

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 2nd, 2021**

CALL TO ORDER

Planning & Zoning Chair Curt Talma 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. Public access was available via remote programming as well as in person.

Present: **Don Lenz, Harley Reabe, Curt Talma, Chuck Buss, Bill Boutwell**

Absent: **Dawn Klockow**, Corporation Counsel

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director, **Karen Werlein**, Land Use Coordinator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Lenz/Boutwell) to approve the minutes of the August 5th, 2021 meeting. Motion carried with no negative vote.

Public Comments:

Gerald Prellwitz of W1993 Princeton Road, Green Lake questioned the committee as to why the land use permit #12859 was not reviewed by the Land Use Planning & Zoning Committee before approval/issue.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

P&Z Director Matt Kirkman gave an update on the July expenses and revenues.

b. **Permits**

Matt Kirkman stated there were 18 land use permits and 13 sanitary permits in July.

c. **Violations**

Matt Kirkman outlined the current land use violations as well as the POWTS violations.

RECESS 4:53PM: *Motion/second (Reabe/Buss)* to recess at 4:53 PM. Motion carried with no negative vote.

PUBLIC HEARING – 5:00PM *Motion/second (Reabe/Lenz)* to come back into session to conduct the public hearing.

Chair Talma read the rules for the Public Hearing

Don Lenz excused himself from the meeting at 5:01PM due to a conflict of interest with public hearing item #1.

Item I: Owners: Candice Schram & Lisa Schram **Site location:** N8066 Forest Ridge Rd **General legal description:** Parcel 002-00485-0300, part of the NW1/4 of S26, T17N, R13E, Town of Berlin, 11.06 acres **Request:** Rezone 11.06 acres from A-2, General Agricultural District, to A-1, Farmland Preservation District.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the rezone request. All criteria for rezone has been met and the Town of Berlin approves of the request.
- c. Committee Decision: ***Motion/second (Boutwell/Reabe)*** to approve the rezone request as presented and forward to County Board for final approval.
Motion carried with no negative vote.

Don Lenz returned to the meeting at 5:10PM.

Item II: Owner: Ken & Beth Zik **Site location:** W3683 Cty Rd K **General legal description:** Parcel 014-00531-0100 part of the NW1/4 of S15, T15N, R12E, Town of Marquette, 1.04 acres **Request:** Rezone 1.04 acres from R-1, Single-Family Residence District, to C-1, General Commercial District.

- a. Public Testimony/Comment: Chair Talma called for public input.
Beth Zik of W3229 County Road K spoke for the property to be rezoned to C-1.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Marquette approves of the request.
- c. Committee Decision: ***Motion/second (Reabe/Boutwell)*** to approve the rezone request as presented. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

Don Lenz excused himself from the meeting at 5:18PM due to a conflict of interest with public hearing item #3 and 4.

Item III: Owner: Daniel Davison **Site location:** N3354 State Rd 73 **General legal description:** Parcel 014-00685-0000, part of the SW1/4 of S22, T15N, R12E, Town of Marquette, ±1.14 acres **Request:** Rezone ±1.36 acres from A-1, Farmland Preservation District, to A-2, General Agriculture District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input.
Dan Davison of N3354 State Road 73 spoke for the rezone request.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Marquette approves of the request.
- c. Committee Decision: ***Motion/second (Buss/Reabe)*** to approve the rezone request as presented. To be forwarded to County Board for approval.
Motion carried with no negative vote.

Item IV: Owner: Michael Glover **Site location:** W3101 Cty Rd K **General legal description:** Parcels 006-00795-0300, -0400, -0500, part of the SW1/4 of S11, T15N, R12E, Town of Green Lake, ±13.8 acres **Request:** Rezone ±13.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District.

- d. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- e. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Green Lake approves of the request.
- f. Committee Decision: *Motion/second (Boutwell/Buss)* to approve the rezone request as presented and forward to County Board for final approval.
Motion carried with no negative vote.

Don Lenz returned to the meeting at 5:33PM.

Item V: Owner: Lake Farms LLC **Applicant:** Brian Schulz **Site location:** Cty Rd AW **General legal description:** Parcel 012-00704-0100 & 012-00705-0100, part of the SE1/4 of S36, T14N, R12E, Town of Manchester, ±80 acres **Request:** Rezone ±5.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input. Brian Schulz of 540 Mill Street, Dalton spoke for the rezone request. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Manchester approves of the request.
- c. Committee Decision: *Motion/second (Buss/Reabe)* to approve the rezone request as presented and forward to County Board for final approval.
Motion carried with no negative vote.

Item VI: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting amendments to the Code of Green Lake County, Chapter 350, Zoning Ordinance, more specifically to address dog breeders and dog breeding facilities, dwelling design and construction standards, detached and attached garage standards, rezone amendments, and general clarification edits.

- a. Public Testimony/Comment: Chair Talma called for public input. Samuel Mast of N971 HH, Dalton commented that A-1 parcels, with small acreage, in the townships are very difficult to make an Ag income off of. He requested that smaller A-1 parcels be considered to be rezoned into A-2 or R-4. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report.
- c. Committee Decision: *Motion/second (Buss/Boutwell)* to approve the ordinance changes to chapter 350 as presented and forward to County Board for final approval.
Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – October 7th, 2021

ADJOURN

Chair Talma adjourned the meeting at 5:59PM.

Respectfully submitted,

Karen Werlein, Land Use Planning Coordinator