

ESTATES OF LAWSONIA PLANS DEFERRED

At a meeting of the Green Lake County Land Use Planning and Zoning (“LUPZ”) Committee held on Wednesday, June 4, 2008, the Committee denied several requests made by the Green Lake Conference Center (“GLCC”) and Lindenwood Development, LLC for the rezoning of certain parcels of the Conference Center property to facilitate their proposed development of the Estates of Lawsonia. The Committee also deferred approval of the preliminary plat plan for a period of 90 to 120 days.

The GLCC and Lindenwood had wanted to rezone two parcels from RC (Recreational) to R-1 (Single Family Residential) to accommodate seven of the 97 building lots they propose to develop. They also wanted to rezone a shoreland-wetland area from R-1 to RC because it was unbuildable. Finally, they wanted to rezone the parcel on which the Seven Gables house is currently located from R-1 to C-2 Extensive Commercial so that the building could be used as a sales office.

The Town of Brooklyn had approved these rezoning requests when it entered into the March, 2008 Pre-Development Agreement with Lindenwood. However, the LUPZ Committee was concerned that the two RC to R-1 zoning requests did not appear to be compatible with the Town’s Comprehensive Plan which projects the future use of these property areas as recreational. The Committee was also concerned that the R-1 to RC request would be incompatible with the surrounding land use (R-1) given the many permitted and conditional uses allowed in a recreational zoning classification. It was suggested that a more appropriate classification would be as a conservancy area. Finally, the Committee concluded that the proposed rezoning of Seven Gables would be incompatible with the surrounding land use given the possible permitted and conditional uses allowed in a commercial zoning classification.

The LUPZ Committee then turned to consideration of the preliminary plat plan. It was duly noted that, by virtue of the denial of the rezoning requests, several of the lots shown on the plan would have to be reconfigured. There was also discussion of the roads proposed for the development. Although the Chairman of the Town of Brooklyn, Mike Weust, stated to the Committee that the roads would be dedicated to the Town and would thus become public roads as opposed to private roads as the developer had originally proposed, the Committee noted that no formal action on that issue had yet been taken by the Town. The LUPZ Committee was also concerned that the preliminary plat did not show the sewer service plan. The Committee also had questions regarding the apparent need for variances to meet certain County ordinances and for certain other construction permits.

As a result of these and other related considerations, the LUPZ Committee was not prepared to approve the preliminary plat at the June 4th meeting. However, rather than require the developers to restart the entire process (and to pay another filing fee) by denying approval of the preliminary plat, the developers and the Committee agreed that the time for the Committee to act on the preliminary plat would be extended for a period of 90 to 120 days. Presumably, during that period, the developers will work with the LUPZ Department to provide the Committee with the additional information they want and to revise the preliminary plat plan as appropriate.

In the meantime, it is also expected that the logging operations on the GLCC development site that were commenced earlier this year will continue.

The GLA and the Joint Advisory Committee on Land Use Matters will continue to monitor the proposed Estates of Lawsonia development to assure to the extent possible that this proposed development will be undertaken in a responsible and environmentally sensible manner so that it will not adversely affect Big Green Lake, its watershed or the property adjacent to the development. The GLA and JACLUM will, of course, provide further updates as events warrant.