

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 1, 2013**

CALL TO ORDER

Committee Chair Starshak 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.

Present: **Eugene Henke, Ben Moderow, Harley Reabe, Michael Starshak**

Absent: **Don Peters**

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

Matt Kirkman, Code Enforcement Officer

Missy Sorenson, Code Enforcement Officer

Carole DeCramer, Committee Secretary

Dan Sondalle, Assistant Corporation Counsel

Jack Meyers, County Board Chair (left at 5:32 p.m.)

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Henke/Reabe, unanimously carried, to approve the July 3, 2013, minutes.

PUBLIC APPEARANCES - None

PUBLIC COMMENT - None

WORKSHOP – PROPOSED A-2 GENERAL AGRICULTURAL ZONING DISTRICT

Shute – Explained that he created a document that incorporated comments from members of the Town of Marquette town board and Kathleen Moore.

Starshak - This is a combination of two existing agricultural districts. This has been on every agenda since March and is the fourth workshop.

Phil Anastasi, Town of Marquette Chairman – Discussed the ordinance section in regard to cemeteries. Asked about a set time table for adopting the proposed amendment; the Town is looking for some sort of timeline. The Town of Marquette is in the process of organizing to discuss the proposed changes. Other questions included how many animals are allowed per acre. He suggested that, when amending the ordinance, the committee grandfather in the existing uses and restrict the new.

CORRESPONDENCE

Shute – The Town of Marquette’s letter with regard to the comprehensive planning process should be placed back on the agenda for further discussion. The other townships will be kept

informed. Other correspondence is a letter from Supervisor Dave Richter; it will be placed in tonight's minutes and placed on next month's agenda.

PURCHASES - None

CLAIMS

Claims totaling \$1,383.78 were submitted.

Motion by Henke/Moderow, unanimously carried, to approve the claims in the amount of \$1,383.78 for payment.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

- a. **Permits, public hearings, etc.**
- b. **Violations**

Shute – Discussed the various aspects of the reports.

On a motion by Reabe/Henke, unanimously carried, the committee approved the reports.

LAND INFORMATION UPDATES

- A. **LAND INFORMATION COMMITTEE/COUNCIL HISTORY BY ATTORNEY DAN HURST**

Shute – Gave each of the committee members a packet of information that was provided by Corporation Counsel Dan Hurst regarding historical information pertaining to the Land Information Council.

Starshak – It's informational for the committee. It will be placed on the next agenda.

DEPARTMENT/COMMITTEE ACTIVITY

- a. **Agricultural Zoning Districts**

Shute – Changes will be made as requested and will be brought forward as a public hearing item for October.

- b. **Continued discussion on 25-foot setbacks**

Shute – A letter was sent to each of the towns advising them of the discussion regarding the 25' setbacks. So far, only one of the town officials has responded and he is not overly supportive of the 25' setback change without some good criteria for setting that distance. The 25' setback that triggered the discussion was a setback that the county originally didn't have to provide because it was originally part of a discussion that involved an unzoned town and the WI-DNR administrative rule didn't provide a streetyard setback.

- c. **Private Sewage Ordinance; amend to delete maintenance affidavit**

Shute – There is redundancy in some of the paperwork and Code Enforcement Officer Missy Sorenson has suggested that the ordinance be amended to delete the section that requires a maintenance affidavit.

Motion by Moderow/Reabe, to amend the POWTS ordinance and bring it to public hearing in September.

d. NR115 updates, if any

Shute – The DNR public hearing notice was given to each committee member.

e. Use of department carryover fund for public land survey system corner project

Shute – Last year’s project cost approximately \$24,000 for surveying corners. The plan is to survey another 20 corners. I’m seeking the committee’s approval to use carryover funds from 1998 to supplement the existing \$10,000 with an additional \$18,000 from carryover funds to do about 25 more corners.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Further discussion with Corporation Counsel Dan Hurst regarding Supervisor Dave Richter’s letter
- Workshop – proposed A-2 General Agricultural Zoning District
- Continued discussion on 25-foot setbacks
- Private Sewage Ordinance; amend to delete maintenance affidavit
- Carryover funds

b. Meeting dates

September 5, 2013

Business Meeting 4:30 p.m.

Public Hearing 6:00 p.m.

5:52 p.m. On a motion by Reabe/Henke, unanimously carried, the committee moved to recess until 6:00 p.m.

Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee at 6:00 p.m. for public hearing items and read the rules of public hearing.

PUBLIC HEARING ITEMS

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

Item I: Owners/Applicants: Loretta Henke Estate **General Legal Description:** W1680 County Road S, Parcel #010-00115-0000 (±24 acres), #010-00150-0000 (±40 acres), #010-00151-0000 (±18 acres), Part of the NE¼ of Section 8 and Part of the NW¼ of Section 9, T14N R13E, Town of Mackford **Explanation:** Rezone from A-1 Exclusive Agriculture District and R-1 Single-Family Residence District to A-2 General Agriculture District.

a) Public Hearing

Shute – Gave an overview of the rezone request.

Brenda Henke, Personal Representative for the estate – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

Henke – The Town of Mackford approved it.

Reabe – Based on Shute’s comments, it’s all positive.

c) Committee Decision

On a motion by Reabe/Moderow, carried on roll call, to recommend approval of the rezone request as presented and forward to County Board for final action.

Henke – abstain, Moderow – aye, Peters – absent, Reabe – aye, Starshak – aye.

d) Execute Determination Form/Ordinance

ADJOURN

On a motion by Henke/Reabe, unanimously carried, the committee adjourned.

Time 6:12 p.m.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

September 5, 2013