

GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE MEETING MINUTES
Thursday, June 2, 2011
Business Meeting – 4:30 p.m.
Public Hearing – 6:00 p.m. – no items

CALL TO ORDER

Committee Chair McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 4:34 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.

Present: **Eugene Henke, Susan McConnell, Donald Peters, Thomas Traxler, Jr.**

Absent: **John Gende**

Also Present: **Al Shute**, County Surveyor/Land Development Director
Carole DeCramer, Committee Secretary
Jeff Haase, Assistant Corporation Counsel
Daniel Priske, County Board Chairman

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

APPROVAL OF AGENDA

Motion by Traxler/Henke, unanimously carried, to approve the amended agenda.

APPROVAL OF MINUTES

Motion by Henke/Peters, unanimously carried, to approve the May 5, 2011, minutes.

PUBLIC APPEARANCES - None

PUBLIC COMMENT

Jim Fox, N3155 Luedtke Road – Inquired as to how some of the Planning and Zoning committee members can make negative comments about wind mills when they have never been near one to listen to it or observe it. The negative comments he heard were made at a previous Planning and Zoning committee meeting.

CORRESPONDENCE

Shute shared with the committee a letter he received from the attorney representing the Little Green Lake Protection and Rehabilitation District (LGLPRD). This letter is in response to correspondence sent to the LGLPRD by this department after discussing with this committee their request for this department to investigate potential failing septic systems around Little Green Lake. The committee decided at that meeting that it was not this department's task to arbitrarily check on septic systems. The attorney differs with that decision and would like the department to reconsider. The committee directed Assistant Corporation Counsel Haase to respond to the attorney's letter. The committee remains firm in its opinion that staff continue to abide by the established procedure for checking septic systems

Shute also updated the committee on the agricultural conversion fees. The Joint Finance Committee took a vote to repeal the conversion fees. The budget will be prepared in a manner to

reflect the deleted conversion fees. It will have to be adopted by the Senate and Assembly and then signed by the Governor Walker.

PURCHASES - None

CLAIMS

Claims totaling \$2,495.94 were submitted. The committee asked that a compilation of Attorney Dean Richard's invoices be available to them upon request and directed Shute to call Attorney Richards to see if everything is now paid in full.

Motion by McConnell/Peters, unanimously carried, to approve the claims in the amount of \$2,495.94 for payment.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

Shute – Discussed the various aspects of the activity report.

Haase – Discussed the violation report. He reported that he has not yet filed any legal action against any listed on the report. He has been working toward obtaining compliance, which is much better than long, legal battles. Haase contacted all parties on the report and three of the violations listed on the report should be resolved by the end of June.

Motion by Traxler/Henke, unanimously carried, to approve the April, 2011, monthly reports.

DEPARTMENT/COMMITTEE ACTIVITY

a. Landmark Services Conditional Use Permit

Shute – At a previous meeting, the committee asked staff to visit the Landmark Services site. As a result of that request, staff found that they have the large tanks with small tanks along the side; these can be seen from the road. At that previous meeting, the committee asked that the company fence those tanks in. They have now moved all of the small tanks behind the large tanks. The committee had requested that a fence be constructed to conceal the tanks. Nothing has been constructed to date. The other issue was the sign that was erected without a permit. The committee's modified condition was the sign must be taken down and the old sign put back up with a few modifications. As of May 31st, when Code Enforcement Officer Matt Kirkman inspected, the new sign was still there as originally constructed. The company is not in compliance with the conditional use permit and the ordinance. Assistant Corporation Counsel Haase asked if another issue may be the fact that the committee made modifications to the conditional use permit without holding a public hearing. The committee directed staff to place this on the July 7th agenda and to have a summary of the conditional use permit file at that meeting.

GENERAL COMMITTEE DISCUSSION

a. Such other matters as authorized by law

b. Future activities

The committee discussed the proposed Shoreland Protection Ordinance. It is with the WI-DNR for review right now. The committee directed staff to place this on the September 8th agenda for another workshop. Traxler asked that staff post the meeting notice in as many places as possible. In addition to the regular posting places, he suggested other spots like boat landings.

c. Wind energy ordinance

The wind energy issue was discussed further with Mr. Fox under this agenda item. McConnell began by stating that she agrees with Mr. Fox. The wind mills are good and they have a place.

Shute gave a quick summary on how Green Lake County adopted a wind energy ordinance, but repealed it after the Calumet County ordinance was challenged in court and lost. Haase stated that he checks on court decisions daily and has not seen anything that has changed as far as wind energy case law. Peters feels that Green Lake should be able to regulate this industry somehow and will check to see what other counties are doing as far as placing moratoriums on wind mills. He will also visit a wind mill to see what they look and sound like. Peters would like this placed on the July agenda for further discussion.

d. Agricultural districts

Shute – The agricultural districts are something that this committee has wanted to amend for a long time now. There have been other priorities that needed to be dealt with and this is now back in the forefront. It's a two component process; i.e. the text of the ordinance and then the zoning maps. The committee asked that this be placed on the July 7th agenda.

DISCUSSION OF DEPARTMENT CONSOLIDATION WITH LAND CONSERVATION DEPARTMENT

Before discussion began, Traxler recused himself from the table/discussion because of his position as Chair of the Ad Hoc Committee.

McConnell – Explained how this idea about with the creation of the Ad Hoc Committee. Each department was asked to give reports on how their department could contribute to the budget shortfall.

Traxler – Advised that the idea of the departments consolidating came about when County Board Chair Priske appointed the Ad Hoc Committee members and advised that they look into this possibility. Since then, the committee has met with department heads to discuss possible budget cuts.

Shute – Commented that he had prepared a report for the Ad Hoc Committee last fall and copies were also given to the Planning and Zoning Committee. He had hoped that, by this point, this committee would be prepared to talk about what should happen with this department.

The committee agreed that they should re-read Shute's report and be prepared to discuss this further at the joint committee meeting on June 13th with the Land Conservation and Ad Hoc Committees

NEXT MEETING DATE

July 7, 2011

Business Meeting - 4:30 p.m.

Public Hearing - 6:00 p.m. – no public hearing items

ADJOURN

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

Time: 7:10 p.m.

Recorded by Carole DeCramer, Committee Secretary

APPROVED ON:

July 7, 2011