

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, January 5, 2023**

**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: **Curt Talma, Gene Thom (remote), Bill Boutwell, Harley Reabe, Chuck Buss, Dan Sondalle**, 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 (Reabe/Buss)*** to approve the minutes of the December 1st 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 November expenses and revenues.

b. **Permits**

Matt Kirkman stated there were 8 land use permits and 7 sanitary permits in November.

c. **Violations**

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

**Planning and Zoning Committee Training:**

Kirkman discussed the training PowerPoint.

**PUBLIC HEARING – 4:31PM**

Chair Talma read the rules for the Public Hearing

**Item I Owner:** Burton Werch Jr. **Site location:** W284 St Rd 91 **General legal description:** Parcel 002-00028-0000, part of the SE1/4 of S1, T17N, R13E, Town of Berlin, ±34.78 acres  
**Request:** Rezone ±3.1 acres from A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input.  
Burton Werch, owner: Spoke in favor of the request.  
Douglas Werch, W107 Werch Rd: Spoke in favor of the request.  
Talma closed the public comment.

- b. Committee Discussion: Matt Kirkman presented the Staff Report. The Town of Berlin approves of the rezone.
- c. Committee Decision: **Motion/second (Reabe/Boutwell)** to approve the rezone. To be forwarded to County Board for final approval.  
Motion carried with no negative vote.

**Item II Owner:** MNJ Development LLC **Agent:** Michael Monohan **Site location:** Eastridge Dr  
**General legal description:** Parcel 002-00850-000 & 002-00048-0300, part of the SW1/4 of S2, T17N, R13E, Town of Berlin, 3.7 acres **Request:** CUP for a 17-stall storage building.

- a. Public Testimony/Comment: Chair Talma called for public input.  
James Silloway, N7752 Forest Ridge Rd: Spoke in favor of the request.  
Chair Talma closed the public comment.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Berlin approves of the CUP.  
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. No outside storage of materials and other items is allowed.
  - 3. An “As-Built” certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
  - 4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
  - 5. Prior to construction both parcels must be combined into a single parcel through a CSM.
  - 6. The applicant must obtain a Land Use Permit before any building construction starts.  
Motion carried with no negative vote.

### **FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items – 2023 calendar, discuss time of P&Z Committee Meetings.
- b. Next meeting date – February 2, 2023

### **ADJOURN**

Chair Talma adjourned the meeting at 5:18PM.

**Respectfully submitted,**  
**Karen Werlein, Land Use Coordinator**