

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 1, 2019**

CALL TO ORDER

Chairman Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 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.

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**

APPROVAL OF MINUTES

Motion by Boutwell/Reabe, unanimously carried, to approve the 6/6/19 minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - 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 months of May and June.

c. Violations

The committee discussed land use violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. 2020 Budget

Kirkman presented the department's proposed 2020 budget. This will be forwarded to the county administrator.

b. Staff update

Kirkman explained that the vacant code enforcement officer has been filled by Caleb Edwards. He's doing a great job.

c. Amendments to Chapter 338 Shoreland Zoning Ordinance

The committee has completed the proposed Chapter 338 Shoreland Zoning Ordinance amendments. The public hearing and county board approval will take place in the fall so that the amendments will be in force by January, 2020.

d. Discuss 10-minute limit for public hearing comments

The committee discussed the need for limiting public hearing testimony to ten minutes.

Motion by Boutwell/Wallace, unanimously carried to limit the public hearing comments to ten minutes.

5:26 p.m. Recessed the business meeting.

6:00 p.m. Reconvened for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owners: Yukon Partners, LLC – John Loberg **Agent:** Attorney Justin Sondalle, Sondalle Law Office, LLC **Site Location:** Parcel #004-00410-0521, #004-00410-0523, #004-00410-0524, #004-00410-0525, Lot 1 Certified Survey Map 3523, Part of the SE1/4 of Section 17, T16N, R13E, (± .80 acres); Town of Brooklyn. **Request:** Conditional use permit request to update conditional use permit approved on 08/02/18.

a. Public hearing

David Norton, W3252 Princeton Road, Green Lake – Explained that he would expect the committee, when it comes time to develop his land adjacent to this property, gives him the same consideration it gives Mr. Loberg. He's not in favor of this request if water will be running onto his property.

Attorney Justin Sondalle, 555 W. Water Street, Princeton, representing the owners – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Discussion included the fact that there is no room for outside materials and that there was nothing on the site plan for those things.

c. Committee decision

Motion by Wallace/Talma, unanimously carried on roll call (5-ayes, 0-nays), to approve the conditional use permit request as presented with the following conditions:

- 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).**
- 2. The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.**
- 3. Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner, if applicable.**
- 4. If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties.**

5. As the CUP's site plan does not indicate a designated area for the outside storage of materials and other items, outside storage of materials and other items is prohibited.
6. As there are no existing stormwater management facilities on the subject site, there is a high potential for increased water pollution by the transportation of particulate matter into the "Tee" channel of Green Lake. Consequently, the owner is required to implement a stormwater management plan, to be reviewed and approved by the Land Conservation Department in accordance with Section 284-11.A.(4) of Chapter 284, Construction Site Erosion Control & Stormwater Management, of the Code of Green Lake County.
7. A Sanitary Permit shall be issued authorizing the property for a private on-site wastewater treatment system, and be installed prior to water connection to the building.
8. Per Chapter 217 "Road Names and Building Numbers", the owner must obtain a fire number for the subject building.

Item II: Owner: Green Lake Flooring, LLC – John Voigt **Site Location:** W704 State Road 23 49 **General legal description:** #004-00289-0200 (± 3.1 acres); Lot 1 Certified Survey Map 2089 excluding the west 75 feet from State Highway 23 49 to south lot line of Lot 2 of Certified Survey Map 2089, reserving a permanent right-of-way easement for Lot 1 from State Highway 23 49 to the remainder of Lot 1. Town of Brooklyn. To be identified by Certified Survey Map. **Request:** Rezone request from A-1 Farmland Preservation District to C-2 Extensive Commercial District.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read the rezone criteria as presented in the staff report. The Town of Brooklyn approved the request.

c. Committee decision

Motion by Boutwell/Reabe, 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.

6:14 p.m. Adjourned the public hearing portion of the meeting and reconvened the business meeting.

6:20 p.m. Mr. Wallace was excused.

EGBERT/PAHL QUARRY CONDITIONAL USE PERMIT COMPLAINT REVIEW

Kirkman – Explained that, after receiving a complaint from a neighboring property and a site visit to the Egbert/Pahl quarry on Thomas Road, it was discovered that Egbert Excavating has gone beyond the setback limits when mining. This is in violation of the conditions of the conditional use permit that was originally granted.

After further discussion, the committee agreed that there is a credible violation of a condition of approval and that the committee/department should investigate further exactly where the setbacks are and how far into them Egbert Excavating has mined.

Motion by Boutwell/Reabe, unanimously carried, that there is a reasonable probability that the conditional use permit is in violation of a condition of approval and that the department should proceed to review the complaint.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items**
- b. **Next meeting date**
 - September 5, 2019
 - Business meeting – 4:30 p.m.
 - Public hearing – 5:30 p.m.

ADJOURN

6:38 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

September 5, 2019