

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
Public Hearing Minutes – July 11, 2007 – 6:00 p.m.**

CALL TO ORDER

Committee Chair Sue McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 6:00 p.m. in the Green Lake County Courthouse, County Board Room, Green Lake, Wis. The requirements of the open meeting law were certified as being met.

Present: **Orville Biesenthal, Susan McConnell, Gus Mueller, Howard Sell, Wallace Williams**

Absent:

Also Present: **Al Shute**, County Surveyor/Land Development Director
Jeff Haase, Assistant Corporation Counsel
Carole DeCramer, Committee Secretary
Orrin Helmer, County Board Chair

APPROVAL OF AGENDA

Williams - The Meilahns need to leave the meeting early and have requested that the committee amend the agenda to make their request Item I.

Motion by Mueller/Williams, unanimously carried, to amend the agenda hearing the Meilahn request ahead of Holls' request. Motion carried.

Motion by Williams/Sell, unanimously carried, to approve the amended agenda. Motion carried.

PUBLIC HEARING MATTERS

Committee Chair McConnell read the Rules of Order.

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

Item II: Owner: James Stephen Michael Meilahn **Tax Parcel # and Description:** **012-0287-0000** - NE¼ of the SE¼ Sec 15 Exc CSM 1759, (±36.720 Acres); **012-0290-0000** - All of the S Part of the W½ of the SE¼ Sec 15 Lying S of HWY as Surveyed on Dec 18 1858, (±43.918 Acres), Both parcels T14N R12E, Town of Manchester **Location of Premises Affected:** To the east and south of Gate Rd **Explanation:** Rezone 80.638 acres from A-1 Exclusive Agriculture District and M-1 Mineral Extraction District to A-3 Light Agriculture District

a) Public Hearing

Steve Meilhan, N718 State Road 73, Markesan - Appeared before the committee to speak in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

The committee discussed the Town of Manchester's decision to approve the request. They also discussed the staff report and comments.

c) Committee Decision

Motion by Mueller/Williams, unanimously carried on roll call (5-ayes, 0-nays), to recommend approval of the rezone request as presented and forward to the county board for action. Motion carried.

d) Execute Determination Form/Ordinance

Item I: Owner: Norman E & Kathleen R Holl **Agent:** Arnold Knight **Tax Parcel # and Description:** 012-0660-0000 - The E 3/4 (60R) of the NE¼ of the NW¼ Sec 34 Exc CSM 1658 V7 Exc that part of CSM 2686 V13 Lying Therein, T14N R12E, Town of Manchester (±10.00 Acres) **Location of Premises Affected:** W3539 Yunker Rd **Explanation:** Rezone 10 acres from A-1 Exclusive Agriculture District to A-3 Light Agriculture District.

a) Public Hearing

Arnold Knight, 4966 State Road 44, Markesan - Real estate agent representing Mr. and Mrs. Holl appearing before the committee to speak in favor of the request.

Bart Williams, 2420 Skyline Drive, West Bend – Adjoining property owner appearing before the committee to speak against the rezone request.

Jeff Jenkins, W3499 Yunker Road, Cambria – Adjoining property owner appearing before the committee to speak against the rezone request.

Nancy Hill, W1399 Spring Grove Road – Recommended that the committee deny the request.

Norman Holl, W3539 Yunker Road – Owner of the property speaking in favor of the rezone request.

Public hearing closed.

b) Committee Discussion and Deliberation

The committee discussed the Town of Manchester's recommendation to approve the rezone request. The staff report comments and criteria were also discussed.

c) Committee Decision

Motion by Sell to deny the request. Motion dies for lack of a second.

Motion by Mueller/Williams, carried on a 4 to 1 roll call vote (Biesenthal – aye, McConnell – aye, Mueller – aye, Sell – nay, Williams – aye) to approve the rezone request as presented and forward to the county board for action. Motion carried.

d) Execute Determination Form/Ordinance

PUBLIC COMMENT

Nancy Hill, Director of the Green Lake Association – Commented that she would like the committee to explain how fines are determined for homes that are built contrary to county ordinances. McConnell asked that this be placed on the next agenda.

Terry Zimdars, General Manager of the Grand River Cooperative in Markesan – Made the committee aware that, in the process of applying for land use permits, they learned that they also need to apply for a conditional use permit. The first possible date for the committee to hear the conditional use request would be September 5th. This would delay the project until next summer and this is something that is needed immediately for local farmers' grain storage. Any delay would be a great detriment.

Michael Hinz, President of the Grand River Cooperative in Markesan – Stated that the co-op has been in existence for over seventy years and it's the only full-service farm service in Green Lake County. Explained that they need to move this forward as quickly as possible.

Eugene Henke, W1039 Lake Maria Road, Markesan – Told the committee that the farmers need somewhere to go with the grain. The facility needs to be built this fall or the business will go out of the county causing lost revenue.

John Laper, W712 Highway 44 – Property owner south of the co-op stated that he has no problems with what they are proposing to do. The project will help the county and the area.

McConnell asked that the Grand River Cooperative issue be placed on the July 25th business meeting agenda.

ITEMS FROM CANCELLED JUNE 27, 2007, BUSINESS MEETING

A. APPROVAL OF MINUTES – MAY 23, 2007, AND JUNE 6, 2007

On a motion by Williams/Biesenthal, unanimously carried, the minutes from the May 23, 2007, and the June 6, 2007, meetings were approved. Motion carried.

B. CLAIMS

On a motion by Williams/Biesenthal, unanimously carried, the claims in the amount of \$3,643.38 were approved. Motion carried.

C. APPROVAL OF DEPARTMENT ACTIVITY REPORT – MAY, 2007

On a motion by Sell/Mueller, unanimously carried, the May Activity Report was approved. Motion carried.

D. FUTURE DEPARTMENT/COMMITTEE ACTIVITY

1. ANIMAL SITING ORDINANCE/LICENSE

Shute – Informed the committee that he had talked to Jim Hebbe, Land Conservation, about the animal siting ordinance. They'll continue to discuss this issue and report back to the committee.

2. WORK ON AGRICULTURAL DISTRICTS UPDATE

Shute – This is an issue that was set aside because of the nonmetallic mining ordinance. Information about the agricultural districts will be included in the next meeting packages.

CORRESPONDENCE

Shute – Discussed the letter he sent to the Corporation and Assistant Corporation Counsel regarding the importance of the department's access to the attorneys.

Haase – Stated that the accessibility and response will improve as he adjusts to his new responsibilities.

FUTURE DEPARTMENT/COMMITTEE ACTIVITY

Shute – The committee will be discussing the following at the July 25th business meeting:

- a. Space Needs
- b. 2008 Budget
- c. An ordinance that would create a moratorium for wind energy systems.
The department has begun receiving phones on windmills and we need approximately twelve months to allow us time to develop standards for the wind energy systems.
- d. Grand River Cooperative
- e. Fines and procedures for non-compliant new homes.

GENERAL COMMITTEE DISCUSSION

McConnell – Stated that, at the Town of Brooklyn board meeting, the building inspector reported that the ABA had torn down their boathouse. On the same day a house was started without a permit.

Shute – Explained that he had knowledge about the boat house. The department made the ABA aware of the violation and they have now applied for a variance. He will check into the house permit.

Mueller – Asked about permits for big signs in the Town of Princeton.

Shute – Replied that the Town of Princeton is unzoned and permits are not required.

NEXT MEETINGS DATES

July 25, 2007 – Business Meeting – 6 p.m.

August 8, 2007 – Public Hearing – 6 p.m.

ADJOURN

Motion by Biesenthal/Mueller, unanimously carried, to adjourn. Motion carried.

Time: 7:52 p.m.

Recorded by Carole DeCramer
Committee Secretary

APPROVED ON:

July 25, 2007