

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 2, 2018**

CALL TO ORDER

Chair Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

Present: **William Boutwell, Robert Lyon, Harley Reabe, Curt Talma, Peter Wallace**

Absent:

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director
Carole DeCramer, Committee Secretary
Dawn N. Klockow, Corporation Counsel

APPROVAL OF MINUTES

Motion by Reabe/Boutwell, unanimously carried, to approve the 07/05/18 minutes

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman discussed the monthly financial reports, land use permits, and sanitary permits reports.

b. Permits

Kirkman explained the list of issued land use and sanitary permits for the month of June.

c. Violations

Kirkman discussed the list of land use violations and septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Update on County eligibility for Wisconsin Fund Grant Program

Kirkman – Updated the committee on the status of the information that was recently sent to DSPS. There has not yet been a decision on Green Lake County’s Wisconsin Fund Grant Program eligibility.

b. 2019 Budget

Kirkman – The county administrator asked that department budgets be reviewed by the governing committees. Kirkman shared a preliminary 2019 departmental budget that he has prepared. Each line item was explained/discussed. It will be discussed again at the September meeting.

6:01 p.m. The business portion of the meeting recessed until after the public hearing.

6:01 p.m. The committee reconvened for the 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: Owner/Applicant: Michael J. Stagg **General legal description:** W1919 Princeton Rd, Parcel #004-00470-0400 (±.57 acre) and #004-00470-0100 (±3.69 acres), Lot 2 Certified Survey Map 1769, Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E, Town of Brooklyn **Request:** Rezone from C-2 Extensive Commercial District and R-3 Multiple-Family Residence District to R-1 Single-Family Residence District; also, R-3 Multiple-Family Residence District to C-2 Extensive Commercial District. To be determined by certified survey map.

a. Public hearing

Michael J. Stagg, W1919 Princeton Road – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Discussed the existing configuration of the properties and how the rezone will help in resolving various issues. The criteria for rezoning was also explained. The request is consistent with the comprehensive plan goals. The Town of Brooklyn approved the request.

c. Committee decision

On a motion by Reabe/Boutwell, unanimously carried on roll call (5-ayes, 0-nays), to approve the rezone request and forward to the county board for final action.

Item II: Owners/Applicants: Bryan & Patricia A Sutula **General legal description:** N5383 & N5395 Brooklyn G Road, Parcel #004-00614-0000 (±4.71 acres) and #004-00614-0301 (±10.63 acres), Lot 1 Certified Survey Map 3199, Lot 1 Certified Survey Map 3611, all lands in part of the SW¼ and SE¼ of Section 25, T16N, R13E, Town of Brooklyn **Request:** Rezone from A-1 Farmland Preservation District to A-2 General Agriculture District; also, rezone from A-2 General Agriculture District to R-4 Rural Residential District. To be determined by certified survey map.

a. Public hearing

Bryan Sutula, W5395 Brooklyn G Road – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman explained the request and read through the list of criteria that should be considered when discussing this request. The request is consistent with the comprehensive plan and farmland preservation plan. The Town of Brooklyn approved the request.

c. Committee decision

On a motion by Boutwell/Wallace, unanimously carried on roll call (5-ayes, 0-nays), to approve the rezone request and forward to the county board for final action.

Item III: Owner/Applicant: John S Loberg **General legal description:** North St, Parcel #004-00410-0503 (±.80 acre), Lot 1 Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn **Request:** Conditional use permit to construct a storage building.

a. Public hearing

John S. Loberg, N5942 Kildeer Lane – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman explained the request and read through the list of general criteria for considering this request. The Town of Brooklyn approved the request.

Committee discussion included the mention of a “paint shop” in the narrative that was submitted with the application. The application form only made mention of a “storage building” and no commercial use such as a paint shop. After a lengthy discussion of what would have to be included in the conditions for this use, Mr. Loberg ultimately decided that he would exclude the paint shop from the request and the building would only be used as a storage building.

c. Committee decision

On a motion by Reabe/Wallace, unanimously carried on roll call (5-ayes, 0-nays, 0-abstain) to approve the conditional use permit (CUP) with the following conditions:

- 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).**
- 2. The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.**
- 3. Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner, if applicable.**

4. If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
5. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
6. As there are no existing stormwater management facilities on the subject site, there is a high potential for increased water pollution by the transportation of particulate matter into the “Tee” channel of Green Lake. Consequently, the owner is required to implement a stormwater management plan, to be reviewed and approved by the Land Conservation Department in accordance with Section 284-11.A.(4) of Chapter 284, Construction Site Erosion Control & Stormwater Management, of the Code of Green Lake County.
7. The storage building is to be used for residential or commercial storage purposes only. Other commercial or industrial uses are not authorized by this CUP.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items
- b. Meeting Date
September 6, 2018
Business meeting – 5:15 p.m.
Public hearing – 6:00 p.m.

ADJOURN

7:05 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

September 6, 2018