

P42

ORDINANCE NO. 116 -2023

Relating to the Amendment of the Green Lake County Comprehensive Plan.  
Recommended for Approval on December 7, 2023,  
by the Land Use Planning & Zoning Committee

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 19th day of December 2023, does ordain as follows:

1 **WHEREAS**, the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette  
2 consist of a total of 101 nonconforming parcels that are substandard to area or  
3 nonconforming to use that stand to benefit from being planned in accordance with the  
4 respective Town's Farmland Preservation Plan's map; and,

5 **WHEREAS**, the Green Lake County Board of Supervisors adopted, on February 16,  
6 2016, a comprehensive plan that included the Green Lake County Farmland  
7 Preservation Plan and plan maps; and,

8  
9 **WHEREAS**, pursuant to Wis. Stat. 91.18, Green Lake County is authorized to amend a  
10 farmland preservation plan, and proposes to amend the farmland preservation maps for  
11 the Towns of Brooklyn, Green Lake, Mackford, Manchester, and Marquette in order to  
12 resolve these parcels through a zoning map amendment; and,

13 **WHEREAS**, the Wisconsin Department of Agriculture, Trade and Consumer Protection  
14 ("DATCP"), certified the County's 2015 farmland preservation plan with an expiration  
15 date of December 31, 2025; and,

Roll Call on Ordinance No. 116-2023

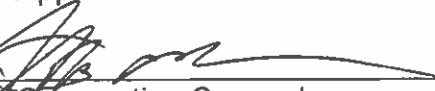
Submitted by Land Use Planning  
and Zoning Committee:

Ayes 7 , Nays 0 , Absent 2 , Abstain 0

Passed and Enacted ~~Rejected~~ this 19th  
day of December 2023.

  
County Board Chairman

  
ATTEST: County Clerk  
Approve as to Form:

  
Corporation Counsel



Curt Talma, Chair



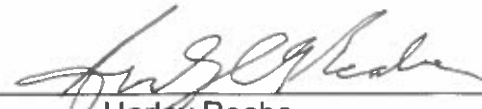
Chuck Buss, Vice-chair



William Boutwell



Gene Thom

  
Harley Reabe

16 **WHEREAS**, DATCP must certify any amendments to the farmland preservation plan,  
17 including any map amendments; and,

18 **WHEREAS**, DATCP certified the proposed farmland preservation plan map amendments  
19 for the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette, on August  
20 14th, 2023, with an expiration of December 31, 2025.

21  
22 **NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY**  
23 **OF GREEN LAKE DOES ORDAIN AS FOLLOWS:**

24 SECTION 1: The Green Lake County Board of Supervisors of Green Lake County,  
25 Wisconsin, does, by enactment of this ordinance, formally adopts the Proposed 2023  
26 Farmland Preservation Plan maps for the Towns of Brooklyn, Green Lake, Mackford,  
27 Manchester and Marquette attached hereto, pursuant to Wis. Stat. 66.1001(4)(c), and as  
28 an addendum to the Green Lake County Comprehensive Plan 2016.

29 SECTION 2: The Green Lake County Board of Supervisors of Green Lake County,  
30 Wisconsin, does, by enactment of this ordinance, amend the Green Lake County  
31 Comprehensive Plan 2016 by replacing the Farmland Preservation Plan maps of the  
32 Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette.

33  
34 SECTION 3: All ordinances or parts of ordinances inconsistent with or in contradiction of  
35 the provisions of this Ordinance are hereby repealed.

36 SECTION 4: A copy of the amended comprehensive plan's Farmland Preservation Plan  
37 maps shall be distributed according to Wis. Stat. §66.1001(4)(b).

38 SECTION 5: This ordinance shall take effect on January 1, 2024, upon passage by a  
39 majority vote of the members-elect of the Green Lake County Board of Supervisors and  
40 publication as required by law.

p 2

ORDINANCE NUMBER 17-2023

Relating to: Amending Zoning Maps  
Recommended for Approval on December 7, 2023,  
by Land Use Planning & Zoning Committee

1 The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly  
2 assembled at its regular meeting begun on the 19th day of December 2023, does ordain  
3 as follows:

4 **NOW, THEREFORE, BE IT ORDAINED**, that the Green Lake County Zoning  
5 Ordinance, Chapter 350 as amended, Article IV Zoning Districts, Section 350-26.  
6 Official Maps, shall be amended as follows:

7 See attached for Zoning Map Amendments

8 **BE IT FURTHER ORDAINED**, that this ordinance shall become effective upon passage  
9 and publication.

Roll Call on Ordinance No. 17-2023

Ayes 17, Nays 0, Absent 2, Abstain 0

Submitted by Land Use Planning and  
Zoning Committee:

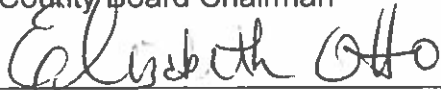
Committee Vote:

Ayes 5, Nays 0, Absent 0, Abstain 0

Passed and Enacted/Rejected this 19th  
day of December 2023.



County Board Chairman



ATTEST: County Clerk

Approve as to Form:



Jeff Mann  
Corporation Counsel



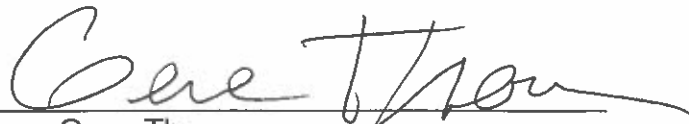
Chair – Curt Talma



Vice Chair – Chuck Buss



William Boutwell



Gene Thom



Harley Reabe





# TOWN OF BROOKLYN

## Green Lake County, WI

### Land Use Planning & Zoning

#### Farmland Preservation Plan Map Areas

Proposed 2023

##### Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

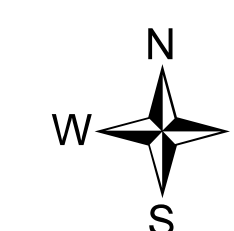
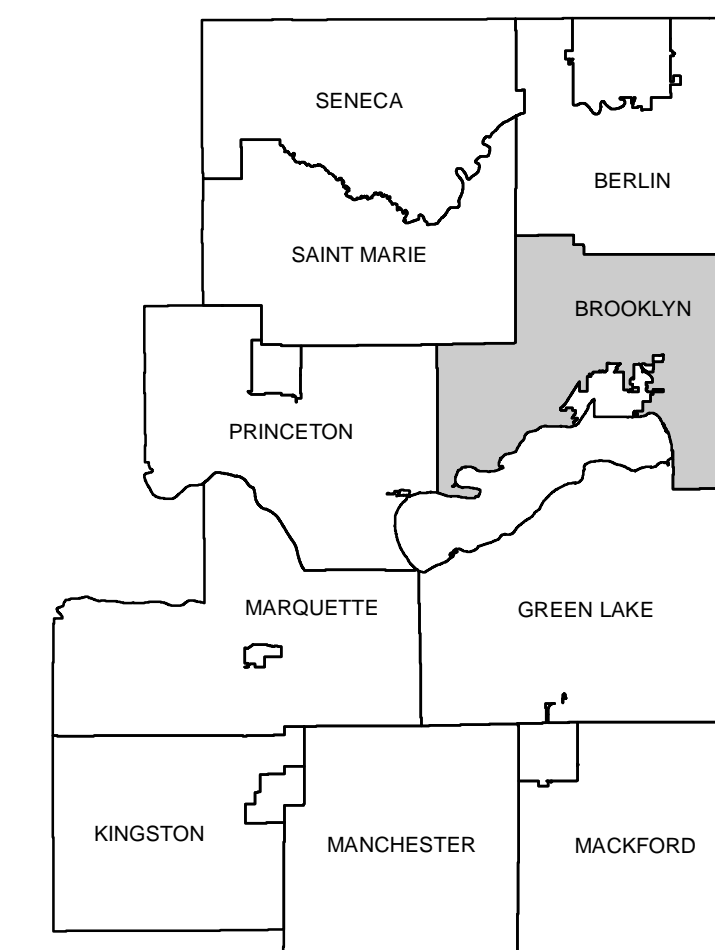
##### Nonagricultural Development Areas

Areas of Nonagricultural Development

#### Roads

State Road  
County Road  
City Street, Village Street, or Township Road  
Private Road  
Railroad

Municipal Boundary  
Parcel  
Section  
Waterbody  
Public Land



0 2,000 Feet





# TOWN OF GREEN LAKE

## Green Lake County, WI

### Land Use Planning & Zoning

## Farmland Preservation Plan Map Areas

Proposed 2023

### Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

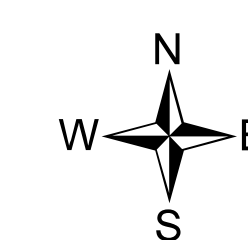
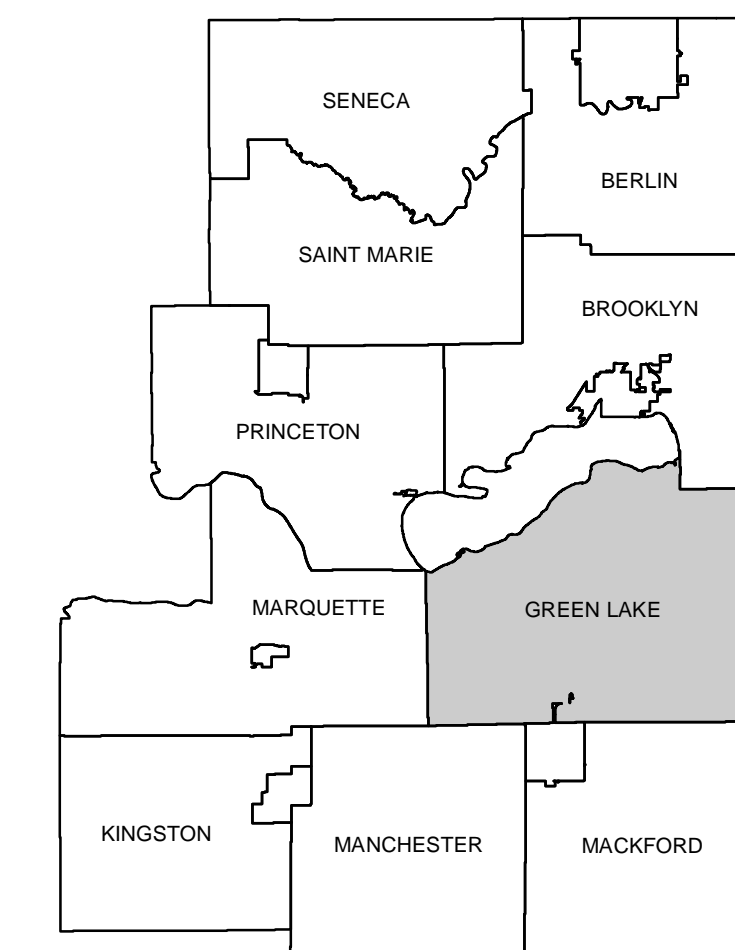
### Nonagricultural Development Areas

Areas of Nonagricultural Development

### Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land



0 2,000 Feet





# TOWN OF MACKFORD

## Green Lake County, WI

### Land Use Planning & Zoning

## Farmland Preservation Plan Map Areas

Proposed 2023

### Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

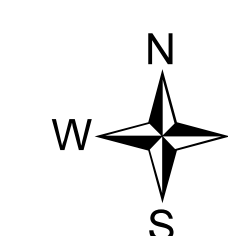
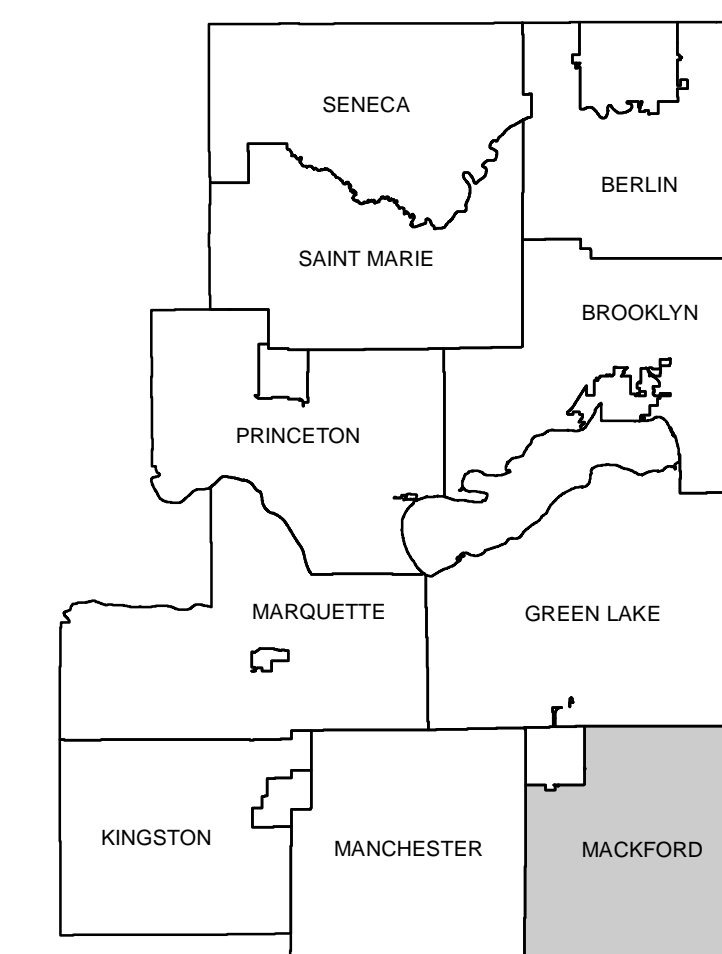
### Nonagricultural Development Areas

Areas of Nonagricultural Development

### Roads

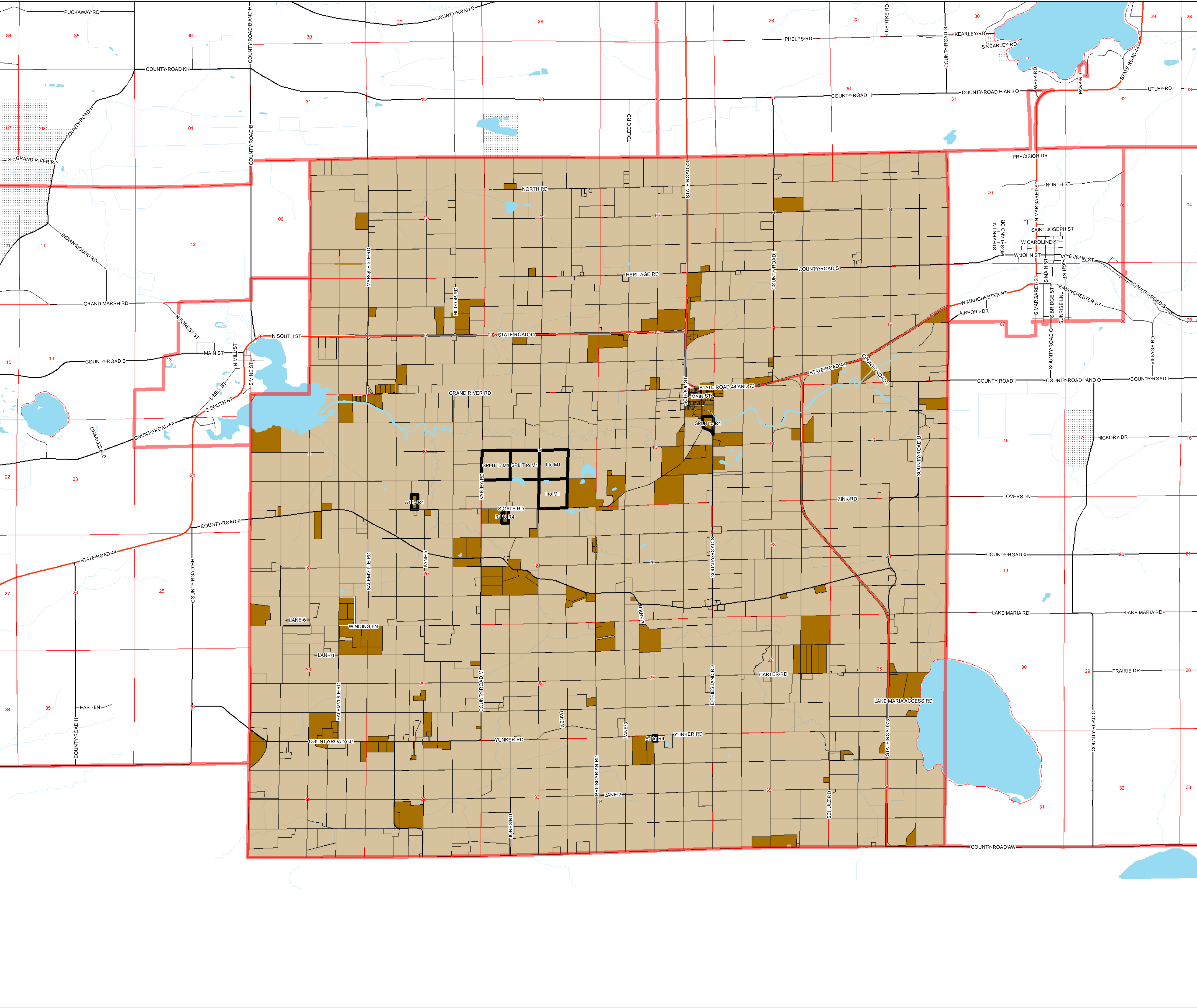
State Road  
County Road  
City Street, Village Street, or Township Road  
Private Road  
Railroad

Municipal Boundary  
Parcel  
Section  
Waterbody  
Public Land



0 2,000 Feet





# TOWN OF MANCHESTER

## Green Lake County, WI

### Land Use Planning & Zoning

#### Farmland Preservation Plan Map Areas

Proposed 2023

#### Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

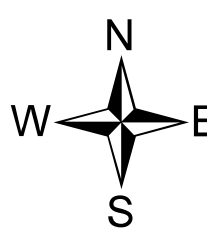
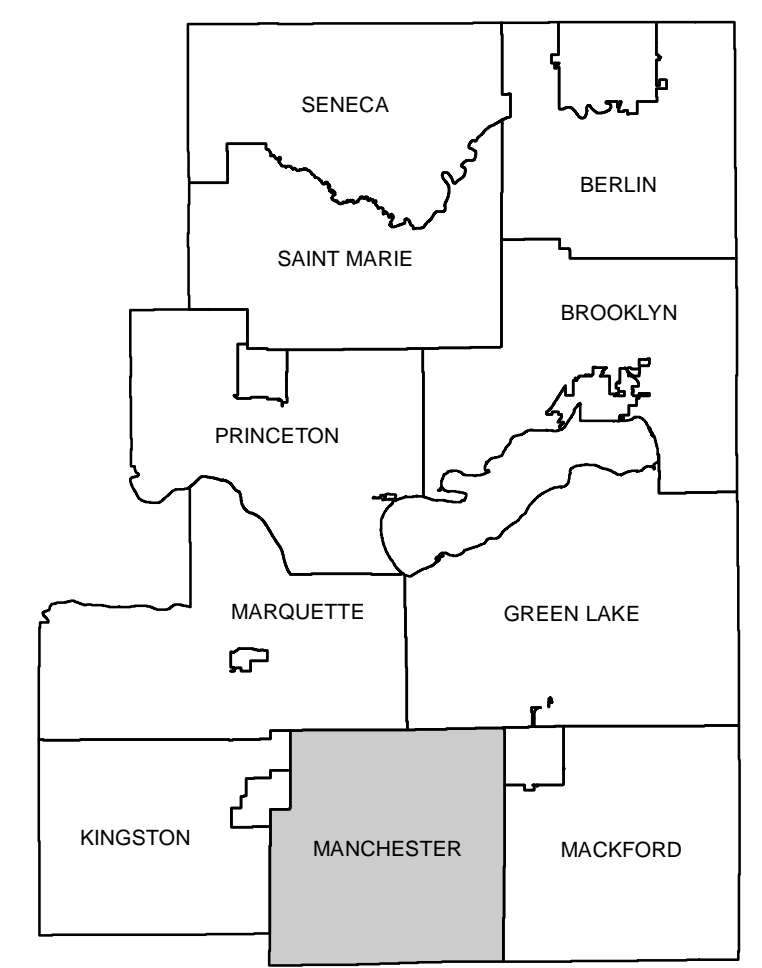
#### Nonagricultural Development Areas

Areas of Nonagricultural Development

#### Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land



0 2,000 Feet





# TOWN OF MARQUETTE

## Green Lake County, WI

### Land Use Planning & Zoning

## Farmland Preservation Plan Map Areas

Proposed 2023

### Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

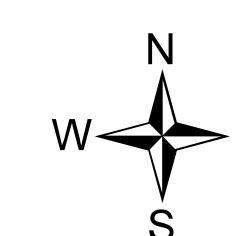
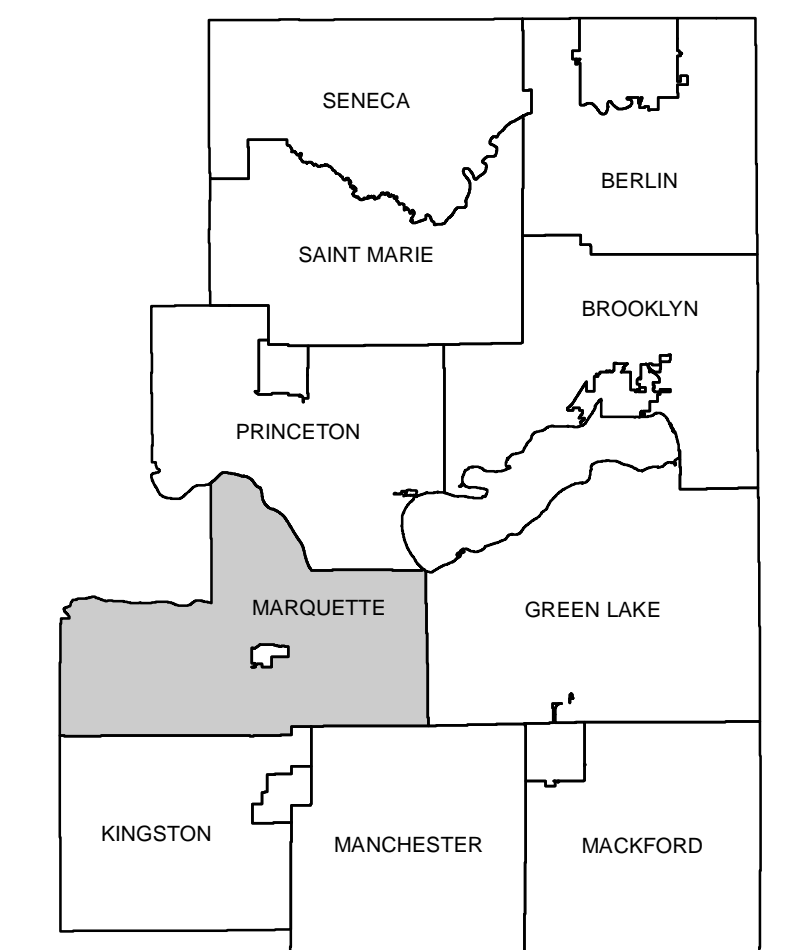
### Nonagricultural Development Areas

Areas of Nonagricultural Development

### Roads

State Road  
County Road  
City Street, Village Street, or Township Road  
Private Road  
Railroad

Municipal Boundary  
Parcel  
Section  
Waterbody  
Public Land



0 2,000 Feet

Map by Green Lake County GIS on 9/28/2023  
WI Administrative Code Chapter ATCP 49 Farmland Preservation





State of Wisconsin  
Governor Tony Evers

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**Department of Agriculture, Trade and Consumer Protection**  
Secretary Randy Romanski

August 14, 2023

Matt Kirkman, Director  
Green Lake County Land Use Planning & Zoning  
571 County Road A  
Green Lake, WI 54941

**Re: Certification of the Green Lake County Farmland Preservation Plan Map Amendment**

Dear Matt,

Attached is a department order certifying Green Lake County's Farmland Preservation Plan map amendment under s. 91.16, Wis. Stats. The certification process is now complete.

We look forward to working with you in the future on farmland preservation in Green Lake County. If you have any questions, feel free to contact me.

Sincerely,

Tim Jackson  
Farmland Preservation Program  
608-224-4630

*Wisconsin - America's Dairyland*

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**STATE OF WISCONSIN  
DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION**

<b>GREEN LAKE COUNTY FARMLAND PRESERVATION PLAN MAP AMENDMENT FOR THE TOWNS OF BROOKLYN, GREEN LAKE, MACKFORD, MANCHESTER AND MARQUETTE</b>	<b>ARM Division Docket No. 047-00000-P-16 M-0823</b>  <b>ORDER CERTIFYING AMENDMENT TO GREEN LAKE COUNTY’S CERTIFIED FARMLAND PRESERVATION PLAN THROUGH DECEMBER 31, 2025</b>
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**INTRODUCTION**

Green Lake County has asked the Department of Agriculture, Trade and Consumer Protection (“DATCP”) to certify a proposed amendment to the farmland preservation plan pursuant to s. 91.16, Wis. Stats. DATCP has considered the request and adopts the following decision:

**FINDINGS OF FACT**

- (1) DATCP is an agency of the State of Wisconsin, and is responsible for administering Wisconsin’s farmland preservation law under ch. 91, Wis. Stats., as repealed and recreated by 2009 Wis. Act 28.
- (2) Green Lake County is a county of the State of Wisconsin.
- (3) In order for a county and its residents to participate in the farmland preservation program, a county must have a state-certified farmland preservation plan. Among other things, the certified plan must clearly designate farmland preservation areas that the county plans to preserve for agricultural use.
- (4) Green Lake County currently has a state-certified farmland preservation plan. The current state certification is scheduled to expire on December 31, 2025.
- (5) Under s. 91.16(8), Wis. Stats., the certification of a farmland preservation plan does not cover any subsequent plan revision (adopted after July 1, 2009) unless DATCP certifies that plan revision.
- (6) On July 21, 2023, DATCP received from Green Lake County a request to certify an amended farmland preservation plan map for the towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette under s. 91.16, Wis. Stats. The county submitted the application in the form required under s. 91.20, Stats. The application included the certifications required under s. 91.20(3), Wis. Stats.
- (7) On July 21, 2023, DATCP confirmed by letter that the Green Lake County farmland preservation plan map amendment certification application was complete, and that DATCP would proceed to review the complete application.
- (8) Under s. 91.16(3)(a), Wis. Stats., DATCP may certify a county plan based on the county’s certification under s. 91.20(3), Wis. Stats., that the plan meets applicable certification standards under s. 91.18, Wis. Stats.



(9) DATCP may certify a farmland preservation plan if the plan meets applicable statutory standards under s. 91.18, Wis. Stats. DATCP may certify based on the representations contained in the county's application, but may conduct its own review and verification as it deems appropriate.

(9) Under s. 91.10(2), Wis. Stats., the farmland preservation plan must be consistent with the county comprehensive plan, if the county has a comprehensive plan.

(10) Under s. 91.16(2)(b), Wis. Stats., the certification of an amendment to a certified farmland preservation plan expires on the date that the certification of the farmland preservation plan expires.

(11) Under s. 91.16(9), Wis. Stats., DATCP may withdraw its certification at any time if DATCP finds that the certified plan materially fails to meet applicable certification standards under s. 91.18, Wis. Stats.

### **CONCLUSIONS OF LAW**

(1) Based on Green Lake County's certification that the attached county farmland preservation plan map amendment for the towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette meets applicable certification requirements under s. 91.18, Wis. Stats., DATCP may certify that plan map amendment until December 31, 2025, the date that the Green Lake County farmland preservation plan expires.

(2) Certification does not apply to plan amendments made after the certification date, unless DATCP certifies those amendments.

(3) DATCP may withdraw its certification at any time if DATCP finds that the certified plan materially fails to meet applicable certification standards under s. 91.18, Wis. Stats.

### **ORDER**

NOW, THEREFORE, IT IS ORDERED THAT:


(1) The proposed Green Lake County Farmland Preservation Plan maps for the towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette, dated July 19, 2023, are hereby certified under s. 91.16, Wis. Stats.

(2) The certified farmland preservation plan area for Green Lake County is titled "Farmland Preservation Areas."

(3) This certification expires at the end of the day on December 31, 2025.

Dated this 14th day of August, 2023.

STATE OF WISCONSIN,  
DEPARTMENT OF AGRICULTURE,  
TRADE AND CONSUMER PROTECTION

By   
\_\_\_\_\_  
Robby Personette, Administrator  
Division of Agricultural Resource Management

Parties for Purposes of Review Under s. 227.53, Wis. Stats.:

**Green Lake County**

Copies to:

Matt Kirkman, Director  
Green Lake County Land Use Planning & Zoning Dept.  
571 County Road A  
Green Lake, WI 54941



## NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, November 2, 2023, at 9:30 a.m.** to consider the following requests:

**Item #1: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #2: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #3: Owners:** Dennis & Mary McConnell, **Location:** N6647 Valley View Dr., **Parcels:** 004-00222-0200 &-0600. **Legal Description:** Lots 1 & 2 of CSM 1154, located in Section 11, T16N, R13E, ±5 acres. **Request:** The owners are requesting a rezone from A2, General Agriculture district to R1, Single-family residence district.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

*Publish: October 19, 2023*

## SUMMARY NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in #0902 of the Government Center, 571 County Road A, Green Lake, WI, on **Thursday, November 2, 2023, at 9:30 a.m.** to consider the following:

**Item #1: Applicants:** Land Use Planning & Zoning Committee **Request:** Requesting an amendment to the Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #2: Applicants:** Land Use Planning & Zoning Committee **Request:** Requesting an amendment to Chapter 350, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #3: Owners:** Dennis & Mary McConnell, **Location:** N6647 Valley View Dr., **Request:** The owners are requesting a rezone from A2 district to R1 district.

*On October 19, 2023 the full text of the Notice of Public Hearing was published in Berlin Journal Newspapers and is available for viewing at the Berlin Journal, at [www.greenlakecountywi.gov](http://www.greenlakecountywi.gov), at [www.wisconsinpublicnotice.org](http://www.wisconsinpublicnotice.org) and the public meeting notices board at the Green Lake County Court Government Center.*

*Publish: October 26, 2023*



STATE OF WISCONSIN }  
Green Lake County } ss.

Scott Mundro being duly  
sworn, doth depose and say that he (she) is an authorized representative  
of the Berlin Journal, a newspaper published at Berlin, a repre-  
sentative of government of said State, and that an advertisement  
is a true copy, taken from said paper, was

### SUMMARY NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold  
a public hearing in #0902 of the Government Center, 571 County Road A,  
Green Lake, WI, on **Thursday, November 2, 2023, at 9:30 a.m.** to consider  
the following requests:

**Item #1: Applicants:** Land Use Planning & Zoning Committee **Request:** Re-  
questing an amendment to the Farmland Preservation Plan Map affecting the  
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Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #3: Owners:** Dennis & Mary McConnell, **Location:** N6647 Valley  
View Dr. **Request:** The owners are requesting a rezone from A2 to R1 district.

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public meeting notices board at the Green Lake Court Government Center.*

*Publish: October 26, 2023*  
WNAXLP

October 26, 2023

*Scott Mundro*  
\_\_\_\_\_  
(Title)

to before me this 26th day of

*Theresa Hallas*  
\_\_\_\_\_  
Notary Public

My Commission expires August 23, 2027

No. Lines \_\_\_\_\_ No. Times 1 Notary Fees \$ 1.00

Printers Fees 138.00

Extra Copies \_\_\_\_\_

Total \$ 139.00

Received Payment \_\_\_\_\_

(Seal)

Filed

PROOF OF PUBLICATION

IN THE MATTER OF

GREEN LAKE COUNTY

STATE OF WISCONSIN

STATE OF WISCONSIN }  
Green Lake County ss.

Scott Mundro \_\_\_\_\_ being duly  
sworn, doth depose and say that he (she) is an authorized representative

newspaper published at Berlin, a repre-  
of said State, and that an advertisement  
a true copy, taken from said paper, was

October 19, 2023

### NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, November 2, 2023, at 9:30 a.m.** to consider the following requests:

**Item #1: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #2: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

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All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County Land Use Planning and Zoning Department at 920-294-4156.

**Publish: October 19, 2023**  
**WNAXLP**

\_\_\_\_\_ (Title)

before me this 19th day of

*Tracey K. Hallan*  
Notary Public

My Commission expires August 23, 2027

No. Lines \_\_\_\_\_ No. Times 1 Notary Fees \$ 1.00

Printers Fees 161.00

Extra Copies \_\_\_\_\_

Total \$ 162.00

Received Payment \_\_\_\_\_

(Seal)

Filed

PROOF OF PUBLICATION

IN THE MATTER OF

GREEN LAKE COUNTY

STATE OF WISCONSIN

## NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, December 7, 2023, at 9:30 a.m.** to consider the following requests:

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**Item #2: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #3: Owners:** Ricky and Ashley Ruck, **Location:** N2730 Welk Road, **Parcel:** 006-00581-0101. **Legal Description:** Part of Lot 2 of CSM 3700, located in Section 31, T15N, R13E, ±8 acres. **Request:** The owners are requesting to rezone ±1.0 acres from R1, Single-family residence district to C2, Extensive Commercial district.

**Item #4: Owners:** Ricky and Ashley Ruck, **Location:** N2730 Welk Road, **Parcel:** 006-00581-0101. **Legal Description:** Part of Lot 2 of CSM 3700, located in Section 31, T15N, R13E, ±8 acres. **Request:** Conditional Use Permit to process, store, and sell firewood.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

*Publish: November 23, 2023*



## SUMMARY NOTICE OF PUBLIC HEARING

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**Item #4: Owners:** Ricky and Ashley Ruck, **Location:** N2730 Welk Road., **Request:** Conditional Use Permit to process, store, and sell firewood.

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*Publish: November 30, 2023*

STATE OF WISCONSIN }  
Green Lake County } ss.

Scott Mundro

being duly

sworn, doth depose and say that he (she) is an authorized representative  
of the Berlin Journal, a newspaper published at Berlin, a repre-  
sentative of government of said State, and that an advertisement  
a true copy, taken from said paper, was

November 30, 2023

### SUMMARY NOTICE OF PUBLIC HEARING

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**Item #4: Owners:** Ricky and Ashley Ruck, **Location:** N2730 Welk Road, **Parcel:** 006-00581-0101. **Legal Description:** Part of Lot 2 of CSM 3700, located in Section 31, T15N, R13E, ±8 acres. **Request:** Conditional Use Permit to process, store, and sell firewood.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County Land Use Planning and Zoning Department at 920-294-4156.

**Publish: November 30, 2023**

WNAXLP

(Seal)

(Title)

before me this 30th day of

Notary Public,

August 23, 2027

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PROOF OF PUBLICATION

IN THE MATTER OF

GREEN LAKE COUNTY

STATE OF WISCONSIN

STATE OF WISCONSIN }  
Green Lake County } ss.

Scott Mundro being duly  
sworn, doth depose and say that he (she) is an authorized representative

of said State, and that an advertisement  
is a true copy, taken from said paper, was

### NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, December 7, 2023, at 9:30 a.m.** to consider the following requests:

**Item #1: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

**Item #2: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

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**Publish:** November 23, 2023  
**WNAXLP**

November 23, 2023

*Scott Mundro*  
\_\_\_\_\_  
(Title)

to before me this 23rd day of

*Nancy R. Hallas*  
Notary Public.  
August 23, 2027

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PROOF OF PUBLICATION

STATE OF WISCONSIN  
GREEN LAKE COUNTY  
IN THE MATTER OF



# LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

December 7, 2023

## ITEM I: COMPREHENSIVE PLAN AMENDMENT

### **APPLICANT:**

Green Lake County, Land Use Planning & Zoning Committee

**REQUEST:** The Land Use Planning & Zoning Committee is requesting an amendment to the County's comprehensive plan's farmland preservation plan maps as it relates to the Towns of Brooklyn, Green Lake, Mackford, Manchester & Marquette.

**PARCEL NUMBER / LOCATION:** The parcels affected by this proposed amendment are in the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette as identified by the attached map.

**ADDITIONAL INFORMATION / ANALYSIS:** The Department of Agriculture, Trade and Consumer Protection (DATCP) certified the update to the Farmland Preservation Plan in 2016, and the County Board adopted it as part of its comprehensive plan. Any amendment to the Farmland Preservation Plan requires a comprehensive plan amendment.

In 2018, the Town Berlin, by dissolving their extraterritorial zoning authority (ETZA) forced a zoning map amendment which required a Farmland Preservation / comprehensive plan amendment. The Land Use Planning & Zoning Department took this opportunity to try and resolve any nonconforming parcels (to area or use) that could be identified. The department contacted the nonconforming parcel property owners, explained the zoning map amendment process, and 50 or so property owners elected to participate in the project. Since the conclusion of this zoning map amendment project, this department has realized reduced zoning conflicts, increased permitting efficiencies, and overall better customer service.

Presently, the remaining five (5) zoned townships of Brooklyn, Green Lake, Mackford, Manchester and Marquette have a number of nonconforming parcels (to area or use) that would also benefit from a zoning map amendment. In order to approve the zoning map amendment the Farmland Preservation Plan maps must be revised. These maps must indicate that any lands proposed to be rezoned to A1, Farmland Preservation district are planned and identified as Farmland Preservation Area. Similarly, all parcels proposed to be rezoned out of A1, Farmland Preservation District must be planned and identified as areas of nonagricultural development.

DATCP is the administrative agency that administers the State's Farmland Preservation Program. DATCP requires Counties to submit an application for any amendments to a County's Farmland Preservation Plan. In this case, only 5 of the 6 Farmland Preservation Plan maps are being revised. DATCP requires a review of the proposed maps to make sure they are consistent with the County's certified plan (2016). On August 14, 2023 DATCP recertified the proposed Farmland Preservation Plan maps. Therefore, the County is free to approve the comprehensive plan amendment and the related zoning map amendment.

**SUGGESTED CRITERIA:** When considering a request for an amendment to a comprehensive plan, it may be helpful to examine the following criteria:

1. The proposed change would be more consistent with the comprehensive plan's existing goals, objectives, and policies.
2. The proposed change would be more consistent with the Farmland Preservation Plan's goals, objectives, and strategies.
3. The proposed change would better fit the predominant uses and development pattern in the surrounding area.
4. Conditions in the area have changed sufficiently to warrant the proposed amendment.

**STAFF COMMENTS:** The following county staff comments are based on the previously stated criteria:

- 1) The County comprehensive plan's goal is to preserve farmland and the rural characteristics of the county. The County achieves this through the guidance afforded by the Farmland Preservation Plan. The mapping changes being proposed herein increase the total amount of acreage identified as "Farmland Preservation Areas" thus furthering the accomplishment of this goal.
- 2) This comprehensive plan amendment is consistent with the Farmland Preservation Plan's goal of preserving farmland as more farmland would be identified as "Farmland Preservation Areas."
- 3) The proposed changes to the Farmland Preservation Plan's map represent outreach and agreements between the Land Use Planning & Zoning Department and the property owners. It is the Department's position that these changes create a better fit to the agricultural or agriculturally related uses of the affected parcels and the surrounding area.
- 4) There has been no abrupt change to conditions in these areas, however, the creation of the R4 zoning district in 2006 opened-up a more agriculturally consistent zoning district for rural residential properties, that property owners in these Townships have not had an equal opportunity (as compared to the Town of Berlin) of which to take advantage.

The Land Use Planning and Zoning Committee has several options in this regard and they are as follows:

- ☐ Forward onto the County Board with recommendation to adopt as proposed.
- ☐ Hold another public hearing to take additional public comment.
- ☐ \*Reject as proposed.

\* In the event that these amendments are not adopted, owners of these properties will be adversely affected. In many cases the parcels are used in a nonconforming manner when aligned with their zoning district. In other cases the parcel does not meet the area requirements of a zoning district that can permit their current nonconforming use. In either case these property owners stand to be negatively impacted by the zoning ordinance if and when they choose to improve their properties.

**TOWN INPUT:** An Action Form requesting Town of Brooklyn's, Green Lake's, Mackford's, Manchester's and Marquette's input was mailed on September 12, 2023. The Town of Brooklyn took no action on this request and alternatively asked the County to notify the adjoining property owners of the comprehensive plan amendment. The Towns of Green Lake, Mackford, Manchester, and Marquette all **did not object to and approved** of the comprehensive map amendment.



# GREEN LAKE COUNTY BOARD PROCEEDINGS

Providing the Green Lake County area readers with the information they have the right to know

## GREEN LAKE COUNTY BOARD PROCEEDINGS November 14, 2023

Full minutes are available at  
www.greenlakecountywi.gov

The Green Lake County Board of Supervisors met in annual session, Tuesday, November 14 at 6:00 PM in the County Board Room, Green Lake, WI.

Roll Called, Supervisors present – Present – 17, Absent – 2 (Curt Talma-District 3, Joe Gonyo-District 16)

The Pledge of Allegiance to the Flag was recited.

### MINUTES OF 10/17/2023 MEETING

**Motion/second (Lenz/Wendt)** to approve the minutes of the October 17, 2023 County Board meeting with no changes or corrections. Motion carried with no negative vote.

### ANNOUNCEMENTS

Chair Abendroth invited all supervisors to a Holiday Mixer and Viewing Party to see the Uniquely Wisconsin shorts showcasing 3 area businesses on December 7 from 5:00 – 7:00 PM at Thrasher Opera House. This event is hosted by Green Lake County Visitors Bureau.

The next meeting of the County Board will take place on December 19, 2023 at 4:30 PM. County Clerk Liz Otto introduced the new Deputy County Clerk and County Board assistant Karissa Block and also provided the supervisors with candidate information regarding their re-election in April of 2024. Supervisors were also reminded to turn in any per diem payments by November 17 in order for the payments to be coded to 2023.

### PUBLIC COMMENT (3 minute limit)

Taylor Haag, Green Lake Association Watershed Engagement Manager, gave an update on the boat wash station program at Dodge Memorial County Park.

### APPEARANCES

Supervisors Nancy Hoffmann, Chuck Buss, Bill Boutwell, Nita Krenz, and Charlie Wielgosh gave overviews of the seminars they attended at the annual WCA conference in September.

### PUBLIC HEARING – 6:30 PM

**Motion/second (Buss/Boutwell)** to dissolve as a County Board of Supervisors at 6:30 PM and arise as a Committee of the Whole for the purpose of conducting a Public Hearing on the proposed 2024 budget. Motion carried with no negative vote.

Finance Committee Chairman Harley Reabe conducted the Public Hearing. County Administrator Cate Wylie briefly summarized the 2024 Budget. Discussion held.

**Motion/second (Schweder/Lenz)** to dissolve at 6:53 PM as a Committee of the Whole and arise as a County Board of Supervisors for the purpose of continuing the meeting and that Dave Abendroth be seated as County Board Chairman. Motion carried with no negative vote.

### APPEARANCES (continued)

County Administrator Cate Wylie provided a verbal update to her submitted written report including employee appreciation and Bamboo HR. She stated that the 2022 audit reports are being sent this week and should be ready for presentation at the December meeting.

### RESOLUTIONS

Resolution 22-2023 Relating to Cancellation of Outstanding Checks. **Motion/second (Reabe/Buss)** to adopt Resolution 22-2023. No discussion. Roll vote on motion to adopt Resolution 22-2023 – Ayes – 17, Nays – 0, Abstain – 0, Absent – 2 (Talma, Gonyo). Resolution 22-2023 passed as adopted.

Supervisor Luke Dretske joined the meeting

in person at 7:03 PM.

Resolution 23-2023 Resolution in Opposition to Wisconsin Legislative Reference Bureau 2023 Bill Proposal LRB-3518/1. **Motion/second (Schweder/Mulder)** to adopt Resolution 23-2023. Corporation Counsel Jeff Mann explained the resolution and the background issues. Discussion held. **Motion/second (Schweder/Bates)** to include verbiage to send a copy of the resolution to all counties, Wisconsin Counties Association, the legislature, Governor, and the secretary of the DNR. Motion carried via voice vote with no negative vote. Motion carried. Roll vote on motion to adopt Resolution 23-2023 as amended – Ayes – 17, Nays – 0, Abstain – 0, Absent – 2 (Talma, Gonyo). Resolution 23-2023 passed as adopted.

OPEN DISCUSSION REGARDING 2024 BUDGET AND 2023 PROPERTY TAX LEVY Chair Abendroth opened the floor for discussion regarding the 2024 budget. Discussion held. County Administrator Cate Wylie and Finance Director Ken Stephani answered questions.

### RESOLUTIONS (continued)

Resolution 24-2023 Relating to 2024 Budget and 2023 Property Tax Levy. **Motion/second (Mulder/Boutwell)** to adopt Resolution 24-2023. **Motion/second (Reabe/Dretske)** to amend Line 21 of the resolution to reduce the overall levy by \$6,779 to \$18,336,756 due to removal of bridge aids. Motion carried via voice vote with no negative vote. Roll call vote on motion to adopt Resolution 24-2023 as amended – Ayes – 17, Nays – 0, Abstain – 0, Absent – 2 (Talma, Gonyo). Resolution 24-2023 passed as adopted.

### ORDINANCES

Ordinance 15-2023 Rezone in the Town of Brooklyn – Owners: Dennis & Mary McConnell. **Motion/second (Buss/Thom)** to enact Ordinance 15-2023. No discussion. Roll vote on motion to enact Ordinance 15-2023 – Ayes – 16, Nays – 1, Abstain – 1 (Lenz), Absent – 2 (Talma, Gonyo). Ordinance 15-2023 passed as enacted.

### CLOSED SESSION

Move into Closed Session per WI §19.85(1) (e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session – regarding purchase of land.

**Motion/second (Thom/Bates)** to move into Closed Session at 7:37 PM. Roll vote on motion to – Ayes – 17, Nays – 0, Abstain – 0, Absent – 2 (Talma, Gonyo). Motion carried.

RECONVENE INTO OPEN SESSION TO TAKE ACTION, IF APPROPRIATE, ON MATTERS DISCUSSED IN CLOSED SESSION

**Motion/second (Thom/Dretske)** to reconvene into Open Session. Roll vote on motion – Ayes – 17, Nays – 0, Abstain – 0, Absent – 2 (Talma, Gonyo). Motion carried. No action taken in Closed Session.

### COMMITTEE APPOINTMENTS

Chair Abendroth made the following appointments: Sara Abbott, Jenice Mischler, Maria Perz, Craig Larson, Isabel Williston, Lacy Dix, and Ann Schnyder to the Family Resource Council.

**Motion/second (Buss/Reabe)** to approve the appointments. Motion carried with no negative vote.

DEPARTMENTS TO REPORT ON December 19, 2023

Chair Abendroth stated that members of the Railroad Consortium and the WinneFox Library will give a presentation along with IT.

## FUTURE AGENDA ITEMS FOR ACTION AND DISCUSSION - None ADJOURN

**Motion/second (Schweder/Floeter)** to adjourn the meeting at 8:04 PM.

Respectfully Submitted, Elizabeth Otto, County Clerk

I, Elizabeth A. Otto, County Clerk, In and For the County of Green Lake, do hereby certify that the foregoing is a true and correct copy of the Green Lake County Board Proceedings as set forth at the County Board meeting held on the 14th day of November, 2023. In witness thereof, I have hereunto set my hand this 20th day of December, 2023

/s/ Elizabeth A. Otto - County Clerk

## Resolution Number 22-2023 Relating to Cancellation of Outstanding Checks

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 14th day of November 2023, does resolve as follows:

**NOW, THEREFORE BE IT RESOLVED**, that said outstanding checks as listed below be canceled, and the amounts represented thereby be restored to the County's general account:

**List of checks available in the County Clerk's office**

**BE IT FURTHER RESOLVED**, that a copy of this resolution be furnished to the Horizon Bank.

**NOTE:** The above checks contain the notation "Void after six months"

Submitted by Finance Committee. Roll Call on Resolution 22-2023: Ayes – 17, Nays – 0, Absent – 2, Abstain – 0. Passed and Adopted this 14th day of November, 2023

## RESOLUTION NUMBER 23-2023 Resolution in opposition to Wisconsin Legislative Reference Bureau 2023 Bill Proposal LRB-3518/1

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 14th day of November, 2023, does resolve as follows:

**NOW THEREFORE BE IT RESOLVED**, that the Green Lake County Board of Supervisors recognizes that wakeboarding and wakesurfing possess the potential to impact multiple public waters located within Green Lake County.

**BE IT FURTHER RESOLVED** that the Green Lake County Board of Supervisors does not support 2023 LRB-3518/1 in its current form.

**BE IT FURTHER RESOLVED** that the Green Lake County Board of Supervisors prefers for local municipalities to maintain a higher degree of autonomy in addressing this issue.

**BE IT FURTHER RESOLVED** that the Green Lake County Board of Supervisors believes that any proposal be based upon reliable, scientific findings and that any proposed legislation refer to the same.

**BE IT FURTHER RESOLVED** that a copy of this resolution be sent to all counties, Wisconsin Counties Association, the legislature, Governor, and secretary of the DNR. Submitted by Land Conservation Committee. Roll Call on Resolution 23-2023: Ayes – 17, Nays – 0, Absent – 2, Abstain – 0. Passed and Adopted this 14th day of November, 2023

## RESOLUTION NUMBER 24-2023 Relating to 2024 Budget and 2023 Property Tax Levy

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its annual meeting begun on the 14th day of November 2023, does resolve

as follows:

**NOW, THEREFORE, BE IT RESOLVED**, that the attached budget for Green Lake County for 2024 be adopted; and

**BE IT FURTHER RESOLVED**, that a property tax of \$18,336,756 be apportioned among the sixteen (16) municipalities in accordance with ratios provided by the Wisconsin Department of Revenue.

Submitted by Finance Committee. Roll Call on Resolution 24-2023: Ayes – 17, Nays – 0, Absent – 2, Abstain – 0. Passed and Adopted this 14th day of November, 2023

## ORDINANCE NO. 16-2023

### Relating to the Amendment of the Green Lake County Comprehensive Plan

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 19th day of December 2023, does ordain as follows:

## NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF GREEN LAKE DOES ORDAIN AS FOLLOWS:

SECTION 1: The Green Lake County Board of Supervisors of Green Lake County, Wisconsin, does, by enactment of this ordinance, formally adopts the Proposed 2023 Farmland Preservation Plan maps for the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette attached hereto, pursuant to Wis. Stat. 66.1001(4)(c), and as an addendum to the Green Lake County Comprehensive Plan 2016.

SECTION 2: The Green Lake County Board of Supervisors of Green Lake County, Wisconsin, does, by enactment of this ordinance, amend the Green Lake County Comprehensive Plan 2016 by replacing the Farmland Preservation Plan maps of the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette.

Maps available in the County Clerk's Office

SECTION 3: All ordinances or parts of ordinances inconsistent with or in contradiction of the provisions of this Ordinance are hereby repealed.

SECTION 4: A copy of the amended comprehensive plan's Farmland Preservation Plan maps shall be distributed according to Wis. Stat. §66.1001(4)(b).

SECTION 5: This ordinance shall take effect on January 1, 2024, upon passage by a majority vote of the members-elect of the Green Lake County Board of Supervisors and publication as required by law.

Submitted by Planning and Zoning Committee. Roll Call on Ordinance 16-2023: Ayes – 17, Nays – 0, Absent – 2, Abstain – 0. Passed and Enacted this 19th day of December, 2023

## ORDINANCE NO. 17-2023

### Relating to: Amending Zoning Maps

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 19th day of December 2023, does ordain as follows:

**NOW, THEREFORE BE IT ORDAINED**, that the Green Lake County Zoning Ordinance, Chapter 350 as amended, Article IV Zoning Districts, Section 350-26. Official Maps, shall be amended as follows:

Maps available in the County Clerk's Office

**BE IT FURTHER ORDAINED**, that this ordinance shall become effective upon passage and publication.

Submitted by Planning and Zoning Committee. Roll Call on Ordinance 17-2023: Ayes – 17, Nays – 0, Absent – 2, Abstain – 0. Passed and Enacted this 19th day of December, 2023