



GREEN LAKE COUNTY

Land Use Planning & Zoning Committee

Robert Lyon, Chairman Harley Reabe, Committee Vice-Chair
William Boutwell Curt Talma Peter Wallace

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, October 3, 2019 Time: 4:30 p.m.
Green Lake County Government Center, Room #0902
571 County Road A, Green Lake, WI 54941
Office: (920) 294-4156 FAX: (920) 294-4198
Email address: zoning@co.green-lake.wi.us

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 09/05/19
5. Public comments: 3-minute limit
6. Department activity reports
 - a. Financial reports for August
 - b. Land use & septic permits for August
 - c. Violation reports
7. Department/Committee activity
 - a. Amendments to Chapter 338 Shoreland Zoning Ordinance
8. Egbert/Pahl quarry conditional use permit complaint review
9. Benjamin M Sutton, Rick M Sutton, Kristine C Panetti, Donald A Slosser, Jr, Rick R Sutton Living Trust conditional use permit
10. Future committee activities
 - a. Future agenda items
 - b. Meeting date: November 7, 2019
Business meeting 4:30 p.m. - Public hearing 5:30 p.m.

Please note:
Meeting area is accessible to the physically disabled. Anyone planning to attend, who needs visual or audio assistance, should contact the Land Use Planning & Zoning Dept. at 294-4156, no later than 3 days before the meeting.

5:30 p.m. Public Hearing

Item I: Owners/Applicants: Gary L & Linda A Swanke **Agent:** Cloud 1, LLC – Jay Wendt, Representative **Site Location:** N2797 County Road B, Parcel #014-00001-0000 (± 40-acre parcel), Part of the NE¼ of Section 1, T14N, R11E, Town of Marquette, (± 2.5 affected acres) **Request:** Conditional use permit request for a communication facility/tower with a mobile service facility.

- a. Public testimony/comment: 10-minute time limit
- b. Committee Discussion & Deliberation
- c. Committee Decision
- d. Execute ordinance/determination form

11. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 5, 2019**

CALL TO ORDER

Chairman Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

Present: **Robert Lyon, Harley Reabe, Curt Talma, Peter Wallace**

Absent: **William Boutwell**

Also Present: **Matt Kirkman, Land Use Planning and Zoning Director
Carole DeCramer, Committee Secretary
Dawn N. Klockow, Corporation Counsel**

APPROVAL OF MINUTES

Motion by Reabe/Talma, unanimously carried, to approve the 8/1/19 minutes.

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman discussed the monthly financial reports, land use permits, and sanitary permits reports.

b. Permits

Kirkman explained the list of issued land use and sanitary permits for the month of July.

c. Violations

The committee discussed land use and septic violations.

EGBERT/PAUL QUARRY CONDITIONAL USE PERMIT COMPLAINT REVIEW

Kirkman – Explained what was discussed at the previous meeting regarding potential mining setback violations. Last month the committee discussed the possibility of having the Sheriff's Department fly their drone over the mining property to get a better feel for lot lines and what has been mined. Since that didn't happen, Lyon will communicate again with Mark Putzke to see if this is still a possibility.

5:05 p.m. Recessed until 5:30 p.m.

5:30 p.m. Reconvened for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owner: Steven J Drager & Robin R Hein **Agent:** Cloud 1, Chris Henshue, Business Development Representative/Site Acquisition **Site Location:** Tichora Road, Parcel #010-00073-0000, Part of the NW¼ of Section 4, T14N, R13E, Town of Mackford (± 37 acres) **Request:** Conditional use permit request to construct a 300 foot tall cell tower as well as a mobile service facility.

a. Public hearing

Chris Henshue, 417 Pine Street, Green Bay – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Discussed the staff report and criteria. The Town of Mackford approved the request.

c. Committee decision

Motion by Wallace/Reabe, unanimously carried on roll call (4-eyes, 0-nays), to approve the conditional use permit request as presented with the following conditions:

- 1. All of the provisions of the County Zoning Ordinance and State Statutes shall be adhered to by the owners/applicant.**
- 2. A permit bond in the amount of \$20,000 shall be provided to the Land Use Planning & Zoning Department, prior to Land Use Permit issuance, which obligates the applicant to restore the subject site back to pre-development conditions in the event that the tower is taken out of service for a period of time exceeding 1 year.**
- 3. The owners/applicant shall apply for and have been issued a fire number for the subject site prior to land use permit issuance.**

Item II: Owner: MNJ Development, LLC **Applicant:** Michael Monohan, Member/Manager **Site Location:** Eastridge Dr **General legal description:** #002-00851-0000 (± 1.67 acres); Lot 5 Eastridge Subdivision, Part of the SW¼ of Section 2, T17N, R13E, Town of Berlin **Request:** Rezone request from C-2 Extensive Commercial District to R-3 Multiple-Family Residence District.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Explained the request and read the rezone criteria as presented in the staff report. The Town of Berlin approved the request.

c. Committee decision

Motion by Talma/Wallace, unanimously carried on roll call (4-eyes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

Item III: Owner/Applicant: Town of Green Lake, Ben Moderow, Town Board Chairman **Site Location:** N4454 Horner Rd **General legal description:** #006-00152-0000 (± 1.84 acres); Lot 1 Certified Survey Map 158, Lot 1 Certified Survey Map 215, Lot 1 Certified Survey Map 215A & Outlot 1 Certified Survey Map 1901; Part of the NE¼ of Section 9, T15N, R13E, Town of Green Lake **Request:** Rezone request from A-1 Farmland Preservation District to R-1 Single-family Residence District.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read the rezone criteria as presented in the staff report. The Town of Green Lake approved the request.

c. Committee decision

Motion by Reabe/Talma, unanimously carried on roll call (4-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items – Egbert/Paul quarry conditional use permit complaint review

b. Next meeting date

October 3, 2019

Business meeting – 4:30 p.m.

Public hearing – 5:30 p.m.

ADJOURN

6:20 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

**GREEN LAKE COUNTY
LAND USE PLANNING ZONING DEPARTMENT**

FEES RECEIVED		AUGUST				YEAR-TO-DATE				BUDGET
		2018		2019		2018		2019		2019
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	2	1,500	1	400	13	5,550	9	5,250	-
	Alterations	10	2,050	18	2,750	72	13,100	80	13,600	-
Commercial	New	1	500	-	-	3	800	3	6,150	-
	Alterations	2	250	-	-	7	950	2	1,650	-
Agricultural	New	3	700	1	150	13	3,050	10	2,100	-
	Alterations	1	-	2	300	2	150	2	300	-
Other	New	-	-	-	-	-	-	2	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		19	\$ 5,000	22	\$ 3,600	110	\$ 23,600	108	\$ 29,050	\$ 34,800 83%
SANITARY PERMITS (POWTS)										
Residential	New	4	1,195	6	1,680	15	4,275	18	4,780	-
	Replacement	8	1,925	2	560	29	7,305	32	8,870	-
	Reconnect	1	280	-	-	3	915	2	560	-
	Modify	-	-	1	150	3	580	1	150	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	1	280	2	635	1	280	-
	Replacement	-	-	-	-	-	-	1	280	-
	Reconnect	-	-	-	-	1	280	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Total		13	\$ 3,400	10	\$ 2,670	53	\$ 13,990	55	\$ 14,920	\$ 24,600 61%
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	15,300	18	15,300	-
Total		-	\$ -	-	\$ -	18	\$ 15,300	18	\$ 15,300	\$ 15,300 100%
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	1	375	3	1,125	4	1,500	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	1	\$ 375	3	\$ 1,125	4	\$ 1,500	\$ 1,500 100%
PLANNING & ZONING COMMITTEE										
Zoning Change		3	1,125	1	375	15	5,625	10	3,750	-
Conditional Use Permits		-	-	-	-	5	1,875	5	1,875	-
Variance		-	-	-	-	1	375	-	-	-
Total		3	\$ 1,125	1	\$ 375	21	\$ 7,875	15	\$ 5,625	\$ 8,625 65%
MISC.										
Rental Weatherization		-	-	-	-	-	-	-	-	-
Wisconsin Fund		-	-	-	-	-	-	-	-	-
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	-	-
Fees & Forfeitures		-	-	-	160	-	-	1	860	-
Total		-	\$ -	-	\$ 160	-	\$ -	-	\$ 860	\$ - 0%
SURVEYOR										
Certified Survey Maps		2	390	6	1,035	24	4,170	32	5,505	6,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor		-	2,403	-	-	-	-	-	-	9,500
Applied Funds: Special Survey Projects		-	-	-	-	-	2,719	-	-	15,000
Total		2	\$ 2,793	6	\$ 1,035	24	\$ 6,889	32	\$ 5,505	\$ 30,500 18%
GIS (Geographic Information System)										
Map Sales		-	15	-	-	-	70	-	85	200
Land Records Transfer		-	4,465	-	-	-	22,217	-	-	24,500
Land Information Grant		-	-	-	-	-	9,500	-	9,500	9,080
Total		-	\$ 4,480	-	\$ -	-	\$ 31,787	-	\$ 9,585	\$ 33,780 28%
GRAND TOTAL										
		37	16,798	40	8,215	229	100,566	232	82,345	\$ 149,105
										Total 55%

For 08/01/19 - 08/31/19

Revenue Summary Report

FJRES01A

Periods 08 - 08

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
19-100-10-44400-000-000 Land Use Permits	34,800.00	3,600.00	29,050.00	5,750.00	83.48
19-100-10-44400-001-000 BOA Public Hearing	1,500.00	.00	1,125.00	375.00	75.00
19-100-10-44400-002-000 PZ Public Hearing	8,625.00	750.00	6,000.00	2,625.00	69.57
19-100-10-44409-000-000 Non-Metallic Mining	15,300.00	.00	15,300.00	.00	100.00
19-100-10-44410-000-000 Sanitary Permits	24,600.00	2,670.00	14,920.00	9,680.00	60.65
19-100-10-45110-000-000 Fines & Forfeitures	.00	160.00	860.00	-860.00	.00
19-100-10-46131-001-000 GIS Map Sales	200.00	.00	85.00	115.00	42.50
19-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
19-100-10-46762-000-000 Certified Survey Maps	6,000.00	1,035.00	5,505.00	495.00	91.75
19-100-10-47411-000-000 Interdepartment transfer/Land Records	24,500.00	.00	.00	24,500.00	.00
19-100-10-49320-000-000 Applied Funds	9,500.00	.00	9,500.00	.00	100.00
10 Land Use Planning and Zoning	134,105.00	8,215.00	82,345.00	51,760.00	61.40

For 08/01/19 - 08/31/19

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
19-100-10-53610-110-000	Salaries	295,708.00	.00	34,694.40	168,535.16	127,172.84 56.99
19-100 10 53610-140-000	Meeting Payments	1,425.00	.00	.00	275.83	1,149.17 19.36
19-100-10-53610-151-000	Social Security	22,625.00	.00	2,567.49	13,724.85	8,900.15 60.66
19-100-10-53610-153-000	Ret. Employer Share	19,372.00	.00	2,272.50	12,282.91	7,089.09 63.41
19-100-10-53610-154-000	Health Insurance	61,985.00	.00	4,469.44	36,447.54	25,537.46 58.80
19-100-10-53610-155-000	Life Insurance	589.00	.00	51.06	370.75	218.25 62.95
19-100-10-53610-210-002	Professional Services-SRV	9,500.00	.00	1,150.00	6,850.00	2,650.00 72.11
19-100-10-53610-210-003	Miscellaneous Fees	300.00	.00	.00	375.00	75.00 125.00
19-100-10-53610-225-000	Phone Service	308.00	.00	.00	.00	308.00 .00
19-100-10-53610-242-000	Print Management	500.00	.00	598.68	905.09	-405.09 181.02
19-100-10-53610-307-000	Training	95.00	.00	40.00	135.00	-40.00 142.11
19-100-10-53610-310-000	Office Supplies	3,272.00	.00	95.76	1,125.19	2,146.81 34.39
19-100-10-53610-312-000	Field Supplies	176.00	.00	.00	.00	176.00 .00
19-100-10-53610-320-000	Publications-BOA Public Hearing	750.00	.00	365.50	1,015.50	-265.50 135.40
19-100-10-53610-320-001	Publications-PZ Public Hearing	3,000.00	.00	325.00	2,193.00	807.00 73.10
19-100-10-53610-321-000	Seminars	655.00	.00	.00	125.00	530.00 19.08
19-100-10-53610-324-000	Member Dues	100.00	.00	.00	70.00	30.00 70.00
19-100-10-53610-330-000	Travel	792.00	.00	.00	82.00	710.00 10.35
19-100 10 53610-352-000	Vehicle Maintenance	138.00	.00	111.81	351.37	-213.37
53610 Code Enforcement		421,290.00	.00	46,741.64	244,864.19	176,425.81 58.12
10 Land Use Planning and Zoning		421,290.00	.00	46,741.64	244,864.19	176,425.81 58.12

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in County Board Room #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, October 3, 2019, at 5:30 p.m.* to consider the following item:

Item I: Owners/Applicants: Gary L & Linda A Swanke **Agent:** Cloud 1, LLC – Jay Wendt, Representative **Site Location:** N2797 County Road B, Parcel #014-00001-0000 (± 40-acre parcel), Part of the NE¼ of Section 1, T14N, R11E, Town of Marquette, (± 2.5 affected acres) **Request:** Conditional use permit request for a communication facility/tower with a mobile service facility.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

Publish: September 19, 2019 & September 26, 2019