACTIVITIES**

The committee requested the following to be placed on the August 2<sup>nd</sup> agenda: resolution for the 2013 mandated comprehensive plan revision, and the proposed shoreland protection zoning ordinance.

**NEXT MEETING DATE**

August 2, 2012

Business Meeting - 4:30 p.m.

Public Hearing - 6:00 p.m.

**ADJOURN**

**Motion by Reabe/Peters, unanimously carried, to adjourn.**

Time: 6:16 p.m.

**RECORDED BY**

Carole DeCramer

Committee Secretary

**APPROVED ON:**

August 2, 2012