

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 3, 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.

Present: **Curt Talma, Gene Thom, Harley Reabe, Bill Boutwell, Chuck Buss, Jeff Mann**-Corporation Counsel,

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

APPROVAL OF MINUTES

Motion/second (Boutwell/Reabe) to approve the minutes of the July 7th, 2023 meeting.

Motion carried with no negative vote.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS:

Chair Talma called for public comment.

None

STAFF UPDATES:

Matt Kirkman gave an update on department staff.

PROPOSED ZONING ORDINANCE AMENDMENTS

Kirkman outlined the proposed amendments.

Motion/second (Buss/Boutwell) for Matt Kirkman to bring the zoning ordinance amendment for approval next month.

Motion carried with no negative vote.

2024 PROPOSED BUDGET

Kirkman outlined the proposed 2024 budget.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

Matt Kirkman gave an update on the June revenue report.

b. **Permits**

Kirkman stated there were 23 land use permits and 5 sanitary permits in June.

c. **Violations**

Kirkman outlined the current land use violations and POWTS violations.

RECESS 9:26AM: ***Motion/second (Reabe/Thom)*** to recess at 9:26AM. Motion carried with no negative vote.

Chair Talma called the meeting into session at 9:30AM to conduct the public hearing.

PUBLIC HEARING – 9:30AM

Chair Talma read the rules for the Public Hearing

Item I 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:** Conditional Use Permit for tiki bar, bathroom building, walk-in cooler building, and storage shed.

- a. Public Testimony/Comment: Chair Talma called for public input.
Brian Wroblewski, N2821 Park Rd: spoke against the approval of the CUP.
Jim Clark, W2042 Melmar Dr: Little Green Lake Rehab Chairman, spoke of easement requirement.
Tim Wroblewski, N2821 Park Rd: Spoke against the approval of the CUP.
Shanda Farr, N2810 Park Rd:
Tony Goebel, applicant: Spoke in favor for the approval of the CUP.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the CUP request. The Town of Green Lake approves of the request.
Motion/second (Buss/Boutwell) to suspend rules and let the applicant talk.
Motion carried with no negative vote.
Applicant, Anthony Goebel, went over questions and concerns.
- c. Committee Decision: **Motion/second (Buss/Boutwell)** to approve the CUP request 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 a Land Use Permit prior to making any changes authorized through this conditional use permit approval process.
 4. That within one year of CUP approval the owner/applicant provide appropriate vegetative screening or code-compliant fencing to hide the dumpsters as well as provide privacy screening to neighbors to the parking lot.
 5. That if vegetative screening is utilized instead of privacy fencing, any dead, dying or diseased vegetation shall be removed and replaced with viable and effective, visual-screening vegetation as soon as practicable.
 6. No new structures, authorized by this conditional use permit, shall be located within the Little Green Lake Protection and Rehabilitation District's maintenance easement.
 7. The size of the bathroom building to not exceed 12'x17'.
 8. The size of the walk-in cooler building to not exceed 8'x12'.
 9. The size of the storage shed to not exceed 10'x20'.

Motion failed by no positive vote.

Motion/second (Reabe/Boutwell) to postpone action on the conditional use permit until next meeting, September 7th.

Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – September 7, 2023

ADJOURN

Chair Talma adjourned the meeting at 10:18AM.

Respectfully submitted,

Karen Werlein, Committee Secretary