



**MEETING NOTICE**  
**Green Lake County**  
**Land Use Planning and Zoning Committee**  
Thursday, January 3, 2013, at 4:30 p.m.  
County Board Room, Lower Level  
571 County Road A, Green Lake, WI  
(920) 294-4156

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**Agenda**

**4:30 P.M. - BUSINESS ITEMS**

***At 5:45, the business portion of the meeting will recess to prepare for the public hearing items that will be heard no earlier than 6:00 p.m.***

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
  - a. Agenda sent to media on December 14, 2012.
  - b. Requested publication/notice on December 20, 2012, and December 27, 2012.
4. Roll Call: Eugene Henke, Ben Moderow, Don Peters, Harley Reabe, Mike Starshak
5. Approval of Agenda (voice)
6. Approval of Minutes (voice)
7. Jason Valerius, MSA – Discuss mandated updates for farmland preservation and comprehensive planning.
8. Public Appearances – Open meeting law governs appearances under this section. Prior notification of individual and subject material is required.
  - a. Elmer Bock concerns regarding Landmark Services conditional use permit.
  - b. Landmark Services representatives regarding conditional use permit.
9. Public Comment – During this time the public is welcome to make short comments about items that are not on the agenda and over which this Committee has jurisdiction.
10. Correspondence
11. Town of Manchester – opt out of county zoning
12. Purchases
13. Claims (voice)

14. Approval of Department Activity Report – November, 2012 (voice)
  - a. Permits and Others
  - b. Violations
15. Department/Committee Activity
  - a. Land Division Ordinance amendments
16. Future Agenda Items
  - a. Future activities
17. Next Meeting Date  
February 7, 2013  
 Business Meeting 4:30 p.m. - Public Hearing 6:00 p.m.

**6:00 P.M. - PUBLIC HEARING MATTERS**

**Item I: Owner:** Duane Kuglin **Agent:** Nathan Ward, Buell Consulting, SBA Towers IV, LLC **General Legal Description:** N4099 State Road 73, Part of Parcel #014-00543-0000, located in the NE¼, Section 16, T15N, R12E, Town of Marquette, ±.24.92 acres **Request:** Conditional use permit request to construct a 260-foot tall communications tower and associated ground equipment and structures.

- a) Public Hearing
- b) Committee Discussion and Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

**Item II: Applicant:** Gelhar Real Estate Investments LLC **Agents:** Attorneys Steven R Sorenson & Thomas W Moniz of Davis & Kuelthau SC **General Legal Description:** Parcel #010-00182-0200 & #010-00183-0100, Part of the NE¼, Section 10, T14N, R13E, Town of Mackford, being a strip of land 150 feet south of and parallel to the south railroad R/W, ±5.0 acres **Explanation:** Conditional use permit request for a truck-to-railroad transload facility.

- a) Public Hearing
- b) Committee Discussion and Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

**Item III: Applicant:** Jon & Randall Laper **General Legal Description:** W540 Center Road, Parcel #006-00251-0100 and #006-00251-0200, Lot 1 Certified Survey Map 3387 and part of the NE¼, Section 14, T15N, R13E, Town of Green Lake, ±3.013 acres **Request:** Rezone 2 acres from R-1 Single-Family Residence District to R-4 Rural Residential District, and 1.013 acres from A-1 Exclusive Agriculture District to R-4 Rural Residential District.

- a) Public Hearing
- b) Committee Discussion and Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

18. Adjourn

NOTE: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance should contact Carole DeCramer at (920) 294-4156 the day before the meeting no later than noon.