

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, May 1, 2014**

**CALL TO ORDER**

Land Use Planning and Zoning Director Al Shute called the meeting of the Land Use Planning and Zoning Committee to order at 4:34 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, Wis. The requirements of the open meeting law were certified as being met.

Present: **Eugene Henke, Ben Moderow, Harley Reabe, Michael Starshak, Nick Toney**

Absent:

Also Present: **Matt Kirkman**, Code Enforcement Officer  
**Missy Sorenson**, Code Enforcement Officer  
**Carole DeCramer**, Committee Secretary  
**Dan Sondalle**, Corporation Counsel

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion by Henke/Moderow, unanimously carried, to approve the amended agenda.**

**ELECT COMMITTEE CHAIR AND VICE CHAIR**

**Nominations for Committee Chair:**

Moderow nominated Starshak for Committee Chair. Reabe nominated Toney for committee Chair. Nominations closed.

**Motion by Reabe/Toney, unanimously carried, to have a secret ballot.**

The secretary tallied the votes and the results were as follows: Starshak – 3. Toney – 2.

Starshak was seated as Committee Chair and proceeded with accepting nominations for Committee Vice Chair.

**Nominations for Committee Vice Chair:**

Reabe nominated Toney for Committee Vice-Chair. Nominations closed.

**Reabe/Moderow, unanimously carried, to cast a unanimous ballot for Nick Toney as Committee Vice Chair.**

**APPROVAL OF MINUTES**

**Motion by Henke/Reabe, unanimously carried, to approve the April 3, 2014, minutes.**

**PUBLIC COMMENT** - None

**PUBLIC APPEARANCES** - None

**KEN JAWORSKI, MARTENSON & EISELE – FARMLAND PRESERVATION PLAN UPDATES**

Mr. Jaworski informed the committee on the progress made by the Farmland Preservation Ad Hoc Steering Committee. He reported that there was a public informational meeting on April 23<sup>rd</sup> and a regular committee meeting on April 28<sup>th</sup>. The next meeting is scheduled for Monday, May 19<sup>th</sup>, 7:00 p.m.

**CORRESPONDENCE** - None

**PURCHASES** - None

**CLAIMS**

Claims totaling \$4,095.23 were submitted.

**Motion by Reabe/Toney, unanimously carried, to approve for payment the claims in the amount of \$4,095.23.**

**APPROVAL OF DEPARTMENT ACTIVITY REPORTS**

- a. **Permits, public hearings, etc.**
- b. **Violations**

Shute – Discussed the various aspects of the financial reports.

Sondalle – Discussed the violations.

**Motion by Henke/Reabe, unanimously carried, to approve the monthly activity reports.**

**DEPARTMENT/COMMITTEE ACTIVITY**

- a. **NR115 updates, if any. Shoreland zoning ordinance amendment**

Shute – There are no updates at this time.

- b. **Discuss the 25-foot setback zoning ordinance amendment**

Shute – Reported that, since he was absent at the last meeting, staff had reported to him the public comments that were made regarding the proposed ordinance amendment.

**Motion by Moderow/Reabe, unanimously carried, to suspend the rules to allow audience members (Kathleen Moore and Phil Anastasi) to speak.**

Mrs. Moore (Town of Marquette resident) gave suggestions on how to strengthen the language in the proposed ordinance.

Mr. Anastasi (Town of Marquette Chairman) expressed his opposition to the proposed ordinance as it relates to public safety issues.

- c. **Discuss zoning ordinance amendment – official maps**

Shute – Explained how the official zoning maps have transitioned over the years from the mylar maps to the digital maps. Asked the committee to consider using the GIS version of the zoning layer as the active, official zoning map. The committee directed Shute to move forward with this item and prepare it for a workshop and/or public hearing item.

**d. Discuss high-capacity wells**

Starshak asked that this continue to be placed on the agendas for continued discussion.

**e. Discuss wind turbines**

Starshak asked that the wind turbine issue also be placed on the agendas for continued discussion.

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items**

- 25' setback

**b. Meeting dates**

June 5, 2014

Business Meeting 4:30 p.m.

Public Hearing 6:00 p.m.

**5:34 p.m. Recess until 6:00 p.m.**

Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee at 6:00 p.m. for public hearing items and read the rules of public hearing.

**PUBLIC HEARING ITEMS**

*Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.*

**Item I: Owner/Applicant:** The Forrest E Linger & Lois L Linger Trust, Stuart Linger and Jeff Linger, Trustees **General Legal Description:** Parcel Number #012-00124-0000, N1984 Marquette Rd, Part of the NW¼ of Section 8, T14N, R12E, Town of Manchester, ±3.6 acres. **Explanation:** Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential.

a) Public Hearing

Stuart Linger, N2266 Marquette Road, representing the trust – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

Kirkman - Gave a brief synopsis of the request.

Henke – Reported that the Town of Manchester is in favor of the request.

c) Committee Decision

**On a motion Henke/Reabe, carried on roll call (5-eyes, 0-nays), to recommend approval of the rezone request as presented and forward to County Board for final action.**

**Item II: Owner/Applicant:** American Baptist Assembly **General Legal Description:** Part of Parcel #004-00734-0000 and #004-00889-0000, Along Shore Drive, Section 25, T16N, R12E,

and Section 30, T16N, R13E, Town of Brooklyn, ±7.96 acres. **Explanation:** Preliminary plat of the Plat of Merigold.

a) Public Hearing

Ben Motts, President and CEO of the Green Lake Conference Center, W2511 State Road 23 – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

Shute - Reminded the committee that they were sent the packet of information as a result of his review of the preliminary plat. Suggested conditions would include:

- 1) Address the lake and stream access
- 2) Evaluate the site for wetlands and delineation
- 3) Submit a final version of the preliminary plat reflecting the changes.

c) Committee Decision

**On a motion by Reabe/Toney, carried on roll call (5-ayes, 0-nays), to recommend approval of the Preliminary Plat of the Plat of Merigold with the following conditions:**

- 1. Update the preliminary plat map with lake and stream access information to reflect compliance with Wisconsin Statutes.**
- 2. The sub divider shall have the preliminary plat lands evaluated for wetlands. If the site is found to have wetlands, they shall be delineated on the updated preliminary plat.**
- 3. An updated “final version” of the preliminary plat be submitted to reflect changes to the original submittal.**

**ADJOURN**

**6:32 p.m. On a motion by Moderow/Toney, unanimously carried, the meeting was adjourned.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**

June 5, 2014