

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, November 7, 2019**

**CALL TO ORDER**

Chairman Lyon 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.

**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  
Krista Kamke, Land Use Specialist  
Dan Sondalle, Assistant Corporation Counsel**

**APPROVAL OF MINUTES**

**Motion by Wallace/Reabe, unanimously carried, to approve the 10/3/19 minutes.**

**APPEARANCES**

**a. Ray Mielke to discuss camping use in the A-1 Farmland Preservation District**  
Ray Mielke, W2155 South Avenue, Lomira – Discussed with the committee allowing camping on his 24-acre parcel, zoned A-1 Farmland Preservation District, in the Town of Marquette.

**b. Dale A. Walker to discuss outside camper and boat storage in A-2 General Agriculture District**  
Dale A. and Lisa A. Walker, 359 S. Main Street, Markesan – Discussed with the committee the possibility of allowing camper and boat storage on their A-2 General Agriculture District parcel.

These requests will be placed on a future agenda.

**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 September.

**c. Violations**  
The committee discussed land use and septic violations.

**DEPARTMENT/COMMITTEE ACTIVITY**

**a. 2020 Committee Meeting Calendar**  
The committee agreed that they will not meet in January because it falls on January 2<sup>nd</sup>. The rest of the proposed meeting dates were approved.

**SHORELAND ZONING ORDINANCE AMENDMENT TO CLARIFY ALLOWED EXPANSION OF NON-CONFORMING STRUCTURES (338-57)**

Kirkman – Need approval for a minor change to the amendments to Chapter 338 Shoreland Zoning Ordinance that will allow expansion of non-conforming structures in the area between the existing building and the 75’ shore-yard setback. This will be included in the discussion during the public hearing portion of this meeting.

The committee directed staff to incorporate this change in the rest of the proposed amendments.

**BENJAMIN M SUTTON, RICK M SUTTON, KRISTINE C PANETTI, DONALD A SLOSSER, JR, RICK R SUTTON LIVING TRUST CONDITIONAL USE PERMIT**

Kirkman reported that the certified survey map has now been submitted and recorded.

**TOPO DATA FOR DRONE**

Kirkman explained that he wanted to get authorization from the committee to use non-metallic mining revenue to pay for hardware and software to be able to attach to the county’s drone to do lidar over the top of all of the mining sites. Gerald Stanuch, Green Lake County GIS Specialist, has now figured out a way to do that without having to spend any money on hardware and/or software. This will be displayed when the committee reviews the Egbert/Pahl mine further down on the agenda.

**5:28 p.m. Recessed until 5:30 p.m.**

**Boutwell was excused at 5:30 p.m.**

**5:30 p.m. Reconvened for the public hearing.**

**PUBLIC HEARING ITEMS**

**Item I: Owner/Applicant:** Michael J White **Site Location:** W2955 Hillside Rd, Parcel #004-00917-0000, Estate Numbers 1170 & 1171 of Lawsonia Estates Plat, Government Lot 1 of Section 35, T16N, R12E, Town of Brooklyn **Request:** Rezone from RC Recreation District to R-1 Single-family Residence District.

**a. Public hearing**

Attorney John Blazel, 118 N. Pearl Street, Berlin, Representing Mr. White – Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman – Discussed the staff report and criteria. The Town of Brooklyn approved the request.

**c. Committee decision**

**Motion by Reabe/Talma, unanimously carried on roll call (4-eyes, 0-nays), to approve the rezone request, as presented, and forward to the county board for final action.**

**Item II: Applicant:** Green Lake County Land Use Planning & Zoning Committee **Explanation:** The committee is requesting amendments to the Code of Green Lake County, Chapter 338 Shoreland Zoning Ordinance.

**a. Public hearing**

Mike Jankowski, W731 Silver Creek Road, Green Lake – Inquired as to what types of changes are being made to the ordinance regarding boathouses. In particular, what type of roof pitch is being proposed, and what are the other ordinance amendments? Another factor is draining the water from the boats, etc., once they are placed in the boathouse. The state considers placing drains in boathouses as having plumbing and plumbing is not allowed in boathouses.

Kirkman explained that flat-roof boathouses will no longer be allowed. The one that Mr. Jankowski is currently building is a 2-pitch roof and will be grandfathered in, but no others will be allowed once the ordinance is adopted. Kirkman also explained that he called the state regarding the drainage issue, and they stand firm on considering drains in boathouses as plumbing. There is also proposed language regarding land disturbing activity. If slopes are so steep (one-to-one or a 45-degree angle) that they have to be engineered to be able to build into the slope, the boathouse will not be allowed.

Kamke explained some of the other proposed changes, many of which are just clarifications.

Brian Olmen, N5589 County Road A, Green Lake – When considering building a new boathouse, a slope will have to be created. If the base is raised to the required elevation, gravel or something else may be required and could go beyond the two-foot level of the overhang of the roof.

Kamke and Kirkman agreed that this is probably not addressed in anything that is being proposed. This may be a variance request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman – Discussed the staff report and criteria.

**c. Committee decision**

**Motion by Wallace/Talma, unanimously carried on roll call (4-eyes, 0-nays), to approve the amendments to the Code of Green Lake County, Chapter 338 Shoreland Zoning Ordinance, as presented, and forward to the county board for final action.**

The business meeting portion reconvened for the following:

**EGBERT/PAHL QUARRY CONDITIONAL USE PERMIT COMPLAINT REVIEW**

Assistant Corporation Counsel Dan Sondalle announced that he will not advise or participate in any discussion regarding this agenda item due to a potential conflict of interest.

Kirkman began the discussion by reminding the committee that the department received a complaint regarding the aforementioned mine. As a result of that complaint, a drone was flown over the site and the committee reviewed the drone footage of the Egbert/Pahl non-metallic mine

located on Thomas Road. The conditional use permit that was approved for this mine included setbacks. After viewing the footage of the area, the committee agreed that mining has occurred within the setback area and that the complaint is valid and the conditional use permit needs to be reviewed.

**Motion by Reabe/Talma, unanimously carried on roll call (4-ayes, 0-nays) to find the complaint valid and set a public hearing date of February 6, 2020.**

**DISCUSS CERTAIN NON-BUILDING STRUCTURES AS TO WHETHER THE ZONING ORDINANCE REQUIRES A PERMIT**

This will be placed on the December agenda when all of the committee members can be present.

**FUTURE COMMITTEE ACTIVITIES**

- a. **Future agenda items:**
- b. **Next meeting date**
  - December 5, 2019
  - Business meeting – 4:30 p.m.
  - Public hearing – None

**ADJOURN**

**6:20 p.m. Meeting adjourned.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**

December 5, 2019