

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, April 6, 2023**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 9:02 a.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, Harley Reabe, Chuck Buss, Jeff Mann, Corporation Counsel
Absent: Bill Boutwell

Also Present: Matt Kirkman(virtual), Land Use Planning and Zoning Director, Noah Brown, Land Use Specialist, Caleb Edwards, Land Use Specialist, Karen Werlein, LUP&Z Secretary
Cate Wiley, County Administrator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Buss/Reabe) to approve the minutes of the March 2nd meeting.
Motion carried with no negative vote.

PUBLIC COMMENTS:

Susan McConnell: N4975 Craig Rd, spoke against changing the appeal process.

Stephanie Prellwitz: 833 Watson St, spoke on behalf of Green Lake Association. Spoke against changing the appeal process.

Lisa Reis: N4909 Channel Rd, representing Green Lake Sanitary District, spoke against changing the appeal process.

Edward Ellsworth: W555 Badtke Ln, spoke against the appeal process and change in meeting time.

Tom Kloosterboer: W2684 Oakwood Beach Rd, spoke against changing the appeal process and his concerns with short term rental regulations.

Bur Zeratsky: N5602 Cty Rd A, representing Green Lake Conservancy, spoke against changing the appeal process.

Ernst Neuenfeldt: N5139 Brooklyn G Rd, spoke against changing the appeal process.

Mark Lindquist, N5111 Skunk Ridge Ln, spoke against changing the appeal process.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

Caleb Edwards gave an update on the February expenses and revenues.

b. **Permits**

Edwards stated there were 7 land use permits and 2 sanitary permits in February.

c. **Violations**

Edwards outlined the current land use violations as well as the POWTS violations.

PUBLIC HEARING – 9:30AM

Chair Talma read the rules for the Public Hearing

Chair Talma recuses himself at 9:31am

Item I Owner: Badger Mining Cooperation **Site location:** W300 Utley Quarry Rd **General legal description:** S36,T15N,R13E, Town of Green Lake & S1,T14N,R13E, Town of Mackford ±132 acres **Request:** Revising the current Nonmetallic Mining Reclamation Permit

- a. Public Testimony/Comment: Vice Chair Buss called for public input.
Gary Laybourn: N2477 Cty Rd Q, questioned when the berms would be removed and how long the reclamation will take to complete.
Bur Zeratsky: N5602 Cty Rd A, asked for the committee to consider public comments after the staff report on an item.
Buss closed the public comment.
- b. Committee Discussion: Caleb Edwards presented the Staff Report.

Curt Talma returns to meeting at 9:41am

Item II Owner: 1970 Lawson LLC **Agent:** Matt Rogatz **Site location:** W1970 S Lawson Dr **General legal description:** Parcel 004-00480-0101, part of the SW1/4 of S20,T16N,R13E, Town of Brooklyn, ±1.62 acres **Request:** CUP update including the construction of a pavilion, two storage sheds, and two pickleball courts.

- a. Public Testimony/Comment: Chair Talma called for public input.
None
Chair Talma closed the public comment.
 - b. Committee Discussion & Deliberation: Caleb Edwards presented the Staff Report. The Town of Brooklyn approves of the CUP.
Deliberation was made from committee members regarding the Conditional Use Permit Criteria.
1. Committee Decision: **Motion/second (Buss/Thom)** to remove condition #4 and 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 Sunday.

Motion carried with no negative vote.

Item III Owner: Little Green Lodge LLC **Agent:** Anthony Goebel **Site location:** N2811 Park Rd **General legal description:** Parcel 006-01384-0000, 006-00614-0000, part of the NW1/4 of S32,T15N,R13E, Town of Green Lake, ±1.25 acres **Request:** CUP for hotel and event space.

- a) Public Testimony/Comment: Chair Talma called for public input.
Anthony Goebel: Applicant, went over his application and plans.
Craig Muenchow: N2806 Park Rd, spoke against the conditional use permit request.

Shanda Farr: N2810 Park Rd, spoke against the CUP request.
David Johnson: W2056 Melmar Dr, spoke against the CUP request.
Chair Talma closed the public comment.

- b) Committee Discussion & Deliberation: Noah Brown presented the Staff Report. The Town of Green Lake approves of the CUP.

Deliberation was made from committee members regarding the Conditional Use Permit Criteria.

Motion/second (Thom/Reabe) to suspend rules and let the applicant talk.

Motion carried with no negative vote.

Applicant, Anthony Goebel, went over some questions and concerns.

Motion/second (Reabe/Thom) to delay action of the item until the next meeting.

Roll Call: Reabe: yes, Thom: yes, Talma: yes, Buss: no

Chuck Buss moves to go into recess at 10:37am.

Motion carried with no negative vote.

Motion/second (Thom/Buss) to enter back into session at 10:44am.

Motion carried with no negative vote.

Motion/second (Buss/Buss) to table the conditional use permit until next week in order for applicant to talk with Planning and Zoning Department.

Motion carried with no negative vote.

Item IV Owner: Zodrow Properties LLC **Agent:** John Zodrow **Site location:** Int. of North St. and HWY 23 **General legal description:** Parcel 004-00339-0201, part of the SW1/4 of S16,T16N,R13E, Town of Brooklyn, ±8.4 acres **Request:** CUP for wood burning facility, compost site, and contractor's yard.

- a) Public Testimony/Comment: Chair Talma called for public input.

None

Chair Talma closed the public comment.

- b) Committee Discussion & Deliberation: Edwards presented the Staff Report. The Town did not return the action form.

Harley Reabe leaves meeting at 10:48am. Quorum met with three members present.

Deliberation was made from committee members regarding the Conditional Use Permit Criteria.

- c) Committee Decision: **Motion/second (Thom/Buss)** to approve the CUP request as presented with the following conditions:

General 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 hours of operation are from 8:00 am to 5:00pm Monday through Sunday.
4. All activities relating to this site must but contained within the subject parcel. All compostable materials currently located on the R-4 zoned parcel (#004-00339-0204) immediately south of the subject parcel shall be removed and/or relocated to the subject parcel.

Conditions for Compost Site:

5. Only yard waste may be stored on the property and turned into compost.
6. That the owners/applicants are responsible for obtaining and maintaining a composting facility license through the Wisconsin Department of Natural Resources.
7. The applicant to provide the Land Use Planning & Zoning Department with a copy of the WDNR approved erosion control and stormwater runoff plan / permit. Said plan shall be established and maintained to prevent erosion and runoff from the subject site. The use of neighboring parcels for this purpose is not authorized under this CUP.

Conditions for Wood-burning Facility:

8. Only clean wood and brush may be stored and burned on the property.
9. That the owners/applicants are responsible for obtaining and maintaining a wood burning facility license through the Wisconsin Department of Natural Resources.
10. The applicant to provide the Land Use Planning & Zoning Department with a copy of the WDNR approved erosion control and stormwater runoff plan / permit if applicable. Said plan shall be established and maintained to prevent erosion and runoff from the subject site. The use of neighboring parcels for this purpose is not authorized under this CUP.

Conditions for Contractors yard:

11. All materials stored on site must be suitable for future use.
12. All motor vehicles stored on site must be in road worthy condition and have current WDOT registration.
13. All accessory equipment stored on site must be in workable condition.
14. Anything stored on site that does not meet the above conditions is prohibited.

Motion carried with no negative vote

Review and approve Resolution Recommending Revision to State Renewable Energy Contract Regulations

Motion/second (Buss/Thom) to approve the resolution and forward to County Board.

Motion carried with no negative vote.

Discuss obtaining DSPS Agent Status and associated Private Sewage Ordinance Amendment

Caleb Edwards explained the proposed staff training. Sanitary Fee Schedule will need to change once agent status is obtained.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – TBD

ADJOURN

Chair Talma adjourned the meeting at 11:19am.

Respectfully submitted,

Karen Werlein, Committee Secretary