

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

CALL TO ORDER

Chairman Orville Biesenthal 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
Dan Sondalle, Assistant Corporation Counsel
Carole DeCramer, Committee Secretary
Orrin Helmer, County Board Chair

APPROVAL OF AGENDA

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

APPEARANCES

PUBLIC HEARING MATTERS

Chairman Biesenthal 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: Owner: Casey D Schwandt **Tax Parcel # and Description:** 006-0132-0000 – Located in SE¹/₄ of the NE¹/₄, Section 8, T15N R13E, Town of Green Lake, (±13.794 Acres) **Location of Premises Affected:** Generally located along and south of County Road K east of Twin Lake Access **Explanation:** Rezone from A-1 Exclusive Agriculture District to A-3 Light Agriculture District.

- a) Public Hearing

No comments or questions.

Public hearing closed.

- b) Committee Discussion and Deliberation

Sondalle – I refer you to the staff report that contains the criteria and standards.

- c) Committee Decision

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

- d) Execute Determination Form/Ordinance

Item II: Owner: Kevin & Jill Sommer **Tax Parcel # and Description:** 006-0132-0100 – Located in Section 8, T15N R13E, Town of Green Lake, (±19.553 Acres) **Location of Premises Affected:** Generally located along and south of County Road K east of Twin Lake Access **Explanation:** Rezone from A-1 Exclusive Agriculture District to A-2 General Agriculture District.

- a) Public Hearing

Richard Sommer, Markesan, Wisconsin – I hope you vote in favor of this change.

Public hearing closed.

- b) Committee Discussion and Deliberation

Sondalle – I refer you to the staff report that contains the criteria and standards.

- c) Committee Decision

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

- d) Execute Determination Form/Ordinance

Item III: Owner: Larry & Terry Richter **Tax Parcel # and Description:** 012-0400-0000 – Located in the NW¼ of the SW¼ Section 21, T14N R12E, Town of Manchester, (±20.25 Acres) **Location of Premises Affected:** Generally located along and on the east side of CTH M south of CTH X **Explanation:** Rezone from A-1 Exclusive Agriculture to A-3 Light Agriculture District.

- a) Public Hearing

No comments or questions.

Public hearing closed.

- b) Committee Discussion and Deliberation

Sondalle – I refer you to the staff report that contains the criteria and standards.

Shute – There was no response from the Town of Manchester.

Williams – We approved it.

- c) Committee Decision

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

- d) Execute Determination Form/Ordinance

Item IV: Owner: John Laper Homestead, Inc. **Tax Parcel # and Description:** 010-0128-0000 – Located in the NW¼ of the SE¼ Section 8, T14N R13E, Town of Mackford, (±11.87 Acres)

Location of Premises Affected: Generally located in the SW intersection of Village Rd and Manchester St **Explanation:** Rezone from A-1 Exclusive Agriculture District to R-1 Single-Family Residence District.

a) Public Hearing

Randy Laper – Representing the John Laper Homestead speaking for the proposed rezone request. I would agree with the Town of Mackford’s recommendation to rezone just the north portion of the parcel.

Eugene Henke, Town of Mackford – The town was concerned about rezoning the entire parcel and taking that much land out of ag production.

Public hearing closed.

b) Committee Discussion and Deliberation

Sondalle – I refer you to the staff report. The town board objects to some of it and approves some of it.

Shute displayed on the overhead projector which section of the parcel the Town of Mackford approved and which section was denied.

c) Committee Decision

Motion by McConnell/Mueller, unanimously carried on roll call (5-eyes, 0-nays), to approve the north portion and deny the south portion as presented by the town and forward this modified request to the county board. Motion carried.

Item V: Owner: Lawsonia, Inc. and American Baptist Assembly c/o Ken Giacoletto **Agent:** Davel Engineering, Inc. **Tax Parcel # and Description:** Parcel numbers 004-1776-0000, 004-1777-0000, 004-0731-0000, and 004-0732-0000, Located in Section 25, T16N R12E, and Section 30, T16N R13E. All parcels located in the Town of Brooklyn **Location of Premises Affected:** Generally located south of State Road 23, site known as Green Lake Conference Center **Explanation:** Owner/applicant is requesting multiple zoning changes on the site in question one being a change from R-1 Single-Family Residence District to C-2 Extensive Commercial District and changes from RC Recreational District to R-1 Single-Family Residence District

a) Public Hearing

John Davel, Davel Engineering – Requested to defer comments until the discussion of the plat.

Attorney Steve Sorenson, (representing group of property owners in the immediate area of the proposed plat) – Expressed confusion as to whether the rezones were set up as separate requests or a single request.

Shute – Explained that it involves one parcel within the same plat therefore it is being treated as one request.

Sorenson – Opposed to rezoning.

Ron Dott, Chairman of the Green Lake/Brooklyn Fire Commission – Expressed concern regarding the access through the gated entrances to the proposed development.

Linda Martens, W2965 Hillside Road – Opposed to the rezone request.

Richard Bishop, Carpenter Lane – Stated that it's premature to rezone before plat approval.

Mary Jane Bumby, W2125 Irving Park Road, Town of Brooklyn – Expressed concerns regarding the plat and stated that the Town of Brooklyn and its engineers will be reviewing the plat.

Public hearing closed.

b) Committee Discussion and Deliberation

Sondalle – Makes sense to table the rezone request.

Motion by McConnell/Mueller, unanimously carried, to suspend the rules to allow Mary Jane Bumby to speak. Motion carried.

Bumby – The width of the roads is another concern and will be discussed at a Town of Brooklyn meeting.

Motion by McConnell/Mueller, unanimously carried, to suspend the rules to allow Mike Wuest to speak. Motion carried.

Mike Wuest, Town of Brooklyn Chairman – This is tentatively scheduled on the town agenda for April 12th.

c) Committee Decision

Motion by McConnell/Mueller, unanimously carried on roll call (5-eyes, 0-nays), to table this decision until the committee's April 25th business meeting. Motion carried

d) Execute Determination Form/Ordinance

Item VI: Owner: Lawsonia, Inc. and American Baptist Assembly c/o Ken Giacoletto **Agent:** Davel Engineering, Inc. **Tax Parcel # and Description:** Parcel numbers for Lawsonia, Inc. - 004-1776-0000, and 004-1777-0000. Parcel numbers for American Baptist Assembly – 004-0724-0000, 004-1780-0000, 004-0725-0100, 004-0728-0000, 004-0728-1600, 004-0728-1400, 004-0728-1300, 004-0731-0000, 004-0732-0000, 004-0872-0000. All parcels located in Section 25, T16N R12E, and Section 30, T16N R13E, Town of Brooklyn **Location of Premises Affected:** Generally located south of State Road 23, site known as Green Lake Conference Center **Explanation:**

a) Public Hearing

Ted Dominowski, Lindenwood Development, 2596 Oakridge Road, Neenah – Gave a brief history and introduction of the consulting firm and the plan for Lawsonia Estates.

Davel – Discussed the existing and proposed roads.

Sorenson – Representing twenty-five property owners, spoke against the proposed development.

Edie Johnston, W2347 Carpenter Lane – Spoke against the preliminary plat.

Bob Judd – In attendance with June (wife); opposed to the number of lots in the preliminary plat.

Linda Martens, W2965 Hillside Road – Reminded the committee about the letter they received from her husband (Dick). Both oppose the preliminary plat.

Richard Bishop, W2354 Carpenter Lane & 2112 Regent Street, Madison – Opposed to the preliminary plat.

Thomas Johnston – W2347 Carpenter Lane – Opposed to the preliminary plat.

Coral Bishop, W2354 Carpenter Lane & 2112 Regent Street, Madison – Opposed to the preliminary plat.

Charlie Lofgren, N5343 Shore Drive – Requested an opportunity to meet with the developer and discuss the issues.

Beth Stevenson, W2347 Carpenter Lane – Opposed to the preliminary plat; requested a meeting with the developer.

Nancy Hill, Executive Director of the Green Lake Association, residing at W1339 Spring Grove Road Stated that the Joint Advisory Commission on Land Use Matters would be willing to act as a facilitator between the developers and the adjoining property owners.

Sorenson – Reiterated that their concerns are about safety and health. This group is not anti-development; they're just asking for some consideration

Jim Fox – Town of Green Lake Chairman – Suggested that the two groups meet to try to resolve issues.

Davel – Addressed some of the concerns/questions. Assured the property owners that they intend to comply with all of the subdivision rules and regulations.

Lindsay Wallenfang, Green Lake High School Student – Expressed concern about the size of the project.

Bishop (Richard) – Addressed some of the points made by Davel.

Ken Giocoletto, 400 Eaton Street, Green Lake, President of the ABA Green Lake Conference Center – Spoke in favor of the preliminary plat.

Brad Karol, W2623 North Valleyview Drive, Vice President of Operations at the ABA – Spoke in favor of the preliminary plat.

Public hearing closed.

b) Committee Discussion and Deliberation

Sondalle – The committee has ninety days to take action unless the applicant agrees in writing to waive the time period. You can approve as is, conditionally approve it, deny, or you can say you want more time to work on this. I refer you to the staff report.

The committee discussed the concerns including the need to get Town of Brooklyn input. The committee asked Mr. Giocoletto if he would be willing to waive the ninety-day time period until June 7th, 2007. He agreed and stated that he would put this in writing and send it to the Land Use Planning & Zoning office within ten days. This issue will be placed on the March 28th agenda to acknowledge receipt of that letter.

c) Committee Decision

Motion by Mueller/Williams, unanimously carried on roll call (5-eyes, 0-nays), to table this matter until the March 28, 2007, business meeting to hear from the applicant regarding the waiver of time limits for approval of preliminary plat. Motion carried.

Recess at 9:11 p.m.

Resume at 9:19 p.m.

PUBLIC COMMENT - None

CORRESPONDENCE - None

FUTURE DEPARTMENT/COMMITTEE ACTIVITY - None

GENERAL COMMITTEE DISCUSSION - None

CLOSED SESSION PER WISCONSIN STATE STATUTE 19.85(1)(C) CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY. (ADMINISTRATIVE ASSISTANT)

9:20 p.m. Motion by Williams/Sell, unanimously carried on roll call (5-eyes, 0-nays), to move to closed session per Wisconsin State Statute 19.85(1)(C) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (administrative assistant). Motion carried.

9:25 p.m. Motion by Mueller/McConnell, unanimously carried on roll call (5-eyes, 0-nays) to resume into open session. Motion carried.

Motion by McConnell/Mueller, unanimously carried, to approve the evaluation report for the administrative assistant. Motion carried.

NEXT MEETINGS DATES

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

April 4, 2007 – Public Hearing – 6 p.m.

ADJOURN

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

Time: 9:32 p.m.

Recorded by Carole DeCramer
Committee Secretary

APPROVED ON:

March 28, 2007