

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 3, 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, Bill Boutwell, Chuck Buss, Don Lenz, Harley Reabe**

Absent:

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 August 6, 2020 meeting with corrections noted by Kirkman. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman gave an overview and explanation of July financial reports.

b. Permits

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

c. Violations

Kirkman provided information on the status of current violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Shipping Containers as mini warehouse use

Kirkman Presented finding from other counties on shipping container usage.

Motion/second (Buss/Boutwell) to not allow shipping containers for mini-warehouses. Motion carried with no negative vote.

RECESS: 5:05PM

PUBLIC HEARING ITEMS BEGAN AT 5:15 PM

Item I: Owner/Applicant: Mark Pettack **General legal description:** Parcel #004-00566-0100, part of the SE¼ of Section 23, T16N, R13E, ±13.66 acres., N5856 Spaulding Hill Rd., Town of Brooklyn. **Request:** Rezone ±5.5 acres from A-2 General Agriculture District to R-4 Rural Residential District, to be identified by certified survey map.

- a. Public Testimony/Comment:** None

- b. Committee Discussion & Deliberation – Kirkman gave the staff details regarding the rezone request. The Town of Brooklyn has no objection to the request.
- c. Committee Decision – *Motion/second (Reabe/Boutwell)* to approve the rezone request as presented and forward to County Board for final action. All in favor. None opposed. Lenz abstained due to conflict. Motion carried.

Item II: Owner: Schurecrest Farms Inc **Applicant:** Clinton Schure **General legal description:** Parcel: #010-00014-0000, Part of the SW¼ of Section 1, T14N, R13E, ±40 acres, N2182 County Road Q, Town of Mackford. **Request:** Rezone ±3.2 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map.

- a. Public Testimony/Comment: None.
- b. Committee Discussion & Deliberation – Kirkman gave the staff details regarding the rezone request. The Town of Mackford 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 III. Owner: Robin’s Nest Resort **Applicant:** Don Dysland **General legal description:** Parcel #014-00289-0101, Lot 1 of CSM 3567, located in Gov’t lots 1 & 2, Section 31, T15N, R11E, ±14 acres, W7004 Puckaway Road, Town of Marquette. **Request:** Modification of condition #16 of the May 5, 2016 conditional use permit (CUP) as required by Section 350-57 of the County Zoning Ordinance, to bring the CUP into compliance.

- a. Public Testimony/Comment: Attorney Sorenson spoke on behalf of Robin’s Nest Resort/Don Dysland efforts. Matt Roehsler spoke on the actions and/or the negative results of Dysland’s efforts. Roehsler submitted evidence to support his comments in regards to his loss of property value, and a printed copy of an email he sent to the committee.
- b. Committee Discussion & Deliberation – Kirkman gave details regarding the supposed CUP violation. Klockow gave recommendations to the committee on options to consider. Committee could not reach a decision. Sorenson stated there could be another hearing, with proper notification. Sorenson also stated that this hearing was not properly noticed; they were not told that there would be a decision whether or not there was a violation, they were told this was to look at a modification of item #16 of the CUP, and not that there would be a public hearing of violation, therefore no evidence was brought in.
- c. Committee Decision – *Motion/second (Reabe/Boutwell)* proceeding be moved to October meeting so evidence can be brought forward by both parties. All in favor. None opposed. Motion carried.

Item IV. Owner/Applicant: Wesley & Megan Williams **General legal description:** parcel #: 006-01006-0100, 006-01066-0200, 006-01066-0300, lots 1, 2, 3 of CSM 2928 section 33, T16N, R13E, ±3.12 acres, W1405 Spring Grove Road Ripon, Town of Green Lake. **Request:** Rezone Lots 1, 2, and 3 of Certified Survey Map 2928 (±3.1 acres) from R-1 Single-family Residence District to A-1 Farmland Preservation District, to be combined by certified survey map with adjacent A-1 lands.

- a. No public comment.

- b. Klakow stated the township was not timely notified, and recommended this item be postponed.
- c. *Motion/second (Boutwell/Buss)* to move item to October’s meeting. All in favor. None opposed. Motion carried.

Item V. Owner: Moeland LLC **Applicant:** Moeland & Tyler Whitrock **General legal description:** Lot 8 Eastridge subdivision, section 2, T17N, R13E, ±1.92 acres, Town of Berlin **Request:** Conditional Use Permit for a mini-warehousing business and building on lands zoned C-2 Extensive Commercial District.

- a. Whitrock gave details on request
- b. Kirkman presented details on CUP request
- c. Discussion by committee
- d. *Motion/second (Buss/Lenz)* to approve CUP; Kirkman made recommendation to add “with staff recommendations,” motion amended as such. Lenz agreed to amendment.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items** – please forward to Kirkman or Kiener.

- b. **Next meeting date** – October 1, 2020
Business meeting – 4:30 p.m.
Public hearing – 5:15 p.m.

ADJOURN

Talma adjourned the meeting at 6:33 PM.

Respectfully submitted,

Sue Kiener.
Secretary