

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, May 2, 2024**

CALL TO ORDER

Secretary Karissa Block called the meeting of the Land Use Planning and Zoning Committee to order at 9:01AM 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. The Pledge of Allegiance was recited.

Present: **Bill Boutwell, Curt Talma, Chuck Buss, Gene Thom**

Absent: **Harley Reabe**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director; **Karissa Block**, Deputy County Clerk; **Noah Brown**, Land Use Specialist; **Jeff Mann**, Corporation Counsel; **Ryan Schinke**, Land Use Coordinator/Technician; **Cate Wylie**, County Administrator

ELECTION OF CHAIR AND VICE CHAIR

Motion/second (Boutwell/Talma) to elect Chuck Buss as Chair. Clerk asked for any other nominations. Motion carried with no negative vote.

Motion/second (Buss/Thom) to elect Bill Boutwell as Vice Chair. *Motion/second (Buss/Thom)* to close nominations and cast a unanimous ballot for Bill Boutwell. Motion carried with no negative vote.

Chair Buss took his spot as Chairman

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) to approve the minutes of the 04/12/2024 meeting. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

- Land Use & Septic Permits
- Violation Reports

Kirkman reviewed his reports

2024-25 COMPEHENSIVE PLAN AND FARMLAND PRESERVATION PLAN 10-YEAR UPDATE

The Planning and Zoning Department has been working on the text and demographics of the Farmland Preservation Plan. Kirkman shared that the Planning and Zoning Workshops will still be happening down the road.

ZONING ORDINANCE AMENDMENT

Motion/second (Boutwell/Thom) to adopt the Ordinance amending 350-65 B. Motion carried with no negative vote.

Motion/second(Thom/Boutwell) to amend Ordinance 350-77 due to word usage and definitions. Motion carried with no negative vote.

**LAND USE PLANNING & ZONING COMMITTEE JULY MEETING TIME – 10:00AM,
THURSDAY, JULY 11**

The normal scheduled July meeting lands on July 4th. Do to that being a Holiday, the July meeting will be changed to Thursday, July 11th, at 10:00am.

PUBLIC COMMENT (3 MINUTE LIMIT) - None

Motion/second (Thom/Boutwell) to recess until the 9:30am hour. Motion carried with no negative vote.

Motion/second (Talma/Boutwell) to move back into session. Motion carried with no negative vote.

PUBLIC HEARING – 9:30AM

Chair Buss read the Public Hearing rules.

Item #1: Owner: S&L Holding, Location: Highway 23 & 49, Parcels: 004—00314-0200, -0300, -0400, & -0501. Legal Description: Lots 2,3,4, and Outlot 1 of CSM 1202, located in Section 15, T16N, R13E, Town of Brooklyn, ±3.88 acres. Request: The owners are requesting a Conditional Use Permit for a boat storage building, individual storage units, and a sales office.

Julie Thom, W1049 State Rd 23 49 spoke against item #1

Kirkman presented the Planning and Zoning report regarding Item #1

Motion/second (Boutwell/Thom) to suspend the rules to allow the applicant to speak. Motion carried with no negative vote.

Lee Garro, 760 Prairie Pl, Green Lake WI, 54941 confirmed the size of the building.

Motion/second (Boutwell/Thom) to postpone Item #1 to retain further information. Motion carried with no negative vote.

Item #2: Owner: Robert and Janel Wustrack, Location: N6410 Forest Ridge Road, Parcel: 004-00275-0300. Legal Description: NE ¼ & NW ¼ of NW 1/4, located in Section 14, T16N, R13E, Town of Brooklyn, ±29.08 acres. Request: The owners are requesting a rezone from A1, Farmland Preservation District, to A2, General Agriculture District.

No comments from the public

Kirkman presented the Planning and Zoning report regarding Item #2

Motion/second (Talma/Boutwell) to approve the zoning change from A1, Farmland Preservation District, to A2, General Agriculture District. Motion carried with no negative vote.

Item #3: Owner: Christopher D. & Ruth M. Retzlaff, Agent: Michael McConnell, Kopplin & Kinas Co. Inc., Location: County Highway K and Searle Road, Parcels: 004-00789-0000 & 004-00792-0000. Legal Description: NE ¼ of SE ¼ and SE ¼ of SE ¼, located in Section 36, T16N, R13E, Town of Brooklyn, ±80.0 acres. Request: The owners are requesting a Conditional Use Permit for a limestone quarry.

Chair Buss stated there will be a 15 minute limit on the public hearing portion for item #3. Chair Buss called for public comments.

Diane Mockridge, N5111 Skunk Ridge Lane Ripon WI spoke against Item #3

Christa Westerberg, 122 W Washinton Ave, Madison WI - represents the Green Lake Association and Green Lake Sanitary District. Christa spoke against the 15-minute limit and Item #3.

Mark Disown, W3299 Princeton Rd, Green Lake WI spoke against Item #3

Stephanie Prellwitz, Green Lake Association spoke against Item #3

Lura Lind, 118 Hall St spoke against Item #3

Burr Zaretsky N5602 County Rd A Green Lake WI, spoke against Item #3

Kirkman presented the Planning and Zoning report regarding Item #3

Motion (Thom) to deny Item #3. No second, motion fails.

Motion/second (Boutwell/Talma) to postpone the Conditional Use Permit for a limestone quarry. Motion carried with no negative vote.

Item #4: Owner: Christopher D. & Ruth M. Retzlaff, Agent: Michael McConnell, Kopplin & Kinas Co. Inc., Location: County Highway K and Searle Road, Parcels: 004-00789-0000 & 004-00792-0000. Legal Description: NE ¼ of SE ¼ and SE ¼ of SE ¼, located in Section 36, T16N, R13E, Town of Brooklyn, ±80.0 acres. Request: The owners are requesting a Non-metallic mining reclamation permit for a limestone quarry.

Michael McConnell – Agent for the applicant spoke for an extension on Item #4.

Christa Westerberg – Representing Green Lake Association and Green Lake Sanitary district spoke for an extension on Item #4.

Debby Zaretsky, 344 Lac Verde Circ, Green Lake, WI spoke against item #4

Mark Bierman N6345 Forest Ridge Rd, spoke in favor of item #4

Burr Zaretsky N5602 County Rd A, spoke against item #4

Kirkman presented the Planning and Zoning report regarding Item #4

Motion/second (Boutwell/Talma) to postpone Item #4. Motion carried with no negative vote.

Motion/second (Boutwell/Talma) to suspend the rules to allow Steve Gaffield to present for a limit of 10 minutes. Motion carried with no negative vote.

Steve Gaffield, Professional Engineer from Madison, WI presented.

COMMITTEE DISCUSSION

- a. Next meeting date – June 6, 2024 @ 9:00AM
- b. Future agenda items for action & discussion

ADJOURN

Chair Talma adjourned the meeting at 10:49am.

Respectfully submitted,

Karissa Block

**Karissa Block
Deputy County Clerk**