

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

**CALL TO ORDER**

Committee Chair Sue McConnell 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**

Absent:       **Wallace Williams**

Also Present: **Al Shute**, County Surveyor/Land Development Director

**Jeff Haase**, Assistant Corporation Counsel

**Carole DeCramer**, Committee Secretary

**Orrin Helmer**, County Board Chair

**APPROVAL OF AGENDA**

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

**PUBLIC HEARING MATTERS**

Committee Chair McConnell 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:** Tom R & Gale A Zimmerman **Tax Parcel # and Description:** 010-0533-0000 - Com 40R W of the NE Cor of the NW¼ of the SW¼, Sec 26: Thence W 20R; S 20R; E 20R; N 20R to beg, T14N R13E, Town of Mackford (±2.5 Acres) **Location of Premises Affected:** W865 Prairie Dr **Explanation:** Rezone from C-1 General Commercial District to A-1 Exclusive Agriculture District.

a) Public Hearing

Gale Zimmerman, W934 CTH AW, Markesan – Owner of the property, speaking for the rezone request.

Eugene Henke, Town of Mackford Supervisor – Speaking for the rezone request.

Public hearing closed.

b) Committee Discussion and Deliberation

c) Committee Decision

**Motion by Biesenthal/Sell, unanimously carried on roll call (4-eyes, 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

**PRELIMINARY PLAT REQUEST HELD OVER FROM THE 03/07/07 PUBLIC HEARING. 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: PRELIMINARY PLAT FOR ESTATES OF LAWSONIA**

a) Committee Discussion and Deliberation

The public hearing for this item was held on March 7, 2007. The committee voted to hold committee discussion and deliberation over until such time that the Town of Brooklyn took action. The town has since made the decision to deny the original preliminary plat. The committee discussed how all authorities must approve the preliminary plat in order for it to move forward. Since the town denied the plat, the committee agreed that the logical decision would be to deny the proposed preliminary plat for Estates of Lawsonia.

b) Committee Decision

**Motion by Sell/Mueller, unanimously carried on roll call (4-ayes, 0-nays), to deny the Estates of Lawsonia preliminary plat. Motion carried.**

**REZONE REQUEST HELD OVER FROM THE 03/07/07 PUBLIC HEARING AND 4/25/07 PREVIOUS LAID OVER DATE. 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) Committee Discussion and Deliberation

**Motion by Biesenthal/Mueller, unanimously carried, to suspend the rules to allow Town of Brooklyn Chairman Mike Wuest and John Davel, Davel Engineering, to speak. Motion carried.**

John Davel, Davel Engineering – Stated that he had, at the Town of Brooklyn meeting, agreed to suspend action on the rezone request.

Mike Wuest, Town of Brooklyn Chairman – Confirmed that the Town of Brooklyn postponed the zoning request until the approval of the preliminary plat.

b) Committee Decision

**Motion by Biesenthal/Sell, unanimously carried on roll call (4-eyes, 0-nays), to table the rezone request until the next preliminary plat for the Estates of Lawsonia is scheduled for a public hearing. Motion carried.**

**PUBLIC COMMENT**

Jim Rickmeyer, 542 Wettstein Avenue, Fond du Lac, also cottage at N4854 Lakeshore Drive – Made the committee aware of his concerns regarding a recent Board of Adjustment issue concerning a house on Lakeshore Drive whereby the owner removed a structure within the 75-foot setback and replaced it.

Elizabeth Carpenter Harrington, winter address is Boulder, Colorado – Expressed to the committee that she has been coming to the ABA for 77 years and is pleased that the Estates of Lawsonia preliminary plat is not happening quickly and without a lot of thought. She will not consent to the limitation of her access, easements, or the movement of the roads that existed at the time of her family's contract with the ABA and will take legal action if necessary.

Lance Svensson – Stated that he, as well as the other property owners in the ABA, purchased the access to all of the roads in the ABA and asked the committee to not take away the rights they already have.

John Kimen – His father-in-law and Mr. Svensson's father-in-law both came to the ABA in 1932 and ended up playing golf together. ABA is special place for both families. They hope the talk about small lots, as drawn out in the Estates of Lawsonia preliminary plat, ends.

Mary Jane Bumby, W2125 Irving Park Road, Town of Brooklyn – She described an order of vacation she recently came across. It was an order to vacate part of the Plat of Wisconsin Estates at the time of Grant F. Anderson, who scheduled a hearing on July 11, 1958. She felt it important to note that the ABA stated at that time that the property owners within the ABA had rights to all of the roads.

**CORRESPONDENCE**

Shute – Made the committee aware that he has received another submittal from Davel Engineering for the Estates of Lawsonia. Explained that he did not distribute this to the committee because they were still working on the original version of the plat and needed to discuss and review that before receiving another.

**FUTURE DEPARTMENT/COMMITTEE ACTIVITY** - None

**GENERAL COMMITTEE DISCUSSION** - None

**NEXT MEETINGS DATES**

June 27, 2007 – Business Meeting – 6 p.m.

July 11, 2007 – Public Hearing – 6 p.m.

**ADJOURN**

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

Time: 6:54 p.m.

Recorded by Carole DeCramer  
Committee Secretary

**APPROVED ON:  
July 11, 2007**