

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING COMMITTEE  
Business Meeting Minutes – April 27, 2011 – 4:30 p.m.**

**CALL TO ORDER**

Committee Chair Susan McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 4:35 p.m. in the lower level training room, Green Lake County Government Center, Green Lake, Wisconsin. The requirements of the open meeting law were certified as being met.

Present:           **John Gende, Susan McConnell, Don Peters, Thomas Traxler, Jr.**

Absent:             **Eugene Henke**

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

**APPROVAL OF AGENDA**

**Motion by Peters/Traxler, unanimously carried, to approve the agenda.**

**PUBLIC COMMENT** - None

**PUBLIC APPEARANCES**

**a. Missy Sorenson, Green Lake County Code Enforcement Officer, Discuss Wisconsin County Code Administrators' spring conference**

The two Green Lake County Code Enforcement Officers are members of the Wisconsin County Code Administrators, which is a professional organization that holds two conferences per year. Typically, one of the code enforcement officers (CEO) attends the spring conference, and the other attends the fall conference. By attending the conference, the CEO earns credits toward their certification. Missy Sorenson attended the spring conference and was invited, by the committee, to report what she had learned. Highlights of the spring conference were shared with the committee.

**b. Elmer Bock, Landmark Services, conditional use permit**

Shute reminded the committee of the Landmark Services one-year site visit issues that were brought up by the code enforcement officer who had done a site visit. According to the minutes, the committee was told about the new sign that had been erected without a permit, the storage tank did not get relocated back properly, and the accumulation of smaller tanks. The business owners were at that meeting and the committee discussed with them what they felt should be done to rectify the issues. Shute, at that time, raised the question as to whether or not a public hearing was necessary. Assistant Corporation Counsel advised that he felt the minutes could stand as the committee's actions/findings.

Elmer Bock, W1618 County Road S – Questioned how the business is able to do what they're doing without a public hearing. At the time of the original public hearing, neighbors expressed concerns about the small tanks and were told that they would not be placed where they are now. Landmark is doing it anyway and the committee is allowing them to do it.

McConnell – Explained to Mr. Bock that the business was told that the new sign would have to come down, but they could use the old footing to put up an appropriately-sized sign. The business was also told to put up some sort of fencing to conceal the tanks.

Shute – Informed the committee that, so far, nothing has been done to rectify the issues.

The committee agreed that the code enforcement officer should keep in contact with Landmark Services to make sure that these things are taken care of.

**c. Damon Reabe, Reabe Spraying Service, President of Wisconsin Agricultural Aviation Association, presentation regarding the need for a wind energy ordinance**

Damon Reabe, Reabe Spraying Service – Mr. Reabe shared a presentation with the committee on why he feels it is important to have a wind energy ordinance. Green Lake County is a large producer of vegetables and wind towers impede the ability of farmers to aerial spray for pests and diseases. Mr. Reabe asked that the committee consider the advantages of having an ordinance in place or risk losing businesses like the vegetable farmers.

Jim Fox, Town of Green Lake Chairman – Stated that he has concerns over what the wind energy companies are having the landowners sign. His brothers are farmers and have been told that the money is guaranteed for tower placement on a farmer's property; however, they don't guarantee that the tower will be placed on a fence line. It could very well end up in the middle of a field.

The committee advised Mr. Reabe that they had spent eighteen months writing and adopting a wind energy ordinance, but on the advice of the Assistant Corporation Counsel, repealed the ordinance. They don't feel that they will be reconsidering this anytime soon.

**5:55 p.m. On a motion by Traxler/Peters, unanimously carried, the committee took a 15-minute break.**

**6:10 p.m. The committee reconvened.**

**CORRESPONDENCE**

Shute – A copy of the signed stipulation has been given to the courts. Advised the committee that the department is just waiting for the judge to sign it and then staff will be able to issue Dr. Thomas and Linda Kloosterboer's land use permit.

**a. Discussion of Waushara County draft shoreland regulations**

Shute – Stated that he looked through the Waushara County shoreland regulations but didn't look at the current language to see if it would work for Green Lake County. This committee has developed a draft ordinance that represents what the committee felt would work for Green Lake County.

The committee took the Waushara County draft shoreland ordinance and compared it, page by page, to the draft ordinance on which they have been working. This discussion and comparison will continue at the May 5<sup>th</sup> meeting.

**DEPARTMENT/COMMITTEE ACTIVITY REPORT**

**a. Discussion of Agricultural Conversion Fees**

**b. Discussion of Stormwater Management Ordinance**

**c. Discussion of expedited permit review fees**

The committee asked that the above three items be placed on the May 5<sup>th</sup> agenda for further discussion. Jim Hebbe, County Land Conservationist, will be invited to discuss the administration and enforcement of the Stormwater Management Ordinance.

**GENERAL COMMITTEE DISCUSSION**

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

**NEXT MEETINGS DATES**

May 5, 2011

- Business Meeting 4:30 p.m.
- Public Hearing 6:00 p.m. - None

May 25, 2011

- Business Meeting 4:30 p.m.

**ADJOURN**

**Motion by Traxler/Peters, unanimously carried, to adjourn.**

Time: 7:29 p.m.

**Recorded by:**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**

May 5, 2011