

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 6, 2020**

CALL TO ORDER

Planning & Zoning Chairman Curt Talma 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. Public access was provided.

Present: **Curt Talma, Chuck Buss, Don Lenz, Harley Reabe,**

Absent: **Bill Boutwell**

Also Present: **Keith Hess, Alternate Matt Kirkman,** Land Use Planning and Zoning Director
Dawn Klockow, Corporate Council, **Sue Kiener,** Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Reabe/Buss) to approve the minutes of the July 2, 2020 meeting with no additions or corrections. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman gave an overview and explanation of June financial reports.

b. Permits

Kirkman gave an update of land use and septic permits for June.

c. Violations

Kirkman provided information on the status of current violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Staff Update

Kirkman stated that the new Land Use Specialist, Aaron Ogle, is doing a fine job, and now we are fully staffed. Deputy surveyor is now Scott Hewitt, with Dennis Green as a 2nd.

b. 2021 Budget

Kirkman presented the 2021 budget proposal.

c. Robin's Nest Resort CUP

Kirkman presented finding to the committee that CUP conditions were not being met. Klockow recommended reconsideration of CUP based on reasonable probability.

Motion/second (Buss/Lenz) to reconsider CUP based on reasonable probability. All in favor, none opposed.

Discussion: Kirkman presented details, Klockow shared map of area.

Motion/second (Lenz/Buss) that there is a reasonable probability that the subject property is in violation of condition #16 of the 2016 resolution. No discussion. All in favor. None opposed.

Motion/second (Reabe/Lenz) that we hold a public hearing for Robin's Nest Resort violation of condition #16 of the 2016 resolution. No discussion. All in favor. None opposed. To be on September Agenda.

d. Shipping Containers as mini warehouse use

Kirkman explained shipping container use in C-2 district. Reabe recommended that Kirkman research what other counties are doing on this topic.

PUBLIC HEARING ITEMS

Item I: Owner: Egbert Excavating, Inc. **Applicant:** Dan Egbert **General legal description:** Parcel #004-00356-0000, part of the SE¼ of Section 16, T16N, R13E, ±3.3 acres, W1302 N Lawson Dr., Town of Brooklyn. **Request:** Rezone ±0.7 acres from A-1 Farmland Preservation District to I Industrial District and ±2.6 acres from A-1 Farmland Preservation District to NRC Natural Resources Conservancy District. To be identified by certified survey map.

- a. Public Testimony/Comment: Dan Egbert gave information on request.
- b. Committee Discussion & Deliberation – Matt Kirkman gave the staff recommendations regarding the rezone request. Approval given based on criteria. The Town of Brooklyn has no objection to the request.
- c. Committee Decision – *Motion/second (Buss/Lenz)* to approve the rezone request as presented and forward to County Board for final action. All in favor. None opposed. Motion carried.

Item II: Owner: Egbert Excavating, Inc. **Agent:** Dan Egbert **General legal description:** Parcel #004-00356-0000, part of the SE¼ of Section 16, T16N, R13E, ±3.3 acres, W1302 N Lawson Dr., Town of Brooklyn. **Request:** Conditional Use Permit for an existing excavating business including expansion of contractor's yard for equipment storage.

- a. Public Testimony/Comment: None.
- b. Committee Discussion & Deliberation – Matt Kirkman gave the staff recommendations regarding the CUP request. Approval given based on criteria. The Town of Brooklyn has no objection to the request.
- c. Committee Decision – *Motion/second (Buss/Lenz)* to grant the CUP provided the filled in area to be restored to the 2010 LiDAR 2 foot contours by 12/1/2020 and that Egbert apply for an after-the-fact land use permit for the construction of the contractor storage yard and adopt the rest of the conditions. All in favor. None opposed. Motion carried.

Item III. Owner: Schwandt Children Real Estate LLC **Agent:** Brian Schwandt **General legal description:** Parcel # 012-00262-0300, part of the NE¼ of Section 15, T14N, R12E, ±1.08 acres, N1638 Madison St., Town of Manchester. **Request:** Conditional Use Permit for the parking and storage of vehicles associated with a towing and recovery business.

- a. Public Testimony/Comment: None.
- b. Committee Discussion & Deliberation – Matt Kirkman gave details regarding the CUP request. Klockow gave recommendations to the committee on options to consider. Approval given based on criteria. The Town of Manchester does not approve the request.

- c. Committee Decision – *Motion/second (Reabe/Lenz)* to not approve the CUP to Schwandt due to the lack of information needed to make a final decision.. All in favor. None opposed. Motion carried.

Chair Curt Talma left meeting, Reabe acted as Chair for the remainder of the meeting.

Item IV. Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting amendments to the code of Green Lake County, Chapter 350, Zoning Ordinance; more specifically, to amend the dwelling design standards, permitted uses in the Single-Family, Single-Family Mobile Home, Multiple-Family Residence Districts, as well as the Rural Residential District, building setback distance in platted subdivisions, structures permitted within street setbacks, and the definition of principle structure. Also to include a new standards regulating solar panel arrays.

- a. No public comment.
- b. Kirkman presented details
- c. Discussion
- d. *Motion/second (Lenz/Buss)* to report to county board the amendment

Item V. Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting the repeal and recreation of Chapter 334, Private Sewage Systems Ordinance, of the Code of Green Lake County.

- a. No public comment.
- b. Kirkman presented details
- c. Discussion
- d. *Motion/second (Lenz/Buss)* forward on to county board with recommendation to adopt as proposed.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items** – please forward to Kirkman or Kiener.
- b. **Next meeting date** – September 3, 2020
Business meeting – 4:30 p.m.
Public hearing – 5:15 p.m.

ADJOURN

Reabe adjourned the meeting at 6:31 PM.

Respectfully submitted,

Sue Kiener.
Secretary

