

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 7, 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 AM 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: Bill Boutwell, Chuck Buss, Harley Reabe, Gene Thom, Curt Talma

Absent: None

Also Present: Matt Kirkman, Land Use Planning and Zoning Director; Liz Otto, County Clerk; Noah Brown, Land Use Specialist; Maxwell Richards, Land Use Specialist; Jeff Mann, Corporation Counsel; Cate Wylie, County Administrator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Buss/Boutwell) to approve the minutes of the August 3, 2023 meeting with two corrections. Motion carried with no negative vote.

PUBLIC COMMENT (3 MINUTE LIMIT)

Phil Anastasi, Town of Marquette, asked if there would be public comment allowed under Item #4. Chair Talma responded that there would be.

STAFF UPDATES

Matt Kirkman introduced the new Land Use Specialist Maxwell Richards to the committee. Kirkman stated that the Land Use Coordinator/Tech position is still open.

REVIEW, DISCUSS, AND POSSIBLE ACTION FOR CONDITIONAL USE PERMIT FROM LITTLE GREEN LODGE LLC FOR A TIKI BAR, BATHROOM BUILDING, WALK-IN COOLER BUILDING, AND STORAGE SHED AT N2811 PARK RD., MARKESAN, WI 53946

P&Z Director Matt Kirkman stated that this item was postponed at the last meeting to obtain additional information and input from Corporation Counsel Jeff Mann. Mann stated that the argument presented at last month's meeting is not applicable to this property since it is not considered a wetland at the state level. He has no concerns with Kirkman's initial recommendations. Approval conditions from the Public Hearing in August were reviewed. ***Motion/second (Thom/Boutwell)*** to approve the CUP with the conditions set forth last month. Motion carried with no negative vote.

NON-CONFORMING PARCEL PROJECT OVERVIEW

P&Z Director Matt Kirkman stated that the application and certification process is complete with DATCP and has been approved for the approximately 100 parcels included in this project. ***Motion/second (Buss/Thom)*** to move forward with the non-conforming parcel project. Discussion held. Letters will be sent to all adjoining parcels to inform those landowners of the changes. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

- **Financial Reports** – P&Z Director Matt Kirkman went over the submitted financial reports.
- **Land Use and Septic Permits** – P&Z Director Matt Kirkman stated there have been 9 applications so far this year.
- **Violation Reports** – P&Z Director Matt Kirkman provided an update on the submitted violations report. One more has been resolved since the report was done.

PUBLIC HEARING – 9:30 AM

Chair Talma read the rules for the Public Hearing

- Applicant: Brooks Farm Properties LLC; Agent – Lee Larson
Legal description: Parcel 006-00986-0000, part of the NE1/4 of S35,T15N,R12E, Town of Green Lake, 40 acres
Explanation: Conditional Use Permit for 300' communication tower

Chair Talma called for public input (3 minute limit).

- Lee Larson, site acquisition manager for BugTussel, explained the request and answered questions.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated that these projects are effectively pre-approved through state statutes. Discussion held.

Motion/second (Thom/Boutwell) to approve the conditional use permit as presented with staff conditions applied. Motion carried with no negative vote.

- Applicant: Scott & Jeanette Nigbor; Agent – Lee Larson
Legal Description: Parcel 002-00344-0000 part of the NW1/4 of S19,T17N,R13E, Town of Berlin, +/- 32 acres
Explanation: Conditional Use Permit for 300' communication tower.

Chair Talma called for public input (3 minute limit).

- Lee Larson, site acquisition manager for BugTussel, addressed this request. He stated that the site has moved approximately 24' to the south to allow for additional farmland.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. He stated that the same staff conditions apply to all three of the CUP requests.

Motion/second (Thom/Reabe) to approve the conditional use permit as presented with staff conditions applied. Motion carried with no negative vote.

- Applicant: Patrick & Brenda Stanton; Agent – Lee Larson
Legal Description: Parcel 012-00407-0102, part of the SE1/4 of S21,T14N,R12E, Town of Manchester, +/- 28.7 acres
Explanation: Conditional Use Permit for 300' communication tower.

Chair Talma called for public input (3 minute limit).

- Lee Larson, site acquisition manager for BugTussel, addressed this request.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Discussion held.

Motion/second (Buss/Reabe) to approve the conditional use permit as presented with staff conditions applied. Motion carried with no negative vote.

- Applicant: John & Dawn Walz; Agent – Terry Dixon
Legal Description: Parcel 014-00395-0000, part of the NW1/4 of S32,T15N,R11E, Town of Marquette, +/-3.95 acres.
Explanation: Request to rezone +/-3.95 acres from R1, Single-Family Residence District, to R4, Rural Residential District.

Chair Talma called for public input (3 minute limit).

- Phil Anastasi, Town of Marquette, spoke in opposition to the rezone request and provided documentation to the committee. He also stated that the Town Board for the Town of Marquette denied this request at their September 5, 2023 meeting.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated that his department did not receive any response from the Town of Marquette on this matter but if the Town Board did deny the request then this request can't be granted on the county level.

Motion/second (Boutwell/Buss) to postpone the request until notification from the Town of Marquette is received. Motion carried with no negative vote.

- Applicant: Gelhar Real Estate Investments LLC; Agent – Steve Sorenson
Legal Description: Parcel 010-00182-0203, part of the NE1/4 of S10,T14N,R13E, Town of Mackford, +/-21.44 acres
Explanation: Request to rezone +/-3 acres from A1, Farmland Preservation, to R4, Rural Residential District to be identified by Certified Survey Map

Chair Talma called for public input (3 minute limit).

- Attorney Steve Sorenson spoke on behalf of the owners and explained the reasons for the request.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. The Town of Mackford has approved the request. Discussion held.

Motion/second (Buss/Reabe) to approve the request and forward to County Board for final approval. Motion carried with no negative vote.

- Applicant: Green Lake County Land Use Planning & Zoning Committee
Explanation: The Committee is requesting amendments to the Code of Green Lake County, Ch. 350, Zoning Ordinance, more specifically to modify the maximum accessory structure sidewall height from 15 ft. to 20 ft. and to eliminate the maximum accessory structure height, footprint, and volume requirements in the R4, Rural Residential Zoning district.

Chair Talma called for public input (3 minute limit). No comments.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Kirkman explained the text changes in the ordinance.

Motion/second (Buss/Boutwell) to approve the request and forward to County Board for final approval. Motion carried with no negative vote.

Chair Talma closed the Public Hearing.

FUTURE COMMITTEE ACTIVITIES

- a. Next meeting date – October 5, 2023 @ 9:00 AM**
- b. Future agenda items for action & discussion**

ADJOURN

Chair Talma adjourned the meeting at 10:16 AM.

Respectfully submitted,

**Liz Otto
County Clerk**

DRAFT