

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, October 5, 2023**

**CALL TO ORDER**

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 9:04 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 (phone), Harley Reabe, Curt Talma**

Absent: **Chuck Buss, Gene Thom**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director; **Samantha Stobbe**, Deputy County Clerk; **Noah Brown**, Land Use Specialist (virtual); **Maxwell Richards**, Land Use Specialist; **Jeff Mann**, Corporation Counsel

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**Recess for 10 minutes to create a quorum**

**Back in session, quorum created. Bill Boutwell via telephone.**

**APPROVAL OF MINUTES**

*Motion/second (Reabe/Talma)* to approve the minutes of the September 7, 2023 meeting. Motion carried with no negative vote.

**STAFF UPDATES**

Matt Kirkman stated the Land Use Coordinator/Technician position will be starting on Monday and the Planning and Zoning office will be at full staff.

**REVIEW, DISCUSS, AND POSSIBLE ACTION FOR REZONE REQUEST FROM JOHN & DAWN WALZ TO REZONE ±3.95 ACRES FROM R1 TO R4. PUBLIC HEARING HELD ON 9-7-23.**

Last month the information was not presented from the Town of Marquette on the property. This month a resolution was sent from the Town of Marquette regarding this property. Discussion held.

*Motion/second (Reabe/Boutwell)* postpone decision on rezone request indefinitely. Motion carried with no negative vote.

**NON-CONFORMING PARCEL PROJECT UPDATE**

Matt Kirkman stated that the project is slowly moving along. He has gone to a few towns meetings and will be going to a few more.

**PUBLIC HEARING – 9:30 AM**

Chair Talma read the rules for the Public Hearing

- Applicant: Philip A. Mirr  
Legal description: Parcel 004-00444-0000, part of the SW1/4 of S19,T16N,R13E, Town of Brooklyn, ±1.15 acres

Explanation: Conditional Use Permit for contractor's yard and a single family residential use to be occupied by the owner of the commercial use.

Chair Talma called for public input (3 minute limit) three times. Public input closed.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated there was no action taken by the Town of Brooklyn.

**Motion/second (Reabe/Talma)** to approve the conditional use permit with the conditions listed. Discussion held. Motion carried with no negative vote.

- Applicant: Richard L. & Carla Ann Hargrave  
Legal Description: Parcels: 002-00625-0000, 0100, 0200 & 002-00536-0200 & 0300, all being part of the N1/2 of S33, T17N, R13E, Town of Berlin, ±77.5 acres  
Explanation: Rezone ±2 acres of A1, Farmland Preservation District, and ±4.5 acres of R1, Single-family residence district to R4, Rural Residential District and Rezone ±1.5 acres of R1, Single-family Residence District to A1, Farmland Preservation District.

Chair Talma called for public input (3 minute limit) three times. Public input closed.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated that the property would be better suited for the proposed rezone throughout the request. Town of Berlin did not object and approved the request at their September 18<sup>th</sup> meeting.

**Motion/second (Reabe/Boutwell)** to approve rezone in the Town of Berlin. Motion carried with no negative vote.

Chair Talma closed the Public Hearing.

## **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 that approximately \$5.3 million worth of valuation has been added to the County this month.
- **Violation Reports** – P&Z Director Matt Kirkman provided an update on the submitted violations report. Three more have been resolved since last month.

## **PUBLIC COMMENT (3 MINUTE LIMIT)**

Fran Hill, W1568 Sandstone Rd, Ripon – spoke regarding concern for the lack of follow through and action being taken on a property in regards to cesspool formation.

Mike Streit, W1462 Spring Grove Rd, Ripon – spoke regarding the lack of action regarding the same property as Fran Hill.

John Walz, Hastings, NE. – regarding his property at W6726 Puckaway Road, Town of Marquette. Discussed the inaccuracies in the resolution brought forth by the Town of Marquette.

Timothy Harder, N3150 Fiann St., Markesan – currently looking to purchase properties to the north of the Puckaway Road rezone. Thanked the committee for their time and attention to this matter.

Cathy Anastasi, W6667 Hill St., Markesan – Read a letter from the Town of Marquette Board Chairman, speaking against the Rezone of Walz property.

Phil Anastasi, W6667 Hill St., Markesan – Spoke against the Walz property in the Town of Marquette.

**PUBLIC APPEARANCE: AMISH COMMUNITY OF GREEN LAKE COUNTY, SAMUEL MAST, GERALD HOCHSTETLER, DAVID SCHMUCKER AS REPRESENTATIVES TO DISCUSS SMALL ACREAGE HOME BUSINESSES**

Gerald Hochstetler, W4260 Grand River Rd., Markesan – Thanked the committee for their time, wanted the committee to know that the Amish community wants to be compliant with the Zoning offices, yet the Conditional Use Permits are not always conducive to small businesses on their properties. He looks forward to working with the office/committee. Discussion held. P&Z Director Matt Kirkman was directed by the committee to look into what surrounding counties are doing regarding the issues the Amish community are facing with compliance issues. Matt Kirkman stated that now is a good time to have these discussions as the comprehensive plan is being redone in 2025.

**FUTURE COMMITTEE ACTIVITIES**

- a. Next meeting date – November 2, 2023 @ 9:00 AM
- b. Future agenda items for action & discussion

**ADJOURN**

Chair Talma adjourned the meeting at 10:15AM.

**Respectfully submitted,**

*Samantha Stobbe*

**Samantha Stobbe  
Deputy County Clerk**