

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, May 4, 2023**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 9:00 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, Bill Boutwell,**

Absent: **Jeff Mann,** Corporation Counsel

Also Present: **Matt Kirkman,** Land Use Planning and Zoning Director, **Noah Brown,** Land Use Specialist, **Karen Werlein,** LUP&Z Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Buss/Boutwell) to approve the minutes of the April 6th and April 12th, 2023 meeting.

Motion carried with no negative vote.

PUBLIC APPEARANCE: Robert Hargrave discussed amending the zoning ordinance to increase the detached garage standards in the R-4, Rural Residential District.

The Committee request the Planning & Zoning Director, Matt, to research the building standards for similar zoning districts in other counties.

PUBLIC COMMENTS:

Edward Ellsworth: W555 Badtke Ln, spoke against the appeal process change for Conditional Use Permits.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

Matt Kirkman gave an update on the March expenses and revenues.

b. **Permits**

Kirkman stated there were 15 land use permits and 4 sanitary permits in March.

c. **Violations**

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

Motion/second (Buss/Reabe) to suspend the rules to let Mike Wuest speak, Town of Brooklyn Chairman.

Motion carried with no negative vote.

Wuest let the Committee know that the Town of Brooklyn is now also involved with the N6264 N Lawson Drive violation.

Motion/second (Buss/Reabe) to recess until 9:30am.

Motion carried with no negative vote.

PUBLIC HEARING – 9:30AM

Chair Talma read the rules for the Public Hearing

Item I Owner: Lori Ann B Waters **Site location:** N6156 N Lawson Dr **General legal description:** Parcels 004-00384-0000, 004-01021-000, S16,T16N,R13E, Town of Brooklyn ±4.67 acres
Request: Rezone ±.87 acres from R1, Single Family Residential, to R4, Rural Residential District and ±3.8 acres from A2, General Agricultural District, to R4. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input.
Lori Waters, applicant: spoke in favor of the rezone request.
Talma closed the public comment.
- b. Committee Discussion: Matt Kirkman presented the Staff Report. The Town of Brooklyn takes no action on the rezone request.
- 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: Zodrow Properties LLC **Agent:** John Zodrow **Site location:** W1287 N Lawson Dr
General legal description: Parcels 004-00308-0201, 004-00311-0000, part of the SW1/4 of S15,T16N,R13E, Town of Brooklyn, ±2.86 acres **Request:** Conditional Use Permit to expand the parking lot of Green Lake Service Center.

- a. Public Testimony/Comment: Chair Talma called for public input.
Jerry Roeder, W1259 N Lawson Dr: Spoke of flooding concerns for his property to the East.
Todd Morris, Land Conservation Department Director: Spoke on how the department can help facilitate flooding and runoff concerns.
Mike Wuest, Town of Brooklyn Chairman: Informed the committee that the Town of Brooklyn is also working with neighbors and landowners to improve current draining issues.
Chair Talma closed the public comment.
- b. Committee Discussion: Matt Kirkman presented the Staff Report. The Town of Brooklyn takes no action on the conditional use permit request.
- c. Committee Discussion/Decision:
Motion/second (Buss/Thom) to suspend the rules to let Todd Morris speak.
Motion carried with no negative vote.
Morris discussed how Land Conservation plans to work with landowners to help runoff.
Motion/second (Buss/Thom) to suspend the rules to let Mike Wuest speak.
Motion carried with no negative vote.
Wuest discussed that he'll need landowner permissions to start work.
Motion/second (Buss/Boutwell) to suspend the rules to let Morris speak.
Motion carried with no negative vote.
Morris explained that a storm water management plan is not currently required due to the limited size of the parking lot, but a condition could be added.

Motion/second (Reabe/Boutwell) to postpone the conditional use permit request until next month, or sooner with an emergency meeting, for Corporation Counsel to be present and runoff issues to be addressed.
Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

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

ADJOURN

Chair Talma adjourned the meeting at 10:17am.

**Respectfully submitted,
Karen Werlein, Committee Secretary**