

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, October 7, 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(Zoom), Curt Talma, Chuck Buss, Bill Boutwell, Dawn Klockow  
Corporation Counsel(Zoom)

**Absent:**

**Also Present:** Matt Kirkman, Land Use Planning and Zoning Director, Karen Werlein, Land Use Coordinator

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

***Motion/second (Buss/Boutwell)*** to approve the minutes of the September 2nd, 2021 meeting. Motion carried with no negative vote.

**Public Comments:**

No public comments

**DEPARTMENT ACTIVITY REPORTS**

a. **Financial reports**

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

b. **Permits**

Matt Kirkman stated there were 17 land use permits and 11 sanitary permits in August.

c. **Violations**

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

**DOG KENNEL VIDEO TOUR**

Matt Kirkman detailed the current dog breeding facility of Cletus Bontrager.

**RECESS 4:50PM:** ***Motion/second (Lenz/Boutwell)*** to recess at 4:50PM. Motion carried with no negative vote.

**PUBLIC HEARING – 5:00PM** ***Motion/second (Boutwell/Lenz)*** to come back into session to conduct the public hearing.

Chair Talma read the rules for the Public Hearing

Don Lenz excused himself from the meeting at 5:01PM due to a conflict of interest with public hearing item one and two.

**Item I: Owners:** Christopher & Lyn Meilahn **Site location:** N6071 Killdeer Ln **General legal description:** Parcel 004-00470-0600, part of the NW1/4 of S20, T16N, R13E, Town of Brooklyn, 2 acres **Request:** Rezone 2 acres from R-3, Multiple-Family Residence District, to R-1, Single-Family Residence District.

- a. Public Testimony/Comment: Chair Talma called for public input. Chris Meilahn of N6071 Killdeer Ln spoke in favor of the rezone. 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 Brooklyn approves of the request.
- c. Committee Decision: ***Motion/second (Reabe/Boutwell)*** to approve the rezone request as presented and forward to County Board for final approval. Motion carried with no negative vote.

**Item II: Owner:** Wingate Barraclough & Stephan F. Krentz **Site location:** 32<sup>nd</sup> Dr. **General legal description:** Parcels 002-00061-0300, -0400, -0500, -0600, part of the NW1/4 of S5, T17N, R13E, Town of Berlin, ±14 acres **Request:** Rezone ±1.9 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District and ±1.2 acres from R-1, Single-Family Residence District, to R-4, Rural Residential District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input. Wingate Barraclough of 464 Hillside Dr. spoke in favor of the rezone. Stephan Krentz of W561 Cumberland Ave. spoke in favor of the rezone. 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 Berlin approves of the request.
- c. Committee Decision: ***Motion/second (Boutwell/Buss)*** to approve the rezone request as presented. To be forwarded to County Board for final approval. Motion carried with no negative vote.

Don Lenz returned to the meeting at 5:23PM.

**Item III: Owner:** Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd **General legal description:** Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** Rezone ±10.9 acres from A-1, Farmland Preservation District, to A-2, General Agriculture District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input. Steve Sorenson of 479 Golf Hill Ct. spoke in favor of the rezone request. He added that this parcel has had a history of two types of land usage: agriculture and building/storage. 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.

- c. Committee Decision: ***Motion/second (Reabe/Boutwell)*** to approve the rezone request as presented. To be forwarded to County Board for approval.  
Motion carried with no negative vote.

**Item IV: Owner:** Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd  
**General legal description:** Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** CUP for RV and boat storage for rent within existing buildings.

- d. Public Testimony/Comment: Chair Talma called for public input.  
Steve Sorenson of 479 Golf Hill Ct. spoke in favor of the CUP request.  
Chair Talma closed the Public Hearing.
- e. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the conditional use permit has been met and the Town of Brooklyn approves of the request.
- f. Committee Decision: ***Motion/second (Buss/Reabe)*** to approve the CUP request as presented and with the following conditions:
1. The property must be rezoned to A-2, General Agriculture District.
  2. 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).
  3. No outside storage of materials and other items is allowed.
  4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
- Motion carried with no negative vote.

#### **FUTURE COMMITTEE ACTIVITIES**

- a. **Future agenda items – Four public hearing items and discussion on the Shoreland Zoning Ordinance.**
- b. **Next meeting date – November 4<sup>th</sup>, 2021**

#### **ADJOURN**

Chair Talma adjourned the meeting at 5:50PM.

**Respectfully submitted,**

**Karen Werlein, Land Use Planning Coordinator**