

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, June 1, 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.

Present: Curt Talma, Gene Thom, Harley Reabe, Bill Boutwell, Jeff Mann-Corporation Counsel, Cate Wylie-County Administrator

Absent: Chuck Buss

Also Present: Matt Kirkman, Land Use Planning and Zoning Director, Karen Werlein, LUP&Z Secretary, Todd Morris and Jordan Dornfeld-Land Conservation

APPROVAL OF MINUTES

Motion/second (Thom/Boutwell) to approve the minutes of the May 4th, 2023 meeting. Motion carried with no negative vote.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS:

None

Review, discuss, and possible action for conditional use permit request from Zodrow Properties LLC:

Motion/second (Boutwell/Thom) to suspend the rules to let John Zodrow speak.

Motion carried with no negative vote.

John Zodrow discussed the conditional use request.

Committee members discussed the staff's suggested conditions and the ordinance standards for conditional use permits.

Motion/second (Boutwell/Thom) 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. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
3. That the owner/applicant apply for and receive an after-the-fact Land Use Permit.
4. ~~*That within one year of CUP approval the owner/applicant combines both parcels together by certified survey map.~~
*Property owner has a land contract on one of the parcels so combining is not possible.
5. That vehicles for both businesses/uses shall be parked on the parking lot and not within the town road right-of-way.
6. As the stormwater drainage from the east has been blocked by the parking lot expansion, a ~~culvert shall~~ ***grassed waterway or equivalent stormwater management practice, shall be installed in the parking lot** ****by the owner/applicant** that will be effective at conveying

stormwater from the easterly properties to the western side of the parking lot. ***~~A breaker rock crossing shall be installed in the portion of the Gallup property's driveway that encroaches onto the Zodrow property.~~ The design and construction of these stormwater management practices shall be reviewed and approved by the Land Conservation Department prior to after-the-fact land use permit issuance.

**The grassed waterway practice was agreed upon during the May 9th conference room meeting at the LUP&Z Department. **The owner/applicant is responsible for resolving any drainage related issues that were the result of the owner's / applicant's actions in expanding his parking lot.*

Motion carried with no negative vote.

Discuss amending the zoning ordinance to increase the detached garage standards in the R-4 District:

Matt Kirkman explained the current Green Lake County standards and went over the standards of similar zoning districts in surrounding counties.

Members discussed restrictions and standards. Asked Matt to bring ordinance language to next meeting to continue discussion.

PUBLIC HEARING – 9:30AM

Chair Talma read the rules for the Public Hearing

Chuck Buss entered the meeting at 9:35am via remote access, but no microphone available.

- a. **Item I Owner:** Robert P Kolton Trust **Site location:** Lakeview Rd **General legal description:** Parcels 006-00088-0000, -0400, -0500, S05,T15N,R13E, Town of Green Lake ±14.96 acres **Request:** Rezone ±14.96 acres from R1, Single Family Residence, to A2, General Agriculture. To be identified by certified survey map.
- b. Public Testimony/Comment: Chair Talma called for public input.
Robert Kolton, applicant: Spoke in favor of the rezone request.
Talma closed the public comment.
- c. Committee Discussion: Matt Kirkman presented the Staff Report. The Town of Green Lake Approves of the rezone request.
- d. Committee Decision: **Motion/second (Thom/Boutwell)** to approve the rezone. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

- a. **Financial reports**
Matt Kirkman gave an update on the April expenses and revenues.
- b. **Permits**
Kirkman stated there were 26 land use permits and 14 sanitary permits in April.
- c. **Violations**
Kirkman outlined the current land use violations as well as the POWTS violations.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – July 6, 2023

CLOSED SESSION

The Committee may meet in closed session under § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, to *wit Committee and Departmental performance*.

Motion/second (Boutwell/Thom) to enter into Closed Session at 9:51AM.

Roll Call: Reabe, aye; Boutwell, aye; Thom, aye; Talma, aye; Absent – Chuck Buss

ADJOURN

Chair Talma adjourned the meeting in Closed Session at 9:57AM.

Respectfully submitted,
Karen Werlein, Committee Secretary