

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, November 4, 2021**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 4:48 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, 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 (Lenz/Boutwell) to approve the minutes of the October 7, 2021 meeting. Motion carried with no negative vote.

PUBLIC COMMENTS:

John Taylor of Lakeshore Custom Builders would like the committee to consider dormers as an option for boat house construction/design.

DEPARTMENT ACTIVITY REPORTS

- a. **Financial reports**
P&Z Director Matt Kirkman gave an update on the September expenses and revenues.
- b. **Permits**
Matt Kirkman stated there were 16 land use permits and 8 sanitary permits in September.
- c. **Violations**
Matt Kirkman outlined the current land use violations as well as the POWTS violations.

RECESS 4:59PM: Motion/second (Reabe/Buss) to recess at 4:59PM. Motion carried with no negative vote.

PUBLIC HEARING – 5:00PM

Chair Talma read the rules for the Public Hearing

Item I: Owner: Arlene Mason **POA:** Jim Lampman **Agent:** Randy Douglas of Badger Engineering **Site location:** W3946 Cty Rd H **General legal description:** Parcel 014-00835-0000 part of the NW1/4 of S33, T15N, R12E, Town of Marquette, 40 acres **Request:** Rezone ±7 acres from A-1, Farmland Preservation District & C-2, Extensive Commercial District, to I, Industrial 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: Kirkman presented the Staff Report regarding the rezone request. All criteria for rezone has been met. The Town of Marquette did not return the town board action form as requested.
- c. 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.

Item II: Owner: Thomas & Jane Willett **Site location:** N6205 Busse Dr. **General legal description:** Parcel 004-00307-0100, part of the SW1/4 of S15, T16N, R13E, Town of Brooklyn, 1.6 acres **Request:** Rezone 1.6 acres from A-2, General Agricultural District, to C-2, Extensive Commercial 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: 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 (Lenz/Reaby)** to approve the rezone request as presented. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

Item III: Owner: Andrew & Ruby Schrock **Site location:** N1546 Cty Rd S **General legal description:** Parcel 012-00244-0000, part of the NW1/4 of S14, T14N, R12E, Town of Manchester, ±18 acres **Request:** Conditional Use Permit to operate a wood finishing business as an agricultural accessory use.

- 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 CUP has been met. The Town of Manchester did not return the town board action form as requested.
- c. Committee Decision: **Motion/second (Lenz/Boutwell)** to approve the CUP request as presented and with the following conditions:
 1. 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).
 2. All materials and other wood finishing equipment shall be stocked, piled, or stored in a building. No waste materials from the woodworking shop shall be stacked, piled or strewn about on the subject site.
 3. The newly proposed building must be primarily used and designed towards agricultural uses.
 Motion carried with no negative vote.

Item IV: Owner: Cletus & Alma Bontrager **Site location:** W3805 Heritage Rd **General legal description:** Parcel 012-00137-0500 part of the NW1/4 of S9, T14N, R12E, Town of Manchester, 21.15 acres **Request:** CUP to operate a sawmill and dog kennel as an agricultural accessory use.

- d. Public Testimony/Comment: Chair Talma called for public input.
Don Peters of W3972 Heritage Road directed a question to the IMEG engineer present via zoom.
Motion/second (Boutwell/Buss) made a motion to suspend the rules to allow for Peters to ask questions to IMEG representative. Motion carried with no negative vote.
Don Peters asks the IMEG representative multiple questions with which the representative responds to and explains in more detail the study provided to the committee.
Tyler Sell of N2353 Hilltop Rd spoke against the conditional use permit request.
Cletus Bontrager of W3805 Heritage Rd spoke in favor of the conditional use permit request.
Rodger Sell of W3878 North Rd spoke against the conditional use permit request.
Chuck Buss, board member, commented that the zoning ordinance does not allow for dog kennels in A-1, Farmland Preservation District.
Matt Kirkman, Planning & Zoning Department Director, clarified that the application was submitted before the amended zoning ordinance ~~went as amended into effect~~ on September 24~~30~~, 2021 and therefore was ~~accepted~~ and put before the committee.
Mr. Wright of IMEG made supporting comments in favor of the conditional use permit request, referencing the studies done.
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. The Town of Manchester did not return the town board action form as requested.
- f. Committee Decision: **Motion/second (Buss/Boutwell)** to deny the CUP request as presented on the reason that it will have a negative effect upon the general welfare of the occupants of the surrounding lands and that it will be detrimental to the property in the immediate vicinity. I believe it will reduce property values.
Motion carried with no negative vote.
- Motion/second (Buss, Lenz)** to come out of recess at 5:54 PM and discuss meeting agenda item #7.
Motion carried with no negative vote.

PROPOSED SHORELAND ZONING ORDINANCE AMENDMENTS:

Matt Kirkman outlined the proposed changes to the ordinance.

SIGN KDR WOODWORKING LLC CUP SIGNATURE PAGE:

Signed the approved CUP from March 4, 2021.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items – Voting on Shoreland Zoning Ordinance Amendments.
- b. Next meeting date – December 2nd, 2021

ADJOURN

Chair Talma adjourned the meeting at 6:44PM.

Respectfully submitted,

Karen Werlein, Land Use Planning Coordinator