

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 5th, 2021**

CALL TO ORDER

Planning & Zoning Chair 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 available via remote programming as well as in person.

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

Absent:

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director, **Dawn Klockow**, Corporation Counsel (Zoom), **Karen Werlein**, Land Use Coordinator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Lenz/Buss) to approve the minutes of the July 1st, 2021 meeting with the correction of the spelling of Alan Vinz. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

P&Z Director Matt Kirkman gave an update on the June expenses and revenues.

b. **Permits**

Matt Kirkman stated there were 36 land use permits and 9 sanitary permits in June.

c. **Violations**

Matt Kirkman outlined the June land use violations as well as the POWTS violations.

PROPOSED ZONING ORDINANCE AMANEDMENTS

Matt Kirkman outlined the proposed changes to the ordinance.

RECESS 5:00: ***Motion/second (Buss/Reabe)*** to recess at 5:00 PM to conduct the public hearing. Motion carried with no negative vote.

PUBLIC HEARING – 5:01PM

Chair Talma read the rules for the Public Hearing

Item I: Owners: Richard & Harriet Brotske **Site location:** N7765 37th Ave. **General legal description:** Parcel 002-00479-0100 part of the SW1/4 of Section 25, T14N, R13, Town of Berlin, ±74.7 acres. **Request:** Rezone +3 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.

- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the rezone request. All criteria for rezone has been met and the Town of Berlin approves of the request.
- a. Committee Decision: ***Motion/second (Lenz/Buss)*** to approve the rezone request as presented and forward to County Board for final approval.
Motion carried with no negative vote.

Item II: Owners: Alan J. & Frances Joan Kennedy Familys Trust **Applicant:** John Kennedy **Site location:** N5635 Brooklyn G Rd. **General legal description:** Parcels 004-00600-0000, -0200, & 004-00594-0000 part of the NE1/4 and NW1/4 of Section 25, T16N, R13E, Town of Brooklyn, ±43.4 acres. **Request:** Rezone +3 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Brooklyn approves of the request. Lenz had a question with how the landowners will have access to the properties. Kirkman responded that a CSM with easements will need to be provided.
- b. Committee Decision: ***Motion/second (Buss/Lenz)*** to approve the rezone request as presented and to be identified by certified survey map. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

Don Lenz excused himself from the meeting at 5:15 PM due to a conflict of interest with the Green Lake County CUP request and the Ellen Wildes Rezone request.

Item III: Owners: Green Lake County **Applicant:** Barry Mashuda **Site location:** STH 73, 0.74 miles South of CTH K. **General legal description:** Parcel 014-00539-0200, part of the SW1/4 of Section 15, T15N, R12E, Town of Marquette, ±1.0 acres. **Request:** Conditional Use Permit for a former highway gravel pit to be a clean fill site.

- a. Public Testimony/Comment: Chair Talma called for public input.
Barry Mashuda, N7098 County Road Y. Spoke in favor of the CUP request.
Dick Severson, N3496 State Road 73. Spoke against the CUP request.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Marquette has no problems with what was proposed as long as operational plan is carried through. The town does not object and approves of request.
- c. Committee Decision: ***Motion/second (Reaby/Buss)*** to approve the conditional use permit as presented with the following conditions:
 - 1) No additional expansion of the previously mined (for gravel) or excavated areas is allowed, without review and approval through future conditional use permit(s).
 - 2) A gravel driveway / tracking pad shall be installed in order to minimize soil material from being deposited onto the highway surface.
 - 3) Highway Department to install Land Conservation Department recommended construction site erosion control practices, if necessary.

- 4) Highway Department to install either a permanent or temporary truck entry sign per DOT.
Motion carried with no negative vote.

Item IV: Owners: Ellen Wildes **Site location:** W2111 State Hwy 23. **General legal description:** Parcel 004-00701-0000, part of the NE1/4 of Section 30, T16N, R13E, Town of Brooklyn, ±5.4 acres. **Request:** Rezone +3 acres from C2, Extensive Commercial District, to R-4, Rural Residential District, remaining ±2.4 acres to A-1, Farmland Preservation District, with surrounding lands.

- c. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- d. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Brooklyn approves of the request.
- e. Committee Decision: ***Motion/second (Buss/Reabe)*** to approve the rezone request as presented and forward to County Board for final approval.
Motion carried with no negative vote.

Motion/second (Buss/Reabe) to come out of recess at 5:48PM and discuss meeting agenda item #7.
Motion carried with no negative vote.

Don Lenz returned to the meeting at 5:48PM

PROPOSED ZONING ORDINANCE AMENDMENTS

The Committee asks Kirkman to strike the use of a kennel from the R-4 Zoning District.

The Committee asks Kirkman to use the word ‘structures’ instead of ‘appurtenances’ under “Living Area” definition.

2022 BUDGET PROPOSAL

Matt outlined and advised the proposed budget for Land Use Planning & Zoning Department for year 2022.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items** – To vote on proposed zoning ordinance amendments.
- b. **Next meeting date** – **September 2nd, 2021**

ADJOURN

Chair Talma adjourned the meeting at 6:33 PM.

Respectfully submitted,

Karen Werlein
Land Use Coordinator