

**SHEBOYGAN COUNTY PLANNING, RESOURCES,  
AGRICULTURE & EXTENSION COMMITTEE MINUTES**

UW Extension Office  
UW Sheboygan Campus  
5 University Drive  
Sheboygan WI  
Room 5018

**March 11, 2010**

**Called to Order: 4:00 PM**

**Adjourned: 7:16 PM**

**MEMBERS PRESENT:** Supervisor Keith Abler, Supervisor Michael Ogea, Supervisor James Baumgart, and Supervisor Al Bosman

**OTHERS PRESENT:** Bill Gagin; Arthur Perry; Deb Gagin; Mike Limberg, Town of Greenbush; Steve Sutcliffe, N7847 Lakeside Park Road; Joe Wagner, W8511 Glen Road; Karl Pfeifer, W7786 County Road T, Arno Pfeifer Inc.; Peter Mayer, representing Mary Hayssen; Mary Hayssen, N7867 Lakeside Park Road; Zdeena Hayssen, N7867 Lakeside Park Road; Walter Vollrath, W5860 County Road A North; Chad & Charlotte Kienbaum, 11432 Hwy 42; Dave D,Angelico and Scott McMurray, Three Guys and a Grill; Lil Pipping; Fritz Goebel; Ellen Schleicher, Register of Deeds; Attorney Carl Buesing, County Corporation Counsel; Jim Hulbert, Matt Mrochinski, and Shawn Wesener, County Planning & Resources Department

Vice-Chairman Abler called the meeting to order at 4:00 PM. Director Hulbert reported the meeting notice had been posted March 5, 2010 at 11:30 AM and the meeting was in compliance with the Wisconsin Open Meeting Law.

**Supervisor Ogea moved and Supervisor Bosman seconded to approve the minutes of the February 11, 2010 meeting. Motion carried.**

Vice-Chairman Abler opened the meeting for public input. Scott McMurray requested that agenda item 3 be addressed as part of the lease discussion in item 8 on the agenda. There was consensus among Committee members to do so.

Vice-Chairman Abler opened the public hearing to consider an application from Grace Episcopal Church for a Conditional Use Permit to continue the use of the property at N7902 County Road P, Section 25, Town of Greenbush (North), as a church or similar place of religious worship, as allowed by Section 72.10(4) of the *Sheboygan County Shoreland Ordinance*.

Matt Mrochinski explained the staff report and the conditional use request for the property.

Peter Mayer, representing Mary Hayssen, explained extenuating circumstances for Elizabeth Rich limiting her ability to represent Mary Hayssen at the hearing. Attorney Mayer explained that he was filling in at the last minute for Attorney Rich and requested the Committee table the request. Attorney Mayer described defects to the Conditional Use Request application. He inquired about the appropriateness of the proposed use of the property for the surrounding area. The application as submitted represents a renovation, but plans indicate new construction.

Attorney Mayer felt that the use was more consistent with that of a private club, creating a second primary use of the parcel in conflict with the ordinance. Attorney Mayer addressed the submissions with the application indicating additional detail is needed in the wetland delineation, further review of the navigability of a neighboring pond, and whether a soil report from 2000 was timely. Attorney Mayer distributed an affidavit related to potential archeological value on the property and argued for further exploration of the site prior to moving forward with the planned changes to the parcel. Attorney Mayer added that the size of the parking area and other impervious surfaces exceed the 20% lot coverage prescribed in the ordinance. Attorney Mayer summarized his statements and requested that the Committee deny the requested Conditional Use Permit.

Mary Hayssen provided background on the parcel and distributed a letter from Arthur Hayssen. Ms. Hayssen explained the family history of the chapel and the intended use of the parcel. Ms. Hayssen elaborated on wetland concerns and the potential loss of marshlands. The Town of Greenbush had requested that the applicant involve her and reach a consensus on the proposed changes to the parcel, this has not occurred.

Bill Gaglin representing Grace Episcopal Church explained the request and the process with the Town of Greenbush. Mr. Gaglin explained that all concerns brought forward by Attorney Mayer had been addressed by the applicant. The proposed updates to the parcel were to meet the needs of the users and include bathroom facilities and added storage space. Mr. Gaglin explained that the shoreland requirements had been met and that wetlands had been staked by WDNR and the proposed development complies. Mr. Gaglin described an easement through the parcel for access to a neighboring parcel of land and proposed changes to the location.

Charlotte Kienbaum explained that she and her husband hold the easement through the parcel. Ms. Kienbaum explained that damage to the parcel within the easement existed previously and that the proposed changes to the easement were not acceptable. Ms. Kienbaum indicated that she had not received notice of the hearing.

Lil Pipping stated that she was in support of conservation and would not support additional building in the Marsh.

Mary Hayssen added comment on drainage problems and indicated that standing water accumulates in the parking area on the parcel.

Bill Gaglin explained that the application was to rehabilitate an existing building.

Walter Vollrath spoke on his family history as it relates to the chapel, adding that the existing development has served the public and does not support additional development on the site.

Art Perry explained that he is not clear on the specific location of the easement on the property, only that it exists.

Peter Mayer explained that the easement was conveyed in 1966 and was located over the north 40 feet of the parcel.

Zdeena Hayssen provided comment about the current practice utilizing portable toilets for events has served the parcel well.

Steve Sutcliffe inquired about the meeting notification and indicated that he had not received notice.

Matt Mrochinski explained that he did not have a copy of the mailing list, but Department practice is to comply with a class II public notice and a notice to property owners within 200 feet.

Mary Hayssen elaborated on the history of the chapel. The Hayssen Foundation had donated the parcel to the church with the understanding that they were protecting the parcel. Ms. Hayssen inquired about trees that had recently been removed from the site.

Bill Gagin explained that the trees that had been removed were not located in a wetland area and that there is a need to comply with an access requirement for fire and safety.

Matt Mrochinski explained that the conditional use permit was needed for the church to continue and expand the use on the parcel. A Shoreland permit would be required for the proposed alterations to the existing structure.

**Supervisor Ogea moved and Supervisor Bosman seconded to close the hearing. Motion carried, hearing closed at 4:44 PM.**

The Committee discussed the application for the Conditional Use Permit. The Committee found no basis for denial of the Conditional Use.

**Supervisor Ogea moved and Supervisor Bosman seconded to approve the Conditional Use with the conditions outlined in the staff report.** There was discussion on the motion. There was concern about the lack of plans for the structure with the application. **Supervisor Ogea moved and Supervisor Bosman seconded to amend the motion to stipulate the submission of plans to the Department identifying the use as consistent with the application. Motion to amend carried. Motion carried.**

Vice-Chairman Abler opened the public hearing to consider an application from Arno Pfeifer, Inc. for a Conditional Use Permit to use the property at W7551 Plank Road, Section 10, Town of Greenbush, for a warehouse, as allowed by Section 72.10(4) of the *Sheboygan County Shoreland Ordinance*.

Matt Mrochinski explained the staff report and the Conditional Use request. Mr. Mrochinski explained that the applicant currently has two parcels that need to be legally merged to comply with lot coverage standards of the Shoreland Ordinance.

Attorney Mayer explained that he has acting as special counsel for Attorney Rich in representing the application, Arno Pfeiffer Inc. Attorney Mayer provided background on the historical use of the parcel, and established construction timelines for the improvements added to the parcel. Attorney Mayer indicated that based on a discussion with Attorney Rich the parcel merger is in process.

Karl Pfeifer indicated that the neighboring adjacent property owner had received notice and was not opposed to the proposal.

Joe Wagner spoke in support of the applicant and the need for this business to serve the surrounding agricultural community.

**Supervisor Baumgart moved and Supervisor Bosman seconded to close the hearing. Motion carried, the hearing closed at 5:12 PM.**

The Committee discussed the application.

**Supervisor Ogea moved and Supervisor Bosman seconded to approve the Conditional Use Permit with the conditions as listed in the staff report. Motion carried.**

Ellen Schleicher presented the Register of Deeds Annual report for 2009.

Ellen Schleicher, Register of Deeds, reviewed a request for a software upgrade and sought permission to request funding from Finance Committee. **Supervisor Ogea moved and Supervisor Bosman seconded to approve the request and recommend to Finance Committee. Motion carried.**

The Committee reviewed a draft resolution pertaining to supporting pursuit of remedies to stop Asian Carp from entering Lake Michigan. **Supervisor Ogea moved and Supervisor Bosman seconded to approve the resolution for presentation to the County Board. Motion carried.**

Jim Hulbert distributed a letter from the tenant at the Gerber Lake house indicating the termination of the lease on April 1, 2010. Mr. Hulbert reviewed the budget impacts associated with the lost revenue and requested direction from the Committee on the future of the structures on the property. The Committee reviewed the proposed removal of the structures and the continuance as a rental. There was consensus by the Committee members to have the Department and Purchasing Agent explore options for the removal of the structures as well as continuing as a rental and bring back to the next Committee.

Lil Pipping, Friends of the Broughton Sheboygan Marsh, presented the Marsh Tower to the Committee to accept and transfer ownership to the County. **Supervisor Baumgart moved and Supervisor Bosman seconded to accept the tower from the Friends of the Broughton Sheboygan Marsh by the County. Motion carried.**

Scott McMurray, Three Guys and a Grill, indicated that he was disappointed with the proposed lease as presented to the operator by corporation counsel. Mr. McMurray presented the Committee with financial statements from the operator and discussed specific items in the proposed lease to amend for consideration as discussions continue. The Committee indicated a desire to continue the lease and the positive partnership with the operator.

The Committee discussed the Marsh Lodge Lease. **Supervisor Ogea moved and Supervisor Bosman seconded to go into closed session pursuant to Wis. Stat. 19.85(1)(e). Vice-Chairman Abler called for a roll call vote; Supervisor Baumgart "Aye"; Supervisor Bosman "Aye"; Supervisor Ogea "Aye"; Supervisor Abler "Aye". Motion carried.**

**Supervisor Bosman moved and Supervisor Ogea seconded to go into open session. Vice-Chairman Abler called for a roll call vote; Supervisor Baumgart "Aye"; Supervisor Bosman "Aye"; Supervisor Ogea "Aye"; Supervisor Abler "Aye". Motion carried.**

The Committee reviewed the attendance of member and staff at meetings and functions. **Supervisor Baumgart moved and Supervisor Ogea seconded to approve the attendance of members at GLNC. Motion carried.**

Supervisor Ogea moved to deny the vouchers. Motion failed for lack of a second. Supervisor Bosman moved and Supervisor Baumgart seconded to approve the vouchers as presented. Motion carried with Supervisor Ogea opposed.

Supervisor Bosman moved and Supervisor Baumgart seconded to adjourn. Motion carried; meeting adjourned at 7:16 PM.

Shawn Wesener  
Recording Secretary

Michael Ogea  
Committee Secretary