

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, February 2, 2023**

CALL TO ORDER

Planning & Zoning Vice Chair Chuck Buss 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: **Chuck Buss, Gene Thom, Harley Reabe, Dan Sondalle**, Corporation Counsel

Absent: **Curt Talma**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director, **Karen Werlein**, LUP&Z Secretary, Dawn Klockow, Previous Corporation Counsel.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CLOSED SESSION

Motion/second (Boutwell/Thom) to go into closed session under Wis. Stat. s. 19.86(1)(g) to confer with legal counsel for the government body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which is involved. This matter is in reference to Green Lake County case number 22-CV-75.

Roll Call: Chuck Buss, aye; Bill Boutwell, aye; Gene Thom, aye; Harley Reabe, recuse

Motion Carried

Harley Reabe recused himself from closed session due to a conflict of interest.

Motion/second (Thom/Boutwell) to come out of closed session to discuss matters held in closed session.

Roll Call: Chuck Buss, aye; Bill Boutwell, aye; Gene Thom, aye

Motion Carried

Motion/second (Thom/Boutwell) to follow counsels' advice and to dismiss case number 22-CV-75.

Roll Call: Gene Thom, aye; Bill Boutwell, aye; Chuck Buss, aye

Motion Carried

Harley Reabe returned to the meeting.

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) to approve the minutes of the January 5th meeting.

Motion carried with no negative vote.

PUBLIC COMMENTS:

Mike Lehner, 700219th Court, spoke against an ordinance amendment.

Ed Ellsworth, W555 Badtke Ln, spoke against an ordinance amendment.

Mark Lindquist, N5111 Skunk Ridge Ln, spoke against an ordinance amendment.

Earnest Neuenfeldt, N5139 Brooklyn G Rd, spoke against an ordinance amendment.

Tom Penfield, N5267 Brooklyn G Rd, spoke against an ordinance amendment.
John Willett, N5415 Brooklyn G Rd, spoke against an ordinance amendment.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

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

b. **Permits**

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

c. **Violations**

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

PUBLIC HEARING – 4:30PM

Vice Chair Buss read the rules for the Public Hearing

Item I Owner: Mark & Kim Nowacki **Agent:** Timothy Lind **Site location:** W270 White Ridge Rd **General legal description:** Parcel 002-00204-0100, part of the SE1/4 of S12,T17N,R13E, Town of Berlin, ±12.47 acres **Request:** Rezone ±1.09 acres from A2, General Agriculture District, to A1, Farmland Preservation District.

a. Public Testimony/Comment: Vice Chair Buss called for public comment.

None

Buss 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 (Thom/Reabe)*** to approve the rezone. To be forwarded to County Board for final approval.

Motion carried with no negative vote.

Item II Owner: Town of Mackford **Agent:** Steve Davison **Site location:** N2272 Cty Rd A **General legal description:** Parcel 010-00056-0100, part of the SW1/4 of S3,T14N,R13E, Town of Mackford, ±2.48 acres **Request:** Conditional Use Permit to construct a pavilion.

a. Public Testimony/Comment: Vice Chair Buss called for public input.

None

Buss closed the public comment.

b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Mackford approves of the CUP.
Deliberation was made from committee members regarding the Conditional Use Permit Criteria.

a. Committee Decision: ***Motion/second (Thom/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. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
 4. Town Hall rentable hours are from 7:00 am to 12:00 am Monday through Sunday.
- Motion carried with no negative vote.

Discussion on time of Planning & Zoning Committee Meetings:

Motion/second (Boutwell/Thom) to change the meeting time to be at 9:00am on the first Thursday of each month.

Motion carried with no negative vote.

Approval of 2023 Meeting Calendar:

Motion/second (Boutwell/Thom) to approve the 2023 meeting calendar.

Motion carried with no negative vote.

Planning and Zoning Committee Training:

Not discussed

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – March 2, 2023 at 9:00am.

ADJOURN

Vice Chair Buss adjourned the meeting at 4:51pm.

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