

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, April 7, 2022**

**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, Dawn Klockow,**  
Corporation Counsel

Absent:

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

***Motion/second (Boutwell/Lenz)*** to approve the minutes of the March 3rd meeting. Motion carried with no negative vote.

**PUBLIC COMMENTS:**

None

**DEPARTMENT ACTIVITY REPORTS**

- a. **Financial reports**  
P&Z Director Matt Kirkman gave an update on the February expenses and revenues.
- b. **Permits**  
Matt Kirkman stated there were 13 land use permits and 3 sanitary permits in February.
- c. **Violations**  
Matt Kirkman outlined the current land use violations as well as the POWTS violations.

**Staff Update**

Matt Kirkman gave an update of interviews conducted for the Shoreland Land Use Specialist

**Review draft zoning ordinance standards relating to non-ag CUPs in A-1.**

Matt Kirkman outlined and discussed the draft ordinance with committee members. To be further discussed at the May 5<sup>th</sup> Planning & Zoning Meeting.

Chair Talma called for the Public Hearing portion of the meeting to begin.

**PUBLIC HEARING – 5:01PM**

Chair Talma read the rules for the Public Hearing

**Item I: Owner:** Lonnie Miller **Applicant:** Lynn Miller **Site location:** W2938 Carter Rd **General legal description:** Parcel 012-00493-0100 part of the NE1/4 of S26, T14N, R12E, Town of Manchester, ±10.26 acres **Request:** CUP for a welding/repair shop with inside warehouse storage.

- a. Public Testimony/Comment: Chair Talma called for public input. Lynn Miller, W2865 Carter Rd, spoke in favor of the request. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the CUP request. All criteria for the CUP have been met and The Town of Manchester approves of the request.
- c. Committee Decision: **Motion/second (Buss/Reabe)** to approve the CUP request 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. Hours of operation / manufacturing shall occur between 7:00am and 5:00pm.
  3. Storage of materials must comply with standards listed in Chapter 350, Zoning Ordinance, of the Code of Green Lake County. *This implies that no vehicles without proper registration may be stored on the property, unless fully enclosed in a structure. Similarly, no materials or equipment shall be stacked or stored in a manner that shall be of such character as to adversely affect the property values and general desirability of the neighborhood.*
  4. Storage of construction debris and other material not suitable for future use is prohibited.
  5. Anything stored on site that does not meet the above conditions must be stored within an enclosed structure.
  6. The business must be primarily focused on making and repairing farm implements/machinery.

Motion carried with no negative vote.

Don Lenz excused himself from the meeting at 5:13PM due to a conflict of interest with public hearing item #2.

**Item II: Owner:** 1970 Lawson LLC **Applicant:** Matt Rogatz **Site location:** W1970 S Lawson Dr **General legal description:** Parcel 004-00480-0100, -0200 part of the SW1/4 of S20, T16N, R13E, Town of Brooklyn, ±1.63 acres **Request:** CUP to expand Inn business to include a bar and grill, deck and patio structure.

- a. Public Testimony/Comment: Chair Talma called for public input. Matt Rogatz, owner and applicant, spoke in favor of the request. Billie Joe, W1995 S. Lakeshore Dr., spoke against the request. Paula Pucker, W2009 Irving Park Dr., spoke against the request. Mike White, 470 State Rd 23, had no issues with the request. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the CUP have been met. The Town of Brooklyn approves of the request.

**Motion/second (Boutwell/Buss)** to suspend the rules to ask the applicant questions. Motion carried with no negative vote.

- c. Committee Decision: **Motion/second (Buss/Reabe)** to approve the CUP request as presented 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. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
  3. That the owners/applicants are responsible for obtaining permits from any other regulatory agency, if required.
  4. A fence or vegetative screening be constructed on the east property line.
  5. The hours of operation are from 11:00 am to 10:00pm Monday through Thursday and 11:00 am to 10:00 pm Friday through Sunday.

Motion carried with no negative vote.

Don Lenz returned to the meeting at 5:38PM.

**Item III: Owner:** Paul & Inez Mast **Agent:** Richard Slate **Site location:** W3774 Heritage Rd **General legal description:** Parcel 012-00074-0500 part of the SE1/4 of S4, T14N, R12E, Town of Manchester, ±5.14 acres **Request:** CUP for a wood staining/finishing business.

- a. Public Testimony/Comment: Chair Talma called for public input. Rich Slate, agent, explained the request and spoke in favor of it. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the CUP have been met. The Town of Manchester approves of the request.
- c. Committee Decision: **Motion/second (Lenz/Boutwell)** to approve the CUP request as presented 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 total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.

Chuck Buss spoke regarding a call received from a property owner in the vicinity concerned with the number of commercial operations going on in that town road. That is not built for commercial traffic.

Vote: 4 Ayes, 1 Nay (Buss). Motion carried.

**Item IV: Owner:** Kleindl's Sunset Rentals LLC **Applicant:** Dan Kleindl **Site location:** W594 State Rd 23 **General legal description:** Parcel 004-00285-0200 part of the SE1/4 of S14, T16N, R13E, Town of Brooklyn, ±1 acres **Request:** CUP for storage inside and outside of current building.

- 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 the CUP have been met. The Town of Brooklyn approves of the request.
- c. Committee Decision: ***Motion/second (Reabe/Lenz)*** to approve the CUP request as presented 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. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
  3. The outdoor storage area should be screened by a fence on the east lot line running from the gravel to the north lot line. The fence must also be a minimum of 6' in height.
  4. All motor vehicles and boats must have up-to-date licenses and registration.
  5. There should be no outside storage between the building and the highway right of way.
  6. No inoperable, disassembled, wrecked, or junk vehicles or boats may be stored on the property.
  7. Only vehicles, recreational vehicles (boats, campers, RV's...), and recreational related items (boat lifts, trailers...) may be stored on the property.

Motion carried with no negative vote.

**Item V: Applicant:** Green Lake County Land Use Planning & Zoning Committee **Explanation:** Amend Code of Green Lake, Chapter 300, Floodplain Zoning Ordinance; more specifically, to adopt the "Hydrologic & Hydraulic Review, Grand River-Utley Road & CTH Q, Green Lake County, WI" prepared by Badger Engineering & Construction, LLC., dated July 2021. The proposed ordinance amendment and study are available for review at the County Government Center, Land Use Planning & Zoning Department, 571 County Road A, Green Lake, WI. Also, the proposed ordinance amendment is posted on the County's website in the Planning & Zoning Department.

- 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.
- c. Committee Decision: ***Motion/second (Buss/Reabe)*** to approve the Floodplain Zoning Ordinance and forward it to County Board for approval.  
Motion carried with no negative vote.

**Review draft zoning ordinance standards relating to junk.**

Matt Kirkman outlined and discussed the draft ordinance with committee members. Junk Ordinance to be included in next Zoning Ordinance Amendment.

**Discuss adding contractor's yard use in C-2, Extensive Commercial District as a CUP.**

Discussion held. Committee requested to see draft of ordinance for next meeting.

**Discuss removing the requirement that the single-family residential use has to be established in the same building with the commercial use in the C-1, C-2 and Industrial Districts.**

Discussion held. Committee would like to see more research of what other counties have in their ordinance for next meeting.

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items –**

- Further review of draft zoning ordinance standards relating to non-ag CUPs in A-1.
- Review draft ordinance of contractor's yard use in C-2 as a CUP.
- Further discussion on single-family residential use in the same building as commercial use in the C-1, C-2, and industrial districts.

**b. Next meeting date – May 5th, 2022**

**ADJOURN**

Chair Talma adjourned the meeting at 6:13PM

**Respectfully submitted,**

**Karen Werlein, Land Use Coordinator**