

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
Public Hearing Minutes – November 7, 2007 – 6:00 p.m.**

CALL TO ORDER

Committee Vice Chair Wallace Williams 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: **Gus Mueller, Howard Sell, Wallace Williams**
Absent: **Orville Biesenthal, Sue McConnell**
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

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

PUBLIC HEARING MATTERS

Vice Committee Chair Williams read the Rules of Order.

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

Item I: Owners: Michael D Brooks & Michael J Jankowski **Site Address:** W1814 CTH A, Lot 1 Certified Survey Map 1755 V7 Section 17, Town of Brooklyn, T16N R13E, (±2.784 Acres)
Explanation: The owners are requesting a conditional use permit to operate a mini warehousing and storage building business.

a) Public Hearing

Mike Jankowski, W731 Silver Creek Road, Green Lake – Applicant speaking in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

The committee discussed the Town of Brooklyn’s approval and the staff’s recommended conditions.

c) Committee Decision

Motion by Mueller/Sell, unanimously carried on roll call (3-eyes, 0-nays), to approve the conditional use permit with the following conditions:

- 1) **That the owner/applicant consults with the Land Conservation Department to**
 - a) **Determine through the scope of the proposed project, if any negative impact will occur to adjoining properties from stormwater produced on the subject site.**

- b) Create, if deemed necessary by the Land Conservation Department, a stormwater drainage plan that will address any stormwater issues on the subject site that will negatively impact an adjoining property.
 - c) Execute the stormwater drainage plan pursuant to standards developed with the Land Conservation Department.
- 2) That the owner/applicant submit a Landscape and Maintenance Plan for the entire complex indicating all landscaping and buffering showing berms, natural areas, plant type, location of plants and size of planting for review and approval by the Land Use Planning and Zoning Department; and that all approved landscaping be installed within 12 months of this approval; and that all dead and dying plants be replaced immediately with the same or similar plant species and size as per the original approval.
 - 3) That the owner/applicant submit a revised building site plan prior to issuance of a Land Use Permit and the start of construction to identify any of the Town's and this committee's conditions of approval.
 - 4) That dust control, approved by the Committee, shall be installed to the access area of this site from the paved surface of the public road to the south line of the existing mini warehouses.
 - 5) No additional expansion of the operation or addition(s) to structures shall occur without review and approval through future Conditional Use Permit(s).
 - 6) Outdoor lighting requirements, at a minimum, shall meet the setback and illumination standards as required by Chapter 350-23.
 - 7) If applicable, proof that all necessary commercial code requirements have been satisfied.
- Motion carried.**

- d) Execute Determination Form/Ordinance

Item II: Applicant: Green Lake County Land Use Planning and Zoning Committee **Explanation:** Request to amend code of Green Lake County, Chapter 350 Zoning Ordinance, Article X Violations and Penalties. Ordinance is available for review and inspection at the County Land Use Planning & Zoning Department.

- a) Public Hearing

Attorney Steve Sorenson, P.O. Box 311, Ripon – Expressed concern that not all of the concerned parties that are affected by the ordinance amendments have had a chance to review them. Asked that a special meeting be held in order to give realtors, attorneys, contractors, etc. an opportunity to voice opinions and concerns. Suggested that the committee consider a comprehensive review of the ordinances rather than a piece-meal approach to amending ordinances.

Nancy Hill, Executive Director of the Green Lake Association, 506 Mill Street, Green Lake – Stated that the public has been informed through the public notice requirements met by the department. Suggested that, because two committee members are absent, this item be tabled, but should be approved/adopted.

Stan Arnetveit, Design Specialty Builders, 509 South Street, Green Lake – Expressed concerns and frustrations he has experienced with the Land Use Planning & Zoning Department. He was not able to get a copy of the ordinance revisions.

Sorenson – Volunteered to organize a meeting to workshop the enforcement amendments and invite those that would be affected by the changes – contractors, realtors, attorneys, property owners.

b) Committee Discussion and Deliberation

The committee discussed when and where to have the special meeting. They would also like a separate meeting for deliberating and decision.

c) Committee Decision

Motion by Mueller/Sell, unanimously carried on roll call (3-ayes, 0-nays) to lay this item over until after the workshop on January 15, 2007, 5:00 p.m., in the County Board Room. Motion carried.

Item III: Applicant: Green Lake County Land Use Planning and Zoning Committee **Explanation:** Request to amend code of Green Lake County, Chapter 338 Shoreland Protection Ordinance, Article XII Enforcement. Ordinance is available for review and inspection at the County Land Use Planning & Zoning Department.

a) Public Hearing

Attorney Steve Sorenson, P.O. Box 311, Ripon – Suggested that the committee adjourn this item until after the special meeting/workshop on January 15th.

Public hearing closed.

b) Committee Discussion and Deliberation

c) Committee Decision

Motion by Mueller/Sell, unanimously carried on roll call (3-ayes, 0-nays) to lay this item over until after the workshop on January 15, 2007, 5:00 p.m., in the County Board Room. Motion carried.

PUBLIC COMMENT

Stan Arnetveit, Design Specialty Builders, 509 South Street, Green Lake – Expressed concern about two Board of Adjustment variances that are being appealed by the Land Use Planning & Zoning Department. Asked if the committee or the department head makes this decision. Also asked where the funds are taken from – the department’s budget or the general legal budget. The public’s attitude about the department is not good. Expressed frustration with the Assistant Corporation Counsel’s not returning phone calls.

Jim Fox, Town of Green Lake Chairman – Regarding the Guderski farm in the Town of Marquette, the point of that development is in the Town of Green Lake. The Town of Green Lake will not approve building there until there is a public road. A site visit was made and the property owner refused to allow Fox on the property to inspect the area.

Attorney Steve Sorenson, P.O. Box 311, Ripon – Agreed with what was said by Stan Arnetveit. Stated that he felt the county appears foolish with one department appealing the decision of another. Public perception is everything and right now the public is frustrated with the department.

Attorney Jenna Walker, P.O. Box 311, Ripon – Asked the Assistant Corporation Counsel if the committee would be discussing any findings as a result of the closed session. (Attorney Haase advised her that he was just updating the committee on legal issues; there would not be any findings.)

CORRESPONDENCE - None

DEPARTMENT/COMMITTEE ACTIVITY - None

GENERAL COMMITTEE DISCUSSION - None

A) SUCH OTHER MATTERS AS AUTHORIZED BY LAW

Closed Session per Wisconsin State Statute 19.85 (1)(g) Conferring with Legal Counsel regarding litigation, which the County is involved and/or is likely to become involved. (Discussion of legal issues)

7:39 p.m. Motion by Mueller/Sell, unanimously carried on roll call (3-eyes, 0-nays), to move to closed session per Wisconsin State Statute 19.85 (1)(g) Conferring with Legal Counsel regarding litigation, which the County is involved and/or is likely to become involved. Motion carried.

Resume into open session to discuss findings of closed session.

7:57 p.m. Motion by Sell/Mueller, unanimously carried on roll call (3-eyes, 0-nays), to resume into open session. Motion carried.

NEXT MEETINGS DATES

November 28, 2007 – Business Meeting – 6 p.m.

December 5, 2007 – Public Hearing – 6 p.m.

ADJOURN

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

Time: 7:59 p.m.

Recorded by Carole DeCramer
Committee Secretary

APPROVED ON:

11/28/07