

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 1, 2022**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 4:00 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: **Harley Reabe, Curt Talma, Chuck Buss, Bill Boutwell, Gene Thom, Dawn Klockow,**
Corporation Counsel

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 (Boutwell/Reabe) to approve the minutes of the August 4th meeting. Motion carried with no negative vote.

PUBLIC COMMENTS:

Mark Lindquist: N5111 Skunk Ridge Ln, asked the Committee for an update on the studies for the conditions of the Kinas CUP approved at the July 7th meeting.

Ernst Neuenfeldt: N5139, asked the Committee for an update on the groundwater monitoring condition of the Kinas CUP approved at the July 7th meeting.

Margarete York: N5250 Skunk Hallow Rd, spoke about a relocation of the proposed mine for the Kinas CUP approved at the July 7th meeting.

Jerry Specht: Spoke about the location as an issue of the approved Kinas CUP from the July 7th meeting.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

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

b. **Permits**

Matt Kirkman stated there were 14 land use permits and 6 sanitary permits in July.

c. **Violations**

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

PUBLIC APPEARANCE: Tom Kloosterboer

Mr. Kloosterboer expressed his concerns for short term rentals in the County and asked the committee to investigate solutions.

RECESS 4:26PM: Motion/second (Buss/Boutwell) to recess at 4:26PM. Motion carried with no negative vote.

Motion/second (Boutwell/Buss) to come back into session at 4:30pm to conduct the public hearing. Motion carried with no negative vote.

PUBLIC HEARING – 4:30PM

Chair Talma read the rules for the Public Hearing

Item I Owner: Mary Kallas **Site location:** N6057 Saint Marie Rd **General legal description:** Parcels 004-00853-0401, -0402 part of the NE1/4 of S24, T16N, R12E, Town of Brooklyn, ±4.64 acres **Request:** RZN ±1.19 acres from R-4, Rural Residential District, to A-2, General Agriculture District. RZN ±0.66 acres from A-2 to R-4. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input.
Mary Kallas: N6057 Saint Marie Rd, spoke in favor of the rezone request.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Brooklyn approves of the request.
- c. Committee Decision: **Motion/second (Thom/Buss)** to approve the rezone. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

Item II Owner: AEC Island LLC **Agent:** John Loberg **Site location:** Lakeway Dr **General legal description:** Parcel 004-00410-0528, part of the SE1/4 of S17, T16N, R13E, Town of Brooklyn, ±0.76 acres **Request:** CUP for contractor's shops & storage.

- a. Public Testimony/Comment: Chair Talma called for public input.
Kyle Wiggs: W1717 north St, had questions about intended use of the buildings.
Paul Schwandt: 605 W. Caroline St, spoke in favor of the CUP request.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Brooklyn approves of the request.
Deliberation was made from committee members regarding the Conditional Use Permit Criteria.
- a. Committee Decision: **Motion/second (Buss/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. Hours of operation shall occur between 6:00am and 6:00pm.
 3. If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties or adjacent traffic.
 4. 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.

5. All motor vehicles stored on either site must be in roadway worthy condition and have current WDOT registration.
6. All accessory equipment stored on site must be in workable condition.
7. All construction materials stored on site must be suitable for future use.
8. Storage of construction debris and other material not suitable for future use is prohibited.
9. Anything stored on site that does not meet the above conditions must be stored within an enclosed structure.

Roll call: Reabe, aye; Boutwell, aye; Buss, aye; Thom, aye; Talma, aye.

Motion carried with no negative vote.

Item III Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting amendments to the Code of Green Lake County, Ch. 350, Zoning Ordinance, more specifically to add a public nuisance section, place limits on conditional uses in the A-1 zoning district, allow a detached residential use in the C-1, C-2 and I zoning districts, allow a contractor's yard as a conditional use in the C-2 zoning district, allow more than one principal residential structure in the R-3 zoning district, exempt driveways and some walkways from structure setbacks, exempt irrigation and manure piping structures from highway setbacks and add or modify several definitions.

- a. Public Testimony/Comment: Chair Talma called for public input. None.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report.
- c. Committee Decision: ***Motion/second (Boutwell/Reabe)*** to approve the ordinance changes to Chapter 350- Zoning Ordinance as presented and forward to County Board for final approval.
Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – **October 6, 2022**

ADJOURN

Chair Talma adjourned the meeting at 5:17pm.

Respectfully submitted,
Karen Werlein, Land Use Coordinator