

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING COMMITTEE  
Business Meeting & Public Hearing Minutes – June 3, 2009 – 4:30 p.m.**

**CALL TO ORDER**

Committee Chair Sue McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 4:36 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:**        **Roberta Erdmann, Eugene Henke (seated at 4:57 p.m.), Susan McConnell, Howard Sell, Thomas Traxler, Jr.**

**Absent:**

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

**APPROVAL OF AGENDA**

**Motion by Erdmann/Sell, unanimously carried, to approve the amended agenda. Motion carried.**

**APPROVAL OF MINUTES**

**Motion by Sell/Erdmann, unanimously carried, to approve the May 6, 2009, minutes. Motion carried.**

**PUBLIC APPEARANCES**

**Dawn Rae Jones** – A letter, written by Ms. Jones, was given to each of the committee members. Ms. Jones is a master gardener and expressed concerns about the county ordinance in regard to non-retail greenhouses in residential areas. She asked that the committee review and revise the ordinance taking into consideration the unique construction requirements of a greenhouse and that the size be increased to 10'X20' to allow for the utilization of pre-manufactured carport frames to be used as the framing.

**PURCHASES** – None

**CLAIMS**

Claims totaling \$774.00 were submitted.

**Motion by, Erdmann/McConnell, unanimously carried, to approve the claims in the amount of \$774.00 for payment. Motion carried.**

- a) Committee approved per diem and mileage for those members in attendance at mediation of Michael and Susan Crosby legal matter at Sorenson Law Office, Ripon, WI**

**Motion by Erdmann/Sell, unanimously carried, to approve the per diem and mileage for those committee members in attendance at the mediation of Michael and Susan Crosby legal matters at Sorenson Law Office. Motion carried.**

## **APPROVAL OF DEPARTMENT ACTIVITY REPORT**

**Motion by Erdmann/McConnell, unanimously carried, to approve the April, 2009, monthly report. Motion carried.**

### **DEPARTMENT/COMMITTEE ACTIVITY**

- a) **Agricultural Zoning Districts**
- b) **Rural Residential Zoning Districts**

Shute – As a result of the May 27<sup>th</sup> meeting, it was decided that the committee move forward with the new rural residential district and A-2 district as a starting point to allow for home-based businesses.

### **GENERAL COMMITTEE DISCUSSION**

- a. **Such other matters as authorized by law**
- b. **Future activities**

Shute – The aerial photography will occur in 2010. This new flight data will produce 2' contours that will be compliant with FEMA.

**5:50 p.m. Ten minute recess.**

**6:00 p.m. Meeting reconvened.**

### **PUBLIC HEARING MATTERS**

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

**Item I: Owners/Applicants:** John D Hoppa & Stephanie B Buhrow **Site Address:** N7471 Forest Ridge Rd, Parcel #002-00662-0000, Lot 1 Certified Survey Map 2993 V15 inc that parcel desc V741 P334, Town of Berlin, Section 34, T17N R13E, (±40.68 Acres) **Explanation:** The owners are requesting a conditional use permit for processing, packaging, and selling their farm products.

- a) Public Hearing

John D. Hoppa, N7471 Forest Ridge Road – Spoke in favor of the request.

Nannette Mlodzik, N7520 Forest Ridge Road – Spoke in favor of the request.

Jan Krebs, N7475 Forest Ridge Road – Presented a petition, signed by neighbors of Hoppa/Buhrow, stating that they oppose the request.

Merlin Soda, N7554 State Road 49 – Spoke against the request.

Peter Deegen, N7328 Forest Ridge Road – Spoke against the request.

Vera Soda – N7554 State Road 49 – Spoke against the request.

Bill DePue, N7562 Forest Ridge Road – Spoke against the request.

Don Choan, N7899 Forest Ridge Road – Spoke against the request.

Jan Krebs (spoke previously) – Suggested an environmental impact study.

Stephanie Buhrow, N7471 Forest Ridge Road – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

Discussion included the need for an operational plan. Some of the committee members felt that there were too many unresolved questions and that the request should be tabled until July. This would give the applicants time to submit an operational plan for the committee to review.

c) Committee Decision

**Motion by Erdmann/McConnell, carried on a 3 to 2 vote (Erdmann – aye, Henke, nay, McConnell – aye, Sell – aye, Traxler – nay), to table the request until the July 1<sup>st</sup> meeting. Motion carried.**

**Item II: Owners/Applicants:** Byron & Nancy Hill **Site Address:** W1399 Spring Grove Rd, Parcel #006-01064-0000, Com at inter of W ln of Govt Lot 1 & S Ln of Ave: S 466' (M/L); E'ly 210' to cen of Creek NE'ly alg Creek to a pt on S ln of Ave; W'ly to beg; Section 33, T16N R13E, Town of Green Lake, (±4.0 Acres) **Explanation:** The owners are requesting a zone change from RC Recreation District to R-1 Single-Family Residential District.

a) Public Hearing

Nancy Hill, W1399 Spring Grove Road – Spoke in favor of the request.

Byron Hill, W1399 Spring Grove Road – Spoke in favor of the request.

Jim Fox, Town of Green Lake Chairman – Spoke in favor of the request.

Public hearing closed.

c) Committee Decision

**Motion by Erdmann/Traxler, unanimously carried on roll call (5-ayes, 0-nays), to recommend approval of the rezone request as presented and forward to the county board for action. Motion carried.**

d) Execute Determination Form/Ordinance

**NEXT MEETING DATE**

July 1, 2009

- Business Meeting 4:30 p.m.
- Public Hearing 6:00 p.m.

**ADJOURN**

**Motion by Eugene/Sell, unanimously carried, to adjourn. Motion carried.**

Time: 7:25 p.m.

Recorded by Carole DeCramer  
Committee Secretary

**APPROVED ON:**

**July 1, 2009**