



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, November 2, 2017:

Packet Pages:

- 1 Agenda

- 2-5 Draft meeting minutes from December 7, 2017

- 6-10 Monthly reports

- 11-12 Land use permits and sanitary permits issued in November

- 13-19 Land use and sanitary septic violations

- 20-22 Chapter 300: Floodplain Zoning Ordinance
 Attachment 1, Appendix A

- 23-57 Chapter 300: Floodplain Zoning – Draft

- 58 Notice of public hearing

- 59-68 Item I: Mark E. & Chardra J. Draeger Revocable Trust - Town of Brooklyn
 Request: Rezone ± 3.03 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

- 69-80 Item II: Ervin G. & Ella O. Miller – Town of Manchester
 Request: Conditional use permit request for a bakery.

- 81-89 Item III: Paul Koehn – Town of Brooklyn
 Request: Rezone ± 3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

If you have questions or need additional information, please contact the Land Use Planning & Zoning Department at (920) 294-4156.



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee

Michael Starshak, Chair Robert Lyon, Vice Chair
Harley Reabe Rich Slate Peter Wallace

AGENDA

Date: Thursday, January 4, 2018 Time: 5:15 p.m.
Government Center, West Wing, Lower Level, County Board Room
All line items are subject to any and all action by this committee, unless noted.

1. Call to order
2. Pledge of Allegiance
3. Certification of open meeting law
4. Roll call
5. Approval of agenda
6. Approval of 12/07/17 minutes
7. Public comments: 3-minute limit
8. Public appearances
9. Correspondence
10. Department activity reports
 - a. Permits & others
 - b. Violation reports
 - c. POWTS inventory & maintenance update
11. Department/Committee Activity
 - a. Floodplain Zoning Ordinance update
12. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
February 1, 2018
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

Note: The meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance should contact Carole DeCramer at (920) 294-4156 prior to noon the day before the meeting.

6:30 p.m. Public Hearing

Item I: Owners/Applicants: Mark E. and Chardra J. Draeger Revocable Trust **General legal description:** N7014 County Road PP, Parcel #004-00026-0000, Part of the SW $\frac{1}{4}$ of Section 1, T16N, R13E, Town of Brooklyn **Request:** Rezone \pm 3.03 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

- a) Public Hearing
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

Item II: Owners/Applicants: Ervin G. & Ella O. Miller **General legal description:** W3699 Heritage Rd, Parcel #012-00163-0200, Part of the NW $\frac{1}{4}$ of Section 10 & part of the NE $\frac{1}{4}$ of Section 09, T14N, R12E, Town of Manchester **Request:** Conditional Use Permit request for a bakery.

- a) Public Hearing
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

Item III: Owners/Applicants: Paul Koehn **General legal description:** W2466 Princeton Rd, #004-00425-0000, Part of the SW $\frac{1}{4}$ of Section 18, T16N, R13E, Town of Brooklyn **Request:** Rezone \pm 3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

- a) Public Hearing
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

13. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, December 7, 2017**

CALL TO ORDER

Committee Vice-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

ROLL CALL:

Present: Robert Lyon, Harley Reabe, Rich Slate, Peter Wallace

Absent: Michael Starshak

Also Present: Matt Kirkman, Land Use Planning and Zoning Director

Carole DeCramer, Committee Secretary

Dawn N. Klockow, Corporation Counsel

APPROVAL OF AGENDA

Motion by Slate/Reabe, unanimously carried, to approve the agenda.

APPROVAL OF MINUTES

Motion by Slate/Wallace, unanimously carried, to approve the minutes of 11/02/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

Kirkman – Reported that he received a letter from DSPS regarding the delinquency of the maintenance inventory that was required by statute and due in October, 2017. The county had a five-year period in which to complete the inventory, but the inventory was not completed. DSPS notified the department that, because of the missed deadline, the Wisconsin Fund grant money will be withheld until the inventory is completed. The Wisconsin Fund is for county residents who can apply for and receive, if they qualify, for money to replace septic systems. This has now become a priority for the department. The code enforcement officer in charge of the program has stated that she expects to have the inventory completed by the end of January. Two families have applied for the Wisconsin Fund grant money which is disbursed later in 2018 so the inventory should be completed well ahead of the disbursement. Kirkman stated that a copy of the letter will be sent to the committee members and updates will be given monthly.

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman discussed the monthly financial reports, land use permits, and septic permits reports. Correction on the land use permit town listings.

b. Violations

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

DEPARTMENT/COMMITTEE ACTIVITY

a. Floodplain Zoning Ordinance update

Kirkman – Updated the committee on the next ordinance amendment. There are a few amendments that should be made to the floodplain zoning ordinance so this is something that is being worked on and will be placed on future agendas.

b. 2018 committee meeting calendar

Motion by Slate/Wallace, unanimously carried, to approve the 2018 committee calendar.

5:43 p.m. The committee recessed prior to the public hearing.

6:30 p.m. The committee reconvened.

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: Landmark Services Cooperative **Agent:** Mike Elder, Chief Operating Officer **General legal description:** W1646 County Road S, Parcel #010-00151-0100, Lot 1 Certified Survey Map 865, Part of the NW¼ of Section 9, T14N, R13E, Town of Mackford, ±6.0 acres **Request:** A modification to the conditional use permit approved in April, 2017, to install a 30,000 gallon anhydrous ammonia storage tank instead of the planned 12,000 gallon tank.

a) Public hearing

Elmer Bock, W1618 County Road S – Has no issues with the enlarged tank; would like to see the area blacktopped for dust control.

William Glover, Location Manager for Landmark, 110 James Street, Kingston – Explained why Landmark has decided to invest in a larger tank rather than staying with the 12,000 gallons as were approved with the April, 2017, conditional use permit. Also explained that Landmark has to abide by emergency safety rules in the event of a leak or spill.

6:35 p.m. Public hearing closed.

b) Committee Discussion & Deliberation

Kirkman – As stated in the staff report, Landmark Services Cooperative applied for and was previously granted a conditional use permit for an office and equipment storage. In April, 2017,

another conditional use permit was granted for two 18,000 anhydrous ammonia gallon tanks and one 12,000 gallon anhydrous ammonia tank, along with parking and storage space. This request is requesting to replace the 12,000 gallon tank with the 30,000 gallon tank. The Town of Mackford did not object to and approved of the request.

The committee asked to suspend the rule to allow the representatives to answer additional questions.

Motion by Slate/Wallace, unanimously carried, to suspend the rule to allow Landmark Cooperative Services to answer committee questions.

Reabe – Requested that the applicant be obligated to notify the authorities if there is a leak at any time.

Steve McElroy, N9607 Fenske Road – Landmark has an emergency response plan. It's updated with evacuation plans and shared with the county emergency government officials. The company rule for leaks is to call 911.

Lyon – Expressed concerns about dust control and asked what has changed since April that a bigger tank is now needed.

Glover – There are concerns on some of the older tanks. New rules are coming that may be affecting the 12,000 gallon tank. While considering buying a new replacement tank, it may be best to just go with the 30,000 gallon tank right away to make sure that the company is covered. Regarding the dust control, the driveway needs to be redone and repaired.

McElroy – Explained that there is much less traffic with the anhydrous tanks than with the grain part of the business.

b) Committee Decision

Motion by Slate/Wallace, unanimously carried on roll call, to replace the 12,000 gallon tank with up to a 30,000 storage tank with the following seven 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/applicants shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.**
- 3. In areas that are not paved, adequate dust control measures be taken so as to not allow unreasonable amounts of dust to escape the subject site.**
- 4. Where outside lighting fixtures are used, the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).**
- 5. Outside storage of LP tanks, fertilizer buggies, and trailers must be limited to the designated area on the CUP site plan.**
- 6. Landmark Services Cooperative to provide the Land Use Planning & Zoning Department with State approvals of anhydrous ammonia tank and transfer station installation prior to land use permit issuance.**

7. **Landmark Service Cooperative to notify the Sheriff's Department, local Fire Department and Emergency Services of new anhydrous ammonia storage and distribution system installation.**

Reabe – Advised that the committee include in condition #7 the Green Lake County Emergency Manager.

Motion by Reabe/Lyon, to amend the motion to include in #7 the verbiage *Green Lake County Emergency Services Manager*.

7. **Landmark Service Cooperative to notify the Green Lake County Emergency Services Manager, the Sheriff's Department, local Fire Department and Emergency Services of new anhydrous ammonia storage and distribution system installation.**

Roll call on the amendment to the motion: Reabe - aye, Lyon – aye, Slate – aye, Wallace – aye. Motion carried.

Motion to approve the request, as amended. Roll call: Slate – aye, Wallace – aye, Lyon – aye, Reabe – aye. Motion carried. The request is approved.

FUTURE COMMITTEE ACTIVITIES

a. **Future agenda items**

b. **Meeting Date**

January 4, 2018

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

6:52 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

FEES RECEIVED		NOVEMBER				YEAR TO DATE				BUDGET
		2016		2017		2016		2017		2017
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	4	1,700	3	1,900	67	18,300	36	14,000	-
	Alterations	4	450	9	1,850	58	8,800	80	12,300	-
Commercial	New	-	-	-	-	11	1,400	5	1,200	-
	Alterations	-	-	-	-	5	1,750	2	1,100	-
Agricultural	New	3	450	1	150	27	4,050	21	3,200	-
	Alterations	-	-	-	-	13	1,500	4	750	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		11	\$ 2,600	13	\$ 3,900	181	\$ 35,800	148	\$ 32,550	\$ 30,000 109%
SANITARY PERMITS (POWTS)										
Residential	New	1	280	2	635	19	5,545	21	6,405	-
	Replacement	4	1,195	2	560	47	13,460	49	14,230	-
	Reconnect	-	-	1	280	1	280	3	840	-
	Modify	1	150	-	-	9	1,350	3	300	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	3	915	-	-	6	1,905	-	-	-
	Replacement	-	-	-	-	2	560	1	280	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Total		9	\$ 2,540	5	\$ 1,475	84	\$ 23,100	77	\$ 22,055	\$ 17,000 130%
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,300	18	14,500	-
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,500	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		1	375	-	-	4	1,500	4	1,500	-
Appeals		-	-	-	-	-	-	-	-	-
Total		1	\$ 375	-	\$ -	4	\$ 1,500	4	\$ 1,500	\$ 750 200%
PLANNING & ZONING COMMITTEE										
Zoning Change		1	375	2	750	14	5,250	13	5,250	-
Conditional Use Permits		-	-	1	375	5	1,875	5	2,250	-
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-
Total		1	\$ 375	3	\$ 1,125	19	\$ 7,125	18	\$ 7,500	\$ 6,000 125%
MISC.										
Rental Weatherization		-	-	-	-	9	225	14	350	250
Wisconsin Fund		-	-	-	-	-	-	2	200	-
Total		-	\$ -	-	\$ -	9	\$ 225	16	\$ 550	\$ 250 220%
SURVEYOR										
Certified Survey Maps		2	330	5	840	29	4,905	36	8,625	4,000
Preliminary Plats		-	-	-	-	-	-	2	-	-
Final Plats		-	-	-	-	-	-	34	-	-
Miscellaneous		-	-	-	-	-	-	40	125	-
Total		2	\$ 330	5	\$ 840	29	\$ 4,905	72	\$ 8,750	\$ 4,000 219%
GIS (Geographic Information System)										
Map Sales		-	20	-	-	2	315	-	192	500
Land Records Transfer		-	2,792	-	2,296	2	27,856	-	28,080	25,000
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080
Total		-	\$ 2,812	-	\$ 2,296	4	\$ 28,171	-	\$ 37,352	\$ 34,580 108%
GRAND TOTAL		24	9,032	26	9,636	344	115,126	353	124,757	\$ 92,580 135%

POWTS REIMBURSEMENT				
Septic Installation 10/07/15	\$	6,360.00		
Account #17-101-10-49320-000-000			Year- end 2016	Nov-17
Principal & Interest Payments	\$	3,344.11	\$	573.53
			\$	1,325.20
			\$	1,690.69

GREEN LAKE COUNTY

For 11/01/17 - 11/30/17

Revenue Summary Report

FJRES01A

Periods 11 - 11

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	.00	350.00	-100.00	140.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	3,900.00	32,550.00	-2,550.00	108.50
17-100-10-44400-001-000 BOA Public Hearing	750.00	.00	1,500.00	-750.00	200.00
17-100-10-44400-002-000 PZ Public Hearing	6,000.00	1,125.00	7,500.00	-1,500.00	125.00
17-100-10-44400-003-000 Misc	.00	.00	125.00	-125.00	.00
17-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,500.00	-14,500.00	.00
17-100-10-44410-000-000 Sanitary Permits	17,000.00	1,475.00	22,055.00	-5,055.00	129.74
17-100-10-44411-000-000 Wisconsin Fund Applications	.00	.00	200.00	-200.00	.00
17-100-10-46131-001-000 GIS Map Sales	500.00	.00	192.00	308.00	38.40
17-100-10-46131-002-000 Strategic Fund	9,080.00	.00	9,080.00	.00	100.00
17-100-10-46762-000-000 Certified Survey Maps	4,000.00	840.00	8,625.00	-4,625.00	215.63
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	92,580.00	7,340.00	96,677.00	-4,097.00	104.43

GREEN LAKE COUNTY

For 11/01/17 - 11/30/17

Revenue Summary Report

FJRES01A

Periods 11 - 11

Land Use & Zoning Applied Funds

MER101 10 P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
49320 Applied Funds					
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	.00	751.67	224,859.46	.33
49320 Applied Funds	225,611.13	.00	751.67	224,859.46	.33

For 11/01/17 - 11/30/17

Expenditure Summary Report

FJEXS01A

Periods 11 - 11

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
17-100-10-53610 110 000 Salaries	265,433.17	.00	20,897.60	234,110.81	31,322.36	88.20
17-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	.00	1,000.00	.00
17-100-10-53610 151-000 Social Security	20,305.64	.00	1,542.33	18,519.72	1,785.92	91.20
17-100-10-53610-153-000 Ret. Employer Share	18,049.46	.00	1,421.02	16,999.73	1,049.73	94.18
17-100-10-53610-154-000 Health Insurance	41,214.64	.00	4,742.78	56,728.27	-15,513.63	137.64
17-100-10-53610-155-000 Life Insurance	467.92	.00	41.97	440.87	27.05	94.22
17-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	4,855.50	144.50	97.11
17-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	1,050.00	8,725.00	-3,725.00	174.50
17-100-10-53610-210-003 Miscellaneous Fees	1,000.00	.00	.00	500.00	500.00	50.00
17-100-10-53610-310-000 Office Supplies	200.00	.00	.00	94.79	105.21	47.40
17-100-10-53610-312-000 Field Supplies	300.00	.00	.00	100.00	200.00	33.33
17-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	325.00	934.50	65.50	93.45
17-100-10-53610-320-001 Publications-PZ Public Hearing	2,000.00	.00	649.00	3,190.25	1,190.25	159.51
17-100-10-53610-321-000 Seminars	1,000.00	.00	143.00	813.76	186.24	81.38
17-100-10-53610-324-000 Member Dues	800.00	.00	.00	740.00	60.00	92.50
17-100-10-53610-330-000 Travel	1,000.00	.00	109.68	451.02	548.98	45.10
17-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	.00	989.97	10.03	99.00
17-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
53610 Code Enforcement	366,770.83	.00	30,922.38	348,194.19	18,576.64	94.94
10 Land Use Planning and Zoning	366,770.83	.00	30,922.38	348,194.19	18,576.64	94.94

For 11/01/17 - 11/30/17

Expenditure Summary Report

FJEXS01A

Periods 11 - 11

Land Use & Zoning Carryover

MEE101-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
53610 Code Enforcement						
17-101-10-53610-999-000 Carryover Non-Metallic Mining	77,162.00	.00	.00	.00	77,162.00	.00
17-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
17-101-10-53610-999-004 Professional Services - Land Development	43,532.00	.00	65.80	5,086.93	38,445.07	11.69
17-101-10-53610-999-007 Professional Services - Surveyor	79,009.93	.00	.00	.00	79,009.93	.00
53610 Code Enforcement	225,611.13	.00	65.80	5,086.93	220,524.20	2.25

Land Use Permits: 11/01/17 - 11/30/17



Parcel Number	Town	Owner Name	Site Address	Project Cost	Fee	Project
004-00918-0000	TBY	Richard/Linda Martens	W2965 Hillside Rd	36,000.00	150.00	Convert part of deck to 3-season room: deck addition
004-00973-0000	TBY	Gregory J Myers	W1135 Illinois Ave	145,000.00	300.00	Single-family dwelling addition
004-02131-0000	TBY	Robert P Kolton Trust	W2381 Eagles Roost Ln	416,000.00	1,200.00	Single-family dwelling with attached garage and deck
004-01104-0201	TBY	Robert Moodie	M5493 County Road A	40,000.00	150.00	Filling and grading
006-01112-0100	TGL	Leslie Schwartz	W908 Scott Hill Rd	15,000.00	150.00	Agricultural hoop building
006-01523-0000	TGL	John/Jan Saecker	W2771 Circle Dr	25,000.00	150.00	Garage
006-01609-0000	TGL	Melissa M Ptacek	W1612 Sandstone Ave	35,000.00	150.00	Retaining walls, boardwalk walkway w/stairs, replace deck w/patio
006-01629-0000	TGL	United Church Camps, Inc	W1010 Spring Grove Rd	450,000.00	600.00	New lobby, stairwell, ramped walkway
010-00620-0000	TMC	Jerold Hesselink	W2254 County Road AW	980.00	50.00	Car port
010-00415-0200	TMC	Steven R Anderson	N1320 County Road O	140,000.00	300.00	Single-family dwelling
012-00418-0100	TMN	Ivan R Miller	W3618 County Road X	10,000.00	150.00	Storage building addition
012-00094-0000	TMN	Charlton Quade	N2493 Marquette Rd	284,000.00	400.00	Single-family dwelling w/attached deck, garage, covered porch
016-01406-0000	TPR	Louis R/Edel Ullenberg	W5560 Oxbow Trl	42,000.00	150.00	Remove existing pool: fill area to new patio
Totals				\$ 1,638,980.00	\$ 3,900.00	

Septic Permits: 11/01/17 - 11/30/17



Parcel Number	Town	Owners	Site Address	Permit Fee	Permit Type
006-00854-0000	TGL	Matthew J Amend	W2899 County Road K	280.00	Replacement System
012-00094-0000	TMN	Charlton J Quade	N2493 Marquette Rd	280.00	New System
016-00090-0100	TPR	Courtney Arneson	N5771 County Road D	280.00	Reconnection
016-00481-0200	TPR	Daniel J Turk	N4161 Wicks Landing	355.00	New System
154-00073-0000	VMQ	Joseph/Tina Vaccaro Rev Trust	136 Resort St	280.00	Replacement System
Total				\$ 1,475.00	

Land Use Violations: November, 2017

Municipality	Original Name	Site Address	Type	Description	Violation Date
Town of Marquette	Sueann M Okpalaeke-Hutton, Matthew U Hutton-Okpalaeke	W6853 Puckaway Rd	Zoning	The site visit on July 25, 2017, revealed that three vehicles are located on the property, possibly without current registration. Plates were obscured by vegetation; aerial photography from 2015 and 2011 show these vehicles in the same locations. The permanency of these vehicles in conjunction with their apparent abandonment in upkeep is in violation of County Zoning Ordinance 350-14 D. and 350-21 C. and D., which regulate storage of equipment and motor vehicle parking.	2017-08-03
Town of Princeton	Weslee Wickus Properties LLC	N4442 S Lakeshore Dr	Shoreland	338-63A - No land use permit applied for or issued for a patio in the shoreland jurisdiction	2017-10-02
Town of Princeton	Weslee Wickus Properties LLC	N4442 S Lakeshore Dr	Shoreland	338-32 A - Patio constructed in shoreland setback (75ft from OHWM, patio is nearer than 40ft) without mitigation efforts of restoring vegetative buffer, meeting minimum setback from OHWM (35ft), and associated deed restriction on file with Register of Deeds to maintain said vegetative buffer.	2017-10-02
Town of Green Lake	Chris Barbin	W1966 Tuleta Hill Rd	Shoreland	338-32 A.(b) - Patio/open-sided structure in 75ft setback	2017-07-21
Town of Green Lake	Chris Barbin	W1966 Tuleta Hill Rd	Shoreland	338-63 A. - LUP req'd for any new development	2017-07-21
Town of Princeton	1st Wisc Bank Princeton	W4406 Old Green Lake Rd	Junk	Generated alert	2017-09-25

Green Lake County Sanitary Septic Violations - November, 2017

Municipality	Original Name	Site Address	Type	Description	Violation Date
City of Berlin	Doro, Richard	459 HALLMAN ST	POWTS Violation	Tank failure, not structurally sound.	2017-05-10
Town of Brooklyn	American Baptist Assembly	N5325 LAWSON DR	POWTS Violation	Holding tank overflowing to ground.	2017-05-09
Town of Brooklyn	American Baptist Assembly	N5325 LAWSON DR	POWTS Violation	Faulty alarms/floats in tank.	2017-05-09
Town of Brooklyn	Gagne, Dan	N5967 LOST CREEK RD	POWTS Failure	Surface discharge from cell.	2017-11-21
Town of Brooklyn	Gagne, Dan	N5967 LOST CREEK RD	POWTS Failure	Probable surface discharge from cell.	2017-11-21
Town of Brooklyn	Gagne, Dan	N5967 LOST CREEK RD	POWTS Violation	Tank lid not properly secured.	2017-11-21
Town of Brooklyn	Gagne, Dan	N5967 LOST CREEK RD	POWTS Violation	Tank lid not properly secured with locking device.	2017-11-21
Town of Brooklyn	Heritage Farm Apartments	N6057 ROBIN LN	POWTS Violation	Filter not functioning properly.	2017-07-20
Town of Brooklyn	Kelma, Bruce	N6219 SUNNYSIDE RD	POWTS Violation	Tank failure, not structurally sound.	2017-06-06
Town of Brooklyn	Benz, Raymond	W1049 STATE ROAD 23 49	POWTS Violation	Tank failure, not structurally sound.	2017-10-23
Town of Brooklyn	John Richter Real Estate	W1287 N LAWSON DR	POWTS Violation	Holding tank overflowing to ground.	2017-10-06
Town of Brooklyn	Yukon Storage LLC	W1734 NORTH ST	POWTS Violation	Alarm/floats/pump failure in dose tank.	2017-06-12
Town of Brooklyn	Pischke, Alfred	W1773 COUNTY ROAD J	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Town of Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-07-24
Town of Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	1916-07-13
Town of Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-08-08
Town of Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-09-29
Town of Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-06-07
Town of Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-07-24
Town of Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	1916-07-13
Town of Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-08-08
Town of Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-09-29
Town of Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-06-07
Town of Brooklyn	Chier, Sharon	W2005 IRVING PARK RD	POWTS Failure	Probable surface discharge.	2017-05-19
Town of Brooklyn	Wickman, Dean	W2035 TAYLOR LEE LN	POWTS Violation	Filter not functioning properly.	2017-04-21
Town of Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Holding tank overflowing to ground.	2017-06-29
Town of Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Faulty alarms/floats in tank.	2017-06-29
Town of Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Holding tank overflowing to ground.	2017-08-29
Town of Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Faulty alarms/floats in tank.	2017-08-29
Town of Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Holding tank overflowing to ground.	2017-10-02
Town of Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Faulty alarms/floats in tank.	2017-10-02
Town of Brooklyn	Robert Werner	W2354 STATE ROAD 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-16

Green Lake County Sanitary Septic Violations - November, 2017

Town of Brooklyn	Robert Werner	W2354 STATE ROAD 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
Town of Brooklyn	Robert Werner	W2354 STATE ROAD 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-07-06
Town of Brooklyn	Steven Machkovich	W239 PRAIRIE RD	POWTS Violation	Tank lid not properly secured.	2017-08-21
Town of Brooklyn	Koehn, Paul	W2466 PRINCETON RD	POWTS Failure	Top of drywell collapsed.	2017-06-27
Town of Brooklyn	Koehn, Paul	W2466 PRINCETON RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
Town of Brooklyn	Koehn, Paul	W2466 PRINCETON RD	POWTS Violation	Tank lid not properly secured.	2017-06-27
Town of Brooklyn	Lawsonia Golf Course	W2615 S VALLEY VIEW DR	POWTS Violation	Lid on tank not properly secured.	2017-11-08
Town of Brooklyn	Walter & Mary Hobba	W516 BROOKLYN J RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-10
Town of Brooklyn	Schrader, Robert	W586 STATE ROAD 23 49	POWTS Violation	Tank failure, not structurally sound.	2017-07-21
Town of Brooklyn	Wilkes, Fred	W740 STATE ROAD 23 49	POWTS Violation	Tank baffles not present or secure.	2017-04-26
Town of Brooklyn	Wallin角度, Nolan	W963 STATE ROAD 23 49	POWTS Violation	Tank overfull and discharging to ground surface.	2017-10-17
Town of Brooklyn	Wallin角度, Nolan	W963 STATE ROAD 23 49	POWTS Violation	Tank overflowing to ground surface.	2017-10-17
Town of Brooklyn	Wallin角度, Nolan	W963 STATE ROAD 23 49	POWTS Violation	Alarm/floats/pump failure in dose tank.	2017-10-17
Town of Green Lake	Munro, Eugene	N3129 LAKE SHORE DR	POWTS Violation	Tank overfull and discharging to ground surface.	2017-10-30
Town of Green Lake	Munro, Eugene	N3129 LAKE SHORE DR	POWTS Violation	Tank baffles not present or secure.	2017-10-30
Town of Green Lake	Thorp, Edwin	N4550 HORNER RD	POWTS Violation	Tank failure, not structurally sound.	2017-11-17
Town of Green Lake	Hess, Vic	W1128 SCOTT HILL RD	POWTS Violation	Tank failure, not structurally sound.	2017-06-19
Town of Green Lake	Thomas Mills	W2710 COUNTY ROAD K	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-09
Town of Kingston	Zellmer, Mark	W7291 COUNTY ROAD B	POWTS Violation	No vents on dispersal cell to check system for functionality.	2017-06-09
Town of Mackford	Larmay Construction Inc	N1842 N BRAVE RD	POWTS Violation	DSPS 382.10(2)(d); Section 145.135(1); Section 334-4C(1)(b)	2016-11-18
Town of Mackford	Schneider, Francis	W1161 COUNTY ROAD S	POWTS Failure	Probable surface discharge.	2017-11-09
Town of Manchester	Rasmussen, William	N1615 MADISON ST	POWTS Violation	Holding tank overflowing to ground.	2017-11-01
Town of Manchester	Rasmussen, William	N1615 MADISON ST	POWTS Violation	Lid on tank not properly secured.	2017-11-01
Town of Manchester	Rasmussen, William	N1615 MADISON ST	POWTS Violation	Faulty alarms/floats in tank.	2017-11-01
Town of Marquette	Steeger, Al	W5282 PINE RD N	POWTS Violation	Tank overflowing to ground surface.	2017-11-07
Town of Marquette	Steeger, Al	W5282 PINE RD N	POWTS Violation	Alarm/floats/pump failure in dose tank.	2017-11-07
Town of Marquette	Steeger, Al	W5282 PINE RD N	POWTS Violation	Tank overfull and discharging to ground surface.	2017-11-07
Town of Marquette	Schwandt, Schultz	W5620 PINE RD S	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-22
Town of Marquette	Trussel, Wayne	W6260 LAKEVIEW DR N	POWTS Violation	Tank lid not properly secured with locking device.	2017-07-25
Town of Marquette	Martin, Susan	W6848 JOLIN RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-03
Town of Princeton	Joe Purtero	N4570 ELM ST	POWTS Violation	Tank failure, not structurally sound.	2017-07-10
Town of Princeton	Smith, Earl	N4611 OAK RD	POWTS Violation	Tank lid not properly secured with locking device.	2017-08-07
Town of Princeton	Smith, Earl	N4611 OAK RD	POWTS Violation	Tank lid not properly secured.	2017-08-07

Green Lake County Sanitary Septic Violations - November, 2017

Town of Princeton	Sumanis, Robert	N4621 OAK RD	POWTS Violation	Tank lid not properly secured.	2017-08-21
Town of Princeton	Joseph Kallas	N4682 COUNTY ROAD D	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Holding tank overflowing to ground.	2017-01-27
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Lid on tank not properly secured.	2017-01-27
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Faulty alarms/floats in tank.	2017-01-27
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Holding tank overflowing to ground.	2017-03-13
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Lid on tank not properly secured.	2017-03-13
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Faulty alarms/floats in tank.	2017-03-13
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Holding tank overflowing to ground.	2017-04-14
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Lid on tank not properly secured.	2017-04-14
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Faulty alarms/floats in tank.	2017-04-14
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Holding tank overflowing to ground.	2017-05-08
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Lid on tank not properly secured.	2017-05-08
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Faulty alarms/floats in tank.	2017-05-08
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Holding tank overflowing to ground.	2017-06-22
Town of Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Faulty alarms/floats in tank.	2017-06-22
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09

Green Lake County Sanitary Septic Violations - November, 2017

Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09

Green Lake County Sanitary Septic Violations - November, 2017

Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-29
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-09-29
Town of Princeton	Williams, Albert	N5580 SANDCREST LN	POWTS Violation	Tank failure, not structurally sound.	2017-06-27
Town of Princeton	Keipe, Bill	N5599 OAK TREE ACRES	POWTS Violation	Tank lid not properly secured.	2017-10-20
Town of Princeton	McCurdy, Donald	N5698 SODA RD	POWTS Violation	Tank lid not properly secured with locking device.	2017-10-02
Town of Princeton	Graetz, Daniel	N5792 COUNTY ROAD D	POWTS Failure	Surface discharge of sewage/effluent	2017-10-04
Town of Princeton	Uerling, Karla	N6140 PLEASANT DR	POWTS Failure	Probable surface discharge.	2017-03-17
Town of Princeton	Uerling, Karla	N6140 PLEASANT DR	POWTS Violation	Tank overfull and discharging to ground surface.	2017-03-17
Town of Princeton	Kitchen, Dennis	No Address Available	POWTS Violation	Filter not functioning properly.	2017-05-04
Town of Princeton	Divine Mercy Inc, Home of	W3464 OLD GREEN LAKE RD	POWTS Violation	No vents on dispersal cell to check system for functionality.	2017-05-04
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-06-12
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-08-09
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Surface Discharge of Effluent	2017-10-19
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-10-19
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12

Green Lake County Sanitary Septic Violations - November, 2017

Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-06-12
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-10-19
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-10-19
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-06-12
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-08-09
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Surface Discharge of Effluent	2017-10-19
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-10-19
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-06-12
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-10-19
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-10-19
Town of Princeton	1st Wisc Bank Princeton	W4406 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-09-25
Town of Princeton	Sorensen, Patrick	W4537 STATE ROAD 23 73	POWTS Failure	Surface discharge of sewage/effluent	2017-05-16
Town of Princeton	Sorensen, Patrick	W4537 STATE ROAD 23 73	POWTS Violation	Tank lid not properly secured.	2017-05-16
Town of Princeton	Gagne Auto Body	W4706 STATE ROAD 23 73	POWTS Violation	Holding tank overflowing to ground.	2017-05-01
Town of Princeton	Gagne Auto Body	W4706 STATE ROAD 23 73	POWTS Violation	Faulty alarms/floats in tank.	2017-05-01
Town of Princeton	WCS Trust, C/O Roy Derksen	W4834 EVERGREEN DR	POWTS Violation	Tank lid not properly secured.	2017-11-02
Town of Princeton	Giese, Glen	W4860 KRISTINE CT	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-27
Town of Princeton	Swanson, Jerry D	W5431 OXBOW TRL	POWTS Violation	Tank lid not properly secured.	2017-06-26
Town of Princeton	Schultz, Ed	W5482 LOSINSKI RD	POWTS Violation	Tank failure, not structurally sound.	2017-09-05
Town of Princeton	Schultz, Ed	W5482 LOSINSKI RD	POWTS Violation	Tank baffles not present or secure.	2017-09-05
Town of St. Marie	Witte, John	N6425 RIVER RD	POWTS Violation	Tank baffles not present or secure.	2017-07-11
Town of St. Marie	Wolter, Kenneth	N6736 PUCHYAN MARSH RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-20
Town of St. Marie	Hammen, Martin	N7335 LOCK RD	POWTS Violation	Lid on tank not properly secured.	2017-08-15
Town of St. Marie	Hammen, Martin	N7335 LOCK RD	POWTS Violation	Lid on tank not properly secured.	2017-02-13
Town of St. Marie	Hammen, Martin	N7335 LOCK RD	POWTS Violation	Lid on tank not properly secured.	2017-05-22

CHAPTER 300: FLOODPLAIN ZONING ORDINANCE (Attachment 1)

Community ID# (550165) Green Lake County

APPENDIX A: COMPLETED LOMCs

LOMC TYPE	CASE NO.	PROJECT ID	DETERM DATE	FIRM PANEL NO.	FIRM PANEL EFF. DATE	FLOOD SOURCE
LOMA	00-05-2000A	W3662 BEYERS COVE ROAD	05/25/2000	5501650003A	03/01/1978	GREEN LAKE
LOMA	00-05-2104A	W3674 BEYERS COVE ROAD	04/13/2000	5501650003A	03/01/1978	BEYERS COVE/GREEN LAKE
LOMA	00-05-2108A	W6606 PUCKAWAY ROAD	04/28/2000	5501650005B	02/02/1990	PUCKAWAY LAKE
LOMA	00-05-2146A	W3666 BEYERS COVE ROAD	04/07/2000	5501650003A	03/01/1978	GREEN LAKE
LOMA	00-05-2204A	W3658 BEYERS COVE ROAD	05/30/2000	5501650003A	03/01/1978	GREEN LAKE
LOMA	01-05-2563A	A PARCEL OF LAND, W6655 CTH B	08/03/2001	5501650005B	02/02/1990	BELLE FOUNTAIN CREEK
LOMA	02-05-1779A	PLAT OF ROBINHOOD ESTATES, LOT 1; W1967 BELLE MAPPS COURT	02/27/2002	5501650004A	03/01/1978	Green Lake
LOMA	02-05-4608A	LOT 1, C.S.M. NO. 806: N5045 KUHARSKI ROAD	01/17/2003	5501650003A	03/01/1978	FOX RIVER
LOMA	03-05-0401A	W1774 SANDSTONE AVENUE	01/24/2003	5501650004A	03/01/1978	Green Lake
LOMA	03-05-2765A	T15N, R12E, SECTION 11, LOT 3, LOT 1 OF CERT. SUR. MP # 307; W3112 BLACKBIRD	04/23/2003	550165_04A	03/01/1978	GREEN LAKE
LOMA	03-05-4252A	T15N, R12E, SECTION 11, LOT 1, GOVT. LOT 3; W 3110 BLACKBIRD POINT DRIVE	07/11/2003	550165_04A	03/01/1978	GREEN LAKE
LOMA	03-05-5726A	LOT 2 OF CSM 436 IN GOVERNMENT LOT 4, SEC. 2; N5054 KUHARSKI LANE	11/19/2003	550165_03A	03/01/1978	FOX RIVER
LOMA	04-05-0340A	W3406 SOUTH GATE ROAD	02/06/2004			
LOMA	04-05-0346A	GOVT. LOT 4, SECTION 2, T15N, R11E OF THE 4TH P.M.	10/30/2003			
LOMA	04-05-3329A	W6612 MARINE COURT	08/02/2004	5501650005B	02/02/1990	
LOMA	04-05-3872A	W 1939 BELLE MAPS CT	07/16/2004	5501650004A	03/01/1978	GREEN LAKE
LOMA	04-05-A477A	W3122 BLACKBIRD POINT DRIVE -- PORTION OF SECTION 11, T15N, R12E	08/23/2004	5501650004A	03/01/1978	GREEN LAKE
LOMA	04-05-A861A	W2596 OAKWOOD BEACH ROAD	10/04/2004	5501650004A	03/01/1978	GREEN LAKE
LOMA	05-05-0884A	W5946 BEND ROAD -- PORTION OF SECTION 34, T16N, R11E	12/28/2004	5501650003A	03/01/1978	FOX RIVER
LOMA	05-05-2612A	W6612 MARINE COURT	05/12/2005	5501650005B	02/02/1990	FOX RIVER PUCKAWAY LAKE
LOMA	05-05-4225A	C.S.M. 643, LOT 1 -- W2844 OAK TERRACE LANE	08/30/2005	5501650004A	03/01/1978	GREEN LAKE
LOMA	05-05-5342A	2ND ADDITION TO LYNN-LEE SHORES, LOT 3 -- N4878 EAST COURT DRIVE	11/01/2005	5501650003A	03/01/1978	GREEN LAKE
LOMA	06-05-0148A	C.S.M. 3027, LOT 1 -- N5315 SHORE DRIVE	12/06/2005	5501650004A 5501650004B	03/01/1978	GREEN LAKE
LOMA	06-05-0887A	W3076 BLACKBIRD POINT DRIVE -- PORTION OF SECTION 11, T15N, R12E	01/24/2006	5501650004A	03/01/1978	GREEN LAKE
LOMA	06-05-B559A	DON DAHLKE'S PLAT, LOT 8 -- W6486 LAKEVIEW DRIVE NORTH (WI)	03/14/2006	5501650003A		PUCKAWAY LAKE
LOMA	06-05-C328A	PORTION OF SECTION 31, T15N, R11E, C.S.M. NO. 92, LOT 2 -- W7194 DRAGER ROAD (WI)	10/24/2006	5501650005B		FOX RIVER PUCKAWAY LAKE
LOMA	07-05-1029A	C.S.M. 92, LOT 2 -- W7194 DRAGER(WI)	12/28/2006	5501650005B		FOX RIVER PUCKAWAY LAKE

LOMC TYPE	CASE NO.	PROJECT ID	DETERM DATE	FIRM PANEL NO.	FIRM PANEL EFF. DATE	FLOOD SOURCE
LOMA	07-05-2300A	W3084 BLACKBIRD POINT ROAD -- PORTION OF GOVT LOT 2, SECTION 11, T15N, R12E (WI)	02/22/2007	5501650004A		GREEN LAKE
LOMA	07-05-3799A	TERRACE BEACH SUBDIV NO. 2, PORTION OF LOT 5 -- N5537 C.T.H. 'A' (WI)	07/10/2007	5501650004A		GREEN LAKE
LOMA	07-05-4433A	C.S.M. 2355, LOT 1 -- W5508 BEND ROAD (WI)	06/26/2007	5501650003A		FOX RIVER
LOMA	08-05-1093A	PORTION OF SECTION 3, T15N, R11E -- N5044 BEND ROAD	01/29/2008	5501650003A		FOX RIVER
LOMA	08-05-1322A	W699 UTLEY ROAD -- PORTION OF SECTION 35, T15, R13	02/19/2008	5501650006A		GRAND RIVER
LOMA	08-05-2122A	PORTION OF SECTION 23, T17N, R12E -- N8274 HOPP ROAD	04/17/2008	5501650002A		FOX RIVER
LOMA	08-05-2679A	IRVING PARK, LOT 12 -- N5560 OLD OAK LANE	04/10/2008	5501650004A		GREEN LAKE
LOMA	09-05-1124A	DON DAHLKE'S PLAT, LOTS 11 & 12 -- W6454 LAKEVIEW DRIVE NORTH	02/10/2009	5501650003A		FOX RIVER (PUCKAWAY LAKE)
LOMA	09-05-1651A	C.S.M. 505, LOT 1 -- W2802 OAK TERRACE LANE	05/08/2009			
LOMA	09-05-5443A	W6790 Marine Dr.	09/22/2009	5501650005B		Fox River
LOMA	09-05-5571A	C.S.M. 505, LOT 1 -- W2802 OAK TERRACE	09/29/2009	5501650004A	03/01/1978	Green Lake
LOMA	09-05-5793A	C.S.M. 505, LOT 1 -- W2802 OAK TERRACE LANE	08/26/2009			
LOMA	10-05-0156A	372 SOUTH LAWSON DRIVE	11/24/2009	5501650004A		Green Lake
LOMA	10-05-2951A	LOT 1, CERTIFIED SURVEY MAP NO. 2777 - N3633 ROY CREEK ROAD	04/13/2010	55047C0120C	02/03/2010	None
LOMA	10-05-5680A	LOT 1, BLOCK C, SUNNYSIDE ACRES --	08/06/2010	55047C0133C	02/03/2010	Green Lake
LOMA	10-05-6801A	N5506 COUNTY ROAD A	09/28/2010	55047C0133C	02/03/2010	Green Lake Silver Creek
LOMA	10-05-7222A	LOT 9, BLOCK B, SUNNYSIDE ACRES -- W885 LAKESIDE DRIVE	10/28/2010	55047C0133C	02/03/2010	Silver Creek
LOMR-F	11-05-3295A	LOT 1, BLOCK C, SUNNYSIDE ACRES -- W822 LAKESIDE DRIVE	04/26/2011	55047C0133C	02/03/2010	Green Lake Silver Creek
LOMA	11-05-7887A	LOT 3, CERTIFIED SURVEY MAP NO. 659 -- W6640 PUCKAWAY ROAD	08/23/2011	55047C0155C	02/03/2010	Puckaway Lake
LOMA	12-05-1752A	LOT 1, CSM NO. 426 -- W771 SILVER LAKE ROAD	12/30/2011	55047C0133C	02/03/2010	Silver Creek
LOMA	12-05-7732A	CSM 522, LOTS 2 & 3 -- NORTH 3140 FIANN STREET	08/24/2012	55047C0155C	02/03/2010	Puckaway Lake
LOMA	13-05-1460A	5461 PETE LANE	04/04/2013	55047C0082C	02/03/2010	Fox River
LOMR	13-05-7472P	DEL MONTE FOODS SITE IMPROVEMENTS	06/02/2014	55047C0203C	02/03/2010	Grand River
LOMA	13-05-8214A	LOT 1, CERTIFIED SURVEY MAP NO. 2061 - W3758 HUCKLEBERRY ROAD	09/24/2013	55047C0039C	02/03/2010	Fox River
LOMA	14-05-1778A	Lot 1, 2, 3, Block 65, Van Horn's Addition Subdivision - 186 Broadway St		55047C0054C	02/03/2010	Fox River
LOMR-F	15-05-4875A	SURVEY MAP 550, LOTS 2 & 3 -- W6613 MARINE COURT	08/31/2015	55047C0155C	02/03/2010	
LOMR-F	16-05-0095A	CERTIFIED SURVEY MAP 550, LOTS 2 & 3 -- W6613 MARINE COURT	11/23/2015	55047C0155C	02/03/2010	PUCKAWAY LAKE
LOMR-F	16-05-4956A	TERRACE BEACH SUBDIVISION NO. 2, LOT 10 -- N5501 COUNTY ROAD A	07/08/2016	55047C0133C	02/03/2010	GREEN LAKE SILVER CREEK
LOMA	17-05-0127A	CERTIFIED SURVEY MAP NO. 3255, LOT 1 - W6602 PUCKAWAY ROAD	11/28/2016	55047C0155C	02/03/2010	PUCKAWAY LAKE
LOMA	95-05-2712A	LOT 5 - PLAT OF LYNN-LEE SHORES	02/20/1996	5501650003A	03/01/1978	GREEN LAKE
LOMA	96-05-124A	W1169 ILLINOIS AVENUE	01/25/1996	5501650004A	03/01/1978	GREEN LAKE

LOMC TYPE	CASE NO.	PROJECT ID	DETERM DATE	FIRM PANEL NO.	FIRM PANEL EFF. DATE	FLOOD SOURCE
LOMA	96-05-1666A	GLA 28-A4 - BELLE MAPPS COURT	05/20/1996	5501650004A	03/01/1978	GREEN LAKE
LOMA	97-05-1056A	C.S.M. 1248 - LOT 4 IN GOV'T LOT 1, SECT.	02/28/1997	5501650004A	03/01/1978	GREEN LAKE
LOMA	97-05-4506A	OAKWOOD BEACH - LOT 34, SECTION 12 - W2710 OAKWOOD BEACH	09/04/1997	5501650004A	03/01/1978	GREEN LAKE
LOMR-F	97-05-916A	N5109 LUECK LANE - LOT 3 - CERTIFIED	01/08/1997	5501650003A	03/01/1978	FOX RIVER
LOMA	98-05-2670A	ROBINHOOD ESTATES - LOT 6, SECTION	07/10/1998	5501650004A	03/01/1978	GREEN LAKE
LOMA	98-05-2954A	N. 3140 FIANN STREET - CSM 522, LOTS 2	05/15/1998	5501650005B	02/02/1990	PUCKAWAY LAKE
LOMA	98-05-3224A	GOVERNMENT LOT 2, SECTION 32 -	07/08/1998			
LOMR-F	98-05-5136A	LYNN LEE SHORES, 2ND ADDITION - LOT	09/30/1998			
LOMA	98-05-5276A	OAKWOOD BEACH PLAT - LOT 29 WEST	08/07/1998	5501650004A	03/01/1978	GREEN LAKE

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Chapter 300

Floodplain Zoning - Draft

[**HISTORY: Adopted by the Board of Supervisors of Green Lake County 12-15-2009 by Ord. No. 970-2009. Amendments noted where applicable.**]

GENERAL REFERENCES

[Comprehensive Plan](#) — See Ch. 280.

Construction site erosion control and stormwater management — See Ch. 284.

Land division and subdivision — See Ch. 315.

Zoning — See Ch. 350.

Article I

Introduction

§ 300-1 Statutory authority.

This chapter is adopted pursuant to the authorization in §§ 59.69, 59.692, and 59.694 and the requirements in § 87.30, Wis. Stats.

§ 300-2 Findings.

Uncontrolled development and use of the floodplains, rivers and streams within the unincorporated areas of Green Lake County would impair the public health, safety, convenience, general welfare and tax base.

§ 300-3 Purpose and intent.

This chapter is intended to regulate floodplain development to:

- A. Protect life, health and property;
- B. Minimize expenditures of public funds for flood-control projects;
- C. Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- D. Minimize business interruptions and other economic disruptions;
- E. Minimize damage to public facilities in the floodplain;
- F. Minimize the occurrence of future flood blight areas in the floodplain;
- G. Discourage the victimization of unwary land and home buyers;
- H. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- I. Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

Commented [MEK1]: Blue language is added due to WDNR's Model Ordinance. Unless notes describe otherwise.

Commented [MEK2]: Not from Model: The Comprehensive plan is not an Ordinance

§ 300-4 **Title.**

This chapter shall be known as, referred to as or cited as the "Floodplain Zoning Ordinance for Green Lake County, Wisconsin."

§ 300-5 **Abrogation and greater restrictions.**

- A. This chapter supersedes all the provisions of any municipal zoning ordinance enacted under §§ 59.69, 59.692 or 59.694 or 87.30, Wis. Stats., which relate to floodplains. If another ordinance is more restrictive than this chapter, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
- B. This chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this chapter imposes greater restrictions, the provisions of this chapter shall prevail.

§ 300-6 **Interpretation.**

In their interpretation and application, the provisions of this chapter are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this chapter, required by Ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this chapter or in effect on the date of the most recent text amendment to this chapter.

§ 300-7 **Severability.**

Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

§ 300-8 **When effective.**

This chapter shall be effective upon adoption by the Green Lake County Board and publication as provided for in the Wisconsin Statutes.

Article II General Provisions

§ 300-9 **Areas to be regulated.**

This chapter regulates all areas that would be covered by the regional flood or base flood within Green Lake County, Wisconsin as shown on the Flood Insurance rate Map (FIRM) or other maps approved by the WDNR. ~~Notes: Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO Zones.~~ Regional Flood Elevations (RFE) may be derived from other studies. Areas covered by the base flood are identified as A Zones on the Flood Insurance Rate Map. If more than one map or revision is referenced, the most restrictive information shall apply.

§ 300-10 **Official maps and revisions.**

The boundaries of all floodplain districts are designated as ~~floodplains or A Zones~~ A, AE, AH, AO or A1-30 on the maps listed below and the revisions in the Green Lake County Floodplain Appendix A. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the Flood Insurance Study or on the Flood Insurance Rate Map must be reviewed and approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency through the Letter of Map Change process (see Article IX, Amendments) before it is effective. No changes to regional flood elevations on non-Federal Emergency Management Agency maps shall be effective until approved by the Wisconsin Department of Natural Resources. These maps and revisions are on file in the Land Use Planning and Zoning Department, Green Lake County. If more than one map or revision is referenced, the most restrictive information shall apply.

- A. Official maps, based on the Flood Insurance Study for unincorporated areas of Green Lake County, Community Number 550165. Applicable map panels: 55047C0010C, 55047C0020C, 55047C0030C, 55047C0034C, 55047C0035C, 55047C0038C, 55047C0039C, 55047C0040C, 55047C0045C, 55047C0051C, 55047C0053C, 55047C0054C, 55047C0058C, 55047C0065C, 55047C0079C,

Commented [3]: Editor's Note: See Appendix A, which is included at the end of this chapter.

55047C0082C, 55047C0083C, 55047C0084C, 55047C0087C, 55047C0090C, 55047C0091C, 55047C0092C, 55047C0093C, 55047C0094C, 55047C0101C, 55047C0105C, 55047C0110C, 55047C0111C, 55047C0113C, 55047C0115C, 55047C0120C, 55047C0126C, 55047C0127C, 55047C0130C, 55047C0131C, 55047C0132C, 55047C0133C, 55047C0134C, 55047C0140C, 55047C0155C, 55047C0160C, 55047C0165C, 55047C0170C, 55047C0178C, 55047C0179C, 55047C0180C, 55047C0183C, 55047C0184C, 55047C0186C, 55047C0187C, 55047C0191C, 55047C0192C, 55047C0195C, 55047C0203C, 55047C0204C, 55047C0205C; 55047C0225C, dated February 3, 2010, with corresponding profiles that are based on the Flood Insurance Study 55047CV000A effective February 3, 2010; approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency. **[Amended 3-16-2010 by Ord. No. 978-2010]**

B. Official maps, based on other studies:

- (1) Hydraulic analysis and floodway and floodplain delineation for Ken Lay Property by Rich Mueller dated July 3, 1985, approved by the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.
- (2) The Inundation Map (with boundaries shown in yellow and red on the original map) for Kingston Dam on the Grand River, the floodway data table and the higher of the dam breach during regional flood (DAMBRK) profile and regional flood no breach (HEC2) profile. These are found in the Hydraulic Evaluation Report for the Kingston Dam prepared by Barrientos & Associates, Inc., and dated February 1991 and approved by the Wisconsin Department of Natural Resources.
- (3) The Dam Breach Analysis for the Lower Water Quality Improvement Dam for an unnamed tributary to Little Green Lake, prepared by Jonathan D. Lefers, PE, of Montgomery Associates Resource Solutions, LLC, dated November 2008, and approved by the Wisconsin Department of Natural Resources.
- (4) The floodplain study appendix. All Wisconsin Department of Natural Resources and Federal Emergency Management Agency approved floodplain maps, flood profiles, floodway data tables, regional or base flood elevations and other information used to amend official maps are located in Appendix A of this chapter. Green Lake County shall provide the most up-to-date appendix to the Wisconsin Department of Natural Resources and Federal Emergency Management Agency regional offices.
- (5) Flood study, "Little Green Lake Discharge," prepared for Green Lake County by MSA Professional Services, April 1997, and Dam Break Exhibit Maps prepared by MSA Professional Services, November 2013, both approved by Wisconsin Department of Natural Resources. **[Added 3-18-2014 by Ord. No. 1080-2014]**

(6) "Hydrologic and Hydraulic Report - Swamp Road – Township of Princeton, Princeton, WI" prepared by Badger Engineering & Construction, LLC, and Alieus Engineering, LLC, January 2017. Approved by Wisconsin Department of Natural Resources on February 21, 2017.

Commented [MEK4]: New TPR H&H Study (2017)

§ 300-11 Establishment of **Floodplain Zoning Districts**.

The regional floodplain areas are divided into three districts as follows:

- A. The Floodway District (**FW**) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained within AE Zones as shown on the FIRM.
- B. The Flood-Fringe District (**FF**) is that portion of the floodplain between the regional flood limits and the floodway and displayed as AE Zones on the FIRM.
- C. The General Floodplain District (**GFP**) is those areas that have been or may be covered by

floodwater during the regional flood and does not have a BFE or floodway boundary determined, including A, AH, and AO Zones on the FIRM.

§ 300-12 Locating floodplain boundaries.

A. Discrepancies between boundaries on the Official Floodplain Zoning Map and actual field conditions shall be resolved using the criteria in Subsection **A(1)** or **(2)** below. If a significant difference exists, the map shall be amended according to Article **IX**, Amendments. The ~~County~~-Land Use Planning and Zoning Department can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The ~~County~~-Land Use Planning and Zoning Department shall be responsible for documenting actual predevelopment field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the ~~County~~-Land Use Planning and Zoning Department and an applicant over the district boundary line shall be settled according to § **300-40C** and the criteria in Subsection **A(1)** and **(2)** below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approved any map amendment or revision pursuant to Article IX, Amendments.

- (1) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
- (2) Where flood profiles do not exist for projects, the location of the boundary shall be determined by the map scale, ~~visual on-site inspection and any information provided by the Wisconsin Department of Natural Resources.~~

~~B. Note: Where the flood profiles are based on established base flood elevations from a Flood Insurance Rate Map, the Federal Emergency Management Agency must also approve any map amendment pursuant to § 300-44A(d).~~

Commented [MEK5]: Moved this from here to 300-12.A

§ 300-13 Removal of lands from the floodplain.

A. Compliance with the provisions of this chapter shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to Article **IX**, Amendments.

~~B. Note: This procedure does not remove the requirements for the mandatory purchase of flood insurance. The property owner must contact the Federal Emergency Management Agency to request a letter of map change.~~

Commented [MEK6]: Not in Model Ordinance.

§ 300-14 Compliance required.

Any development or use within the areas regulated by this chapter shall be in compliance with the terms of this chapter and other applicable local, state, and federal regulations.

§ 300-15 Municipalities and state agencies regulated.

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this chapter and obtain all necessary permits. State agencies are required to comply if § 13.48(13), Wis. Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when § 30.2022, Wis. Stats., applies.

§ 300-16 Warning and disclaimer of liability.

The flood protection standards in this chapter are based on engineering experience and scientific research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This chapter does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. Nor does this chapter create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this chapter.

§ 300-16.1 **Annexed areas for cities and villages.**

The County floodplain [zoning](#) provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of Ch. NR 116, Wis. Adm. Code, and ~~the 44CFR 59-72.~~ National Flood Insurance Program (NFIP). These annexed lands are described on the municipality's Official Zoning Map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the ~~office of the Municipal Zoning Administrator~~ [Land Use Planning & Zoning Department](#). All plats or maps of annexation shall show the regional flood elevation and the location of the floodway.

§ 300-17 **General development standards.**

The ~~County~~ Land Use Planning and Zoning Department shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with [flood-resistant](#) materials ~~resistant to flood damage~~; be constructed ~~to by methods and practices that~~ minimize flood damages [and to ensure that utility and mechanical equipment is](#); ~~and be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities~~ designed and/or located so as to prevent water from entering or accumulating within the ~~components equipment~~ during conditions of flooding.

Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this chapter. [Adequate drainage shall be provided to reduce exposure to flood hazards and all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damages.](#)

Article III
General Standards

§ 300-18 **Hydraulic and hydrologic analysis.**

A. Except as allowed in Subsection C below, no floodplain development shall:

- (1) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing regional flood height; or
- (2) Increase regional flood height due to floodplain storage area lost, ~~which equals or exceeds 0.01 foot.~~

B. The County Land Use Planning and Zoning Department shall deny permits if it is determined that the proposed development will obstruct flow or [cause any](#) increase regional flood heights ~~+0.01 foot or more~~, based on the officially adopted Flood Insurance Rate Map or other adopted map, unless the provisions of [Article IX, Amendments Subsection C](#) are met.

~~C. Obstructions or increases equal to or greater than 0.01 foot may only be permitted if amendments are made to this chapter, the Official Floodplain Zoning Maps, floodway lines and water surface profiles, in accordance with Article IX, Amendments.~~

~~D. Note: This section refers to obstructions or increases in base flood elevations as shown on the officially adopted Flood Insurance Rate Map or other adopted map. Any such alterations must be reviewed and approved by the Federal Emergency Management Agency and the Wisconsin Department of Natural Resources.~~

§ 300-19 **Watercourse alterations.**

No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the ~~County~~ Land Use Planning and Zoning Department has notified in writing all adjacent municipalities, the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency regional

Commented [MEK7]: FEMA no longer allows any increase. However, Significant figures still allow for a 0.004 foot increase, per Rob Davis (WDNR)

offices and required the applicant to secure all necessary state and federal permits. The [standards of 300-18 must be met and the](#) flood-carrying capacity of any altered or relocated watercourse shall be maintained. As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation [and pursuant to Article IX, Amendments](#), the County Land Use Planning and Zoning Department shall [apply for a Letter of Map Revision \(LOMR\) from](#) ~~notify the~~ Federal Emergency Management Agency. [Any such alterations must be reviewed and approved by FEMA and the WDNR through the Letter of Map Change \(LOMC\) process.](#) ~~of the changes by submitting appropriate technical or scientific data in accordance with National Flood Insurance Program guidelines that shall be used to revise the Federal Insurance Rate Map, risk premium rates and floodplain management regulations as required.~~

§ 300-20 Development requiring Department of Natural Resources permit.

Development which requires a permit from the Wisconsin Department of Natural Resources under Chs. 30 and 31, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the [floodplain zoning ordinance](#) ~~floodway lines, water surface profiles, base flood elevations established in the Flood Insurance Study, or other data from the officially adopted Flood Insurance Rate Map, or other Floodplain Zoning Maps or this chapter~~, are made according to Article IX, Amendments.

§ 300-21 Public or private campgrounds.

Public or private campgrounds shall have a low flood-damage potential and shall meet the following provisions:

- A. The campground is approved by the Department of Health Services.
- B. A land use permit for the campground is issued by the County Land Use Planning and Zoning Department.
- C. The character of the river system and the elevation of the campground is such that a seventy-two-hour warning of an impending flood can be given to all campground occupants.
- D. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the Municipal Emergency Government Coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
- E. This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated, by the officials identified in Subsection D, to remain in compliance with all applicable regulations, including those of the State Department of Health Services and all other applicable regulations.
- F. Only camping units [that are fully licensed, if required, and ready for highway use](#), are allowed.
- G. The camping units may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.
- H. All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section.
- I. The County Land Use Planning and Zoning Department shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.

- J. All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either Article **IV**, Floodway District, or Article **V**, Flood-Fringe District, for the floodplain district in which the structure is located.
- K. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued: and-
- L. All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells, shall be properly anchored and placed at or floodproofed to the flood-protection elevation.

§ 300-22 (Reserved)

Article IV Floodway District

§ 300-23 **Applicability.**

This section applies to all floodway areas on the Floodplain Zoning Maps and those identified pursuant to § **300-33**.

§ 300-24 **Permitted uses.**

The following open space uses are allowed in the Floodway District and the floodway areas of the General Floodplain District, if they are not prohibited by any other ordinance; they meet the standards in §§ **300-25** and **300-26**; and all permits or certificates have been issued according to § **300-38**:

- A. Agricultural uses, such as farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
- B. Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
- C. Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback-riding trails, subject to the fill limitations of § **300-25D**.
- D. Uses or structures accessory to open space uses or classified as historic structures that comply with §§ **300-25** and **300-26**.
- E. Extraction of sand, gravel or other materials that complies with § **300-25D**.
- F. Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Chs. 30 and 31, Wis. Stats.
- G. Public utilities, streets and bridges that comply with § **300-25C**.

§ 300-25 **Floodway development standards.**

A. General.

- (1) Any development in floodway areas shall comply with Article **III**, General Standards, and have a low flood-damage potential.
- (2) Applicants shall provide the following data to determine the effects of the proposal according to § **300-18** and § 300-38B(3).
- (a) A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the

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proposed development will obstruct flow; or

- (b) An analysis calculating the effects of this proposal on regional flood height.
- (3) The ~~County~~ Land Use Planning and Zoning Department shall deny the permit application if the project will increase flood elevations upstream or downstream ~~0.01 foot or more~~, based on the data submitted for Subsection A(2) above.
- B. Structures accessory to permanent open space uses, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:
 - (1) The structures ~~are is~~ not designed for human habitation, ~~and does~~ not have a high flood-damage potential and is constructed to minimize flood damage.
 - (2) The structures must not obstruct flow of floodwaters or cause any increase in flood levels during the occurrence of the regional flood.
 - (3) The structures are properly anchored to resist flotation, collapse and lateral movement.
 - (4) Mechanical and utility equipment must be elevated or floodproofed to or above the flood-protection elevation.

(5) The structure(s) shall have a minimum of two openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings shall be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Commented [MEK9]: Not so new, anymore, design option for lowest floor.

- C. Public utilities, streets and bridges may be allowed by permit if:
 - (1) Adequate flood proofing measures are provided to the flood-protection elevation; and
 - (2) Construction meets the development standards of § 300-18.
- D. Fills or deposition of materials may be allowed by permit if:
 - (1) The requirements of § 300-18 are met;
 - (2) No material is deposited in the navigable channel unless a permit is issued by the Wisconsin Department of Natural Resources pursuant to Ch. 30, Wis. Stats., and a permit pursuant to § 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. § 1344, has been issued, if applicable, and the other requirements of this section are met;
 - (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
 - (4) The fill is not classified as a solid or hazardous material.

§ 300-26 Prohibited uses.

All uses not listed as permitted uses in § 300-24 are prohibited, including the following uses:

- A. Habitable structures, structures with high flood-damage potential, or those not associated with permanent open space uses;
- B. Storing materials that are buoyant, flammable, explosive or injurious to property, water quality, or human, animal, plant, fish or other aquatic life;

- C. Uses not in harmony with or detrimental to uses permitted in the adjoining districts;
- D. Any private on-site wastewater treatment system or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Wisconsin Department of Natural Resources approved campgrounds that meet the applicable provisions of local ordinances and Ch. ~~Comm-SPS~~ 83, Wis. Adm. Code.
- E. Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Chs. NR 811 and NR 812, Wis. Adm. Code;
- F. Any solid or hazardous waste disposal sites;
- G. Any wastewater treatment ponds or facilities, except those permitted under § NR 110.15(3)(b), Wis. Adm. Code;
- H. Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

Article V Flood-Fringe District

§ 300-27 **Applicability.**

This section applies to all flood-fringe areas shown on the Floodplain Zoning Maps and those identified pursuant to § 300-33.

§ 300-28 **Permitted uses.**

Any structure, land use, or development is allowed in the Flood-Fringe District if the standards in § 300-29 are met, the use is not prohibited by this chapter or any other ordinance or regulation and all permits or certificates specified in § 300-38 have been issued.

§ 300-29 **Flood-fringe development standards.**

All of the provisions of § 300-18 shall apply. In addition, the following requirements shall apply according to the use requested: ~~Any existing structure in the flood-fringe must meet the requirements of Article VII.~~

- A. Residential uses. Any habitable structure, including a manufactured home, which is to be erected, constructed, reconstructed, altered, or moved into the flood-fringe area shall meet or exceed the following standards:
 - (1) The elevation of the lowest floor, ~~excluding the basement or crawlway,~~ shall be at or above the flood-protection elevation on fill, ~~unless the requirements of §300-29A(2) can be met.~~ The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. ~~The Wisconsin Department of Natural Resources may authorize other flood-proofing measures if the elevations of existing streets or sewer lines make compliance with the fill standards impractical.~~
 - (2) The basement or crawlway floor may be placed at the regional flood elevation if it is dry flood proofed to the flood-protection elevation. No basement or crawlway floor is allowed below the regional flood elevation.
 - (3) Contiguous dry land access shall be provided from a structure to land outside of the floodplain, except as provided in Subsection A(4) below.
 - (4) In developments where existing street or sewer line elevations make compliance with Subsection A(3) above impractical, the County Land Use Planning and Zoning Department may permit new development and substantial improvements where access roads are ~~at or~~ below the regional flood

elevation, if:

(a) The ~~County~~ Land Use Planning and Zoning Department has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or

(b) Green Lake County has a ~~Wisconsin Department of Natural Resources-approved emergency evacuation plan, natural disaster plan approved by Wisconsin Emergency Management and the Wisconsin Department of Natural Resources.~~

B. Accessory structures or uses.

(1) ~~Except as provided in Subsection B(2) below, an accessory structure which is not connected to a principal structure may be constructed with its~~ Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.

~~(2) An accessory structure which is not connected to the principal structure and which is less than 600 square feet in size and valued at less than \$10,000 may be constructed with its lowest floor no more than two feet below the regional flood elevation if it is subject to flood velocities of no more than two feet per second and it meets all of the provisions of § 300-25B(1), (2), (3) and (4) and Subsection E below.~~

C. Commercial uses. Any commercial structure which is erected, altered or moved into the flood-fringe area shall meet the requirements of Subsection A above. Subject to the requirements of Subsection E below, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

D. Manufacturing and industrial uses. Any manufacturing or industrial structure which is erected, altered or moved into the flood-fringe area shall ~~have the lowest floor elevated to or above be protected to~~ the flood-protection elevation ~~or meet the using fill, levees, floodwalls, or other~~ flood proofing measures in § 300-42. Subject to the requirements of Subsection E below, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

E. Storage of materials. Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood-protection elevation or flood proofed in compliance with § 300-42. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

F. Public utilities, streets and bridges. All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans, and

(1) When the failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction of and substantial improvements to such facilities may only be permitted if they are flood proofed in compliance with § 300-42 to the flood-protection elevation;

(2) Minor roads or nonessential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

G. Private on-site wastewater treatment systems. All private on-site wastewater treatment systems shall be ~~designed to minimize or eliminate infiltration of flood water into the system, flood proofed,~~ pursuant to § 300-42, to the flood-protection elevation and shall meet the provisions of all local ordinances and Ch. ~~Comm~~ SPS 383, Wis. Adm. Code.

H. Wells. All wells shall be ~~designed to minimize or eliminate infiltration of flood waters into the~~

Commented [MEK10]: FEMA Minimum Standard. Can't build new structures below the RFE, anymore.

~~system flood proofed~~, pursuant to § **300-42**, to the flood-protection elevation and shall meet the provisions of Chs. NR 811 and NR 812, Wis. Adm. Code.

- I. Solid waste disposal sites. Disposal of solid or hazardous waste is prohibited in flood-fringe areas.
- J. Deposition of materials. Any deposited material must meet all the provisions of this chapter.
- K. Manufactured homes.
 - (1) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage and prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.
 - (2) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:
 - (a) Have the lowest floor elevated to the flood-protection elevation; and
 - (b) Be anchored so they do not float, collapse or move laterally during a flood.
 - (3) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the flood-fringe in Subsection **A** above.
- L. Mobile recreational vehicles. All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in Subsection **K(2)** and **(3)** above. A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

Article VI General Floodplain District

§ 300-30 **Applicability.**

The provisions for this district shall apply to all floodplains ~~mapped as A, AO or AH zones. for which flood profiles are not available or where flood profiles are available but floodways have not been delineated. Floodway and flood fringe districts shall be delineated when adequate data is available.~~

§ 300-31 **Permitted uses.**

Pursuant to § **300-33**, it shall be determined whether the proposed use is located within a floodway or flood-fringe area. Those uses permitted in floodway (§ **300-24**) and flood-fringe (§ **300-28**) ~~districts areas~~ are allowed within the General Floodplain District, according to the standards of § **300-32**, provided that all permits or certificates required under § **300-38** have been issued.

§ 300-32 ~~Standards for development in the General Floodplain District development standards. Article IV of this chapter applies to floodway districts, Article V applies to floodfringe districts. The rest of this ordinance applies to either district. For development in the general floodplain, Article IV, Floodway District, applies to floodway areas and Article V, Flood-Fringe District, applies to flood-fringe areas. The rest of this chapter applies to either district.~~

A. In AO/AH Zones the structure's lowest floor must meet one of the conditions listed below, whichever is higher:

- (1) at or above the flood protection elevation; or
- (2) two (2) feet above the highest adjacent grade around the structure; or

(3) the depth as shown on the FIRM

B. In AO/AH zones, provide plans showing adequate drainage paths to guide floodwaters around structures.

§ 300-33 Determining floodway and flood-fringe limits.

Upon receiving an application for development within the General Floodplain District, the County Land Use Planning and Zoning Department shall:

- A. Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the General Floodplain District limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures. ~~And the flood zone shown on the FIRM.~~
- B. Require the applicant to furnish any of the following information deemed necessary by the Wisconsin Department of Natural Resources to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries:
 - (1) ~~A Hydrologic and Hydraulic Study as specified in Section 300-38B(3) A typical valley cross section showing the stream channel, the floodplain adjoining each side of the channel, the cross sectional area to be occupied by the proposed development, and all historic high water information.~~
 - (2) A plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; the size, location and layout of all proposed and existing structures on the site; the location and elevations of streets, the water supply, and sanitary facilities; soil types; and other pertinent information.
 - (3) A profile showing the slope of the bottom of the channel or flow line of the stream.
 - (4) Specifications for building construction and materials, flood proofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.
- C. Transmit one copy of the information described in Subsections **A** and **B** above to the Wisconsin Department of Natural Resources regional office, along with a written request for technical assistance to establish regional flood elevations and, where applicable, floodway data. Where the provisions of **§ 300-38B(3)** apply, the applicant shall provide all required information and computations to delineate floodway boundaries and the effects of the project on flood elevations.

Commented [MEK11]: Model has a better, more detailed description of what an H&H Study is. This standard sends the reader to that detail.

Article VII

Nonconforming Uses and Structures

§ 300-34 General provisions.

- A. Applicability. If these standards conform with § 59.69(10), Wis. Stats., they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this chapter or any amendment thereto.
- B. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this chapter may continue subject to the following conditions:
 - (1) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this chapter. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Ordinary maintenance repairs are not considered an extension, modification or addition; these include painting, decorating, paneling and the replacement of doors, windows and other nonstructural components and the maintenance, repair or

replacement of existing private sewage or water supply systems or connections to public utilities. Ordinary maintenance repairs do not include any costs associated with the repair of a damaged structure. The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.

- (2) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted, and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this chapter.
- (3) The County Land Use Planning and Zoning Department shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent.
- (4) No modification or addition to any nonconforming structure or any structure with a nonconforming use which, over the life of the structure, would equal or exceed 50% of its present equalized assessed value shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dry land access must be provided for residential and commercial uses in compliance with § 300-29A. The costs of elevating a nonconforming building or a building with a nonconforming use to the flood-protection elevation are excluded from the fifty-percent provisions of this subsection.
- (5) Damaged or destroyed structures.
 - (a) Except as provided in Subsection B(5)(b) below, if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current requirements of this chapter. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.
 - (b) For nonconforming buildings that are damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building may be permitted in order to restore it after the nonflood disaster, provided that the nonconforming building will meet all of the minimum requirements under applicable Federal Emergency Management Agency regulations (44 CFR Part 60), or the regulations promulgated thereunder.
- (6) A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with § 300-25A, flood-resistant materials are used, and construction practices and flood proofing methods that comply with § 300-42 are used.

§ 300-35 **Floodway areas.**

- A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in a floodway area, unless such modification or addition:
 - (1) Has been granted a permit or variance which meets all of this chapter requirements;
 - (2) Meets the requirements of § 300-34;
 - (3) Will not increase the obstruction to flood flows or regional flood height;
 - (4) Any addition to the existing structure shall be flood proofed, pursuant to § 300-42, by means other than the use of fill, to the flood-protection elevation;

- (5) If any part of the foundation below the flood-protection elevation is enclosed, the following standards shall apply:
 - (a) The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of floodwaters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - (b) The parts of the foundation located below the flood-protection elevation must be constructed of flood-resistant materials;
 - (c) Mechanical and utility equipment must be elevated or flood proofed to or above the flood-protection elevation; and
 - (d) The use must be limited to parking or limited storage.
- B. No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances and Ch. Comm 83, Wis. Adm. Code.
- C. No new well or modification to an existing well used to obtain potable water shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing well in a floodway area shall meet the applicable requirements of all municipal ordinances and Chs. NR 811 and NR 812, Wis. Adm. Code.

§ 300-36 **Flood-fringe areas.**

- A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been issued a land use permit by the County Land Use Planning and Zoning Department or granted a variance by the County Board of Adjustment, and the modification or addition shall be placed on fill or floodproofed to the flood-protection elevation in compliance with the standards for that particular use in § 300-29, except where Subsection **B** below is applicable.
- B. Where compliance with the provisions of Subsection **A** above would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood-damage potential, the County Board of Adjustment, using the procedures established in § 300-40, may grant a variance from those provisions of Subsection **A** above for modifications or additions, using the criteria listed below. Modifications or additions that are protected to elevations lower than the flood-protection elevation may be permitted if:
 - (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (2) Human lives are not endangered;
 - (3) Public facilities, such as water or sewer, will not be installed;
 - (4) Flood depths will not exceed two feet;
 - (5) Flood velocities will not exceed two feet per second; and
 - (6) The structure will not be used for storage of materials as described in § 300-29E.
- C. If neither the provisions of Subsection **A** or **B** above can be met, one addition to an existing room in

a nonconforming building or a building with a nonconforming use may be allowed in the flood-fringe, if the addition:

- (1) Meets all other regulations and will be granted by permit or variance;
 - (2) Does not exceed 60 square feet in area; and
 - (3) In combination with other previous modifications or additions to the building, does not equal or exceed 50% of the present equalized assessed value of the building.
- D. All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system, shall meet all the applicable provisions of all local ordinances and Ch. Comm 83, Wis. Adm. Code.
- E. All new wells, or addition to, replacement, repair or maintenance of a well, shall meet the applicable provisions of this chapter and Chs. NR 811 and NR 812, Wis. Adm. Code.

Article VIII Administration

§ 300-37 **Officials designated.**

Where the ~~County~~ Land Use Planning and Zoning Department, ~~County~~ Land Use Planning and Zoning Committee or a ~~County~~ Board of Adjustment has already been appointed to administer a zoning ordinance adopted under § 59.69, 59.692, Wis. Stats., these officials shall also administer this chapter.

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§ 300-38 **~~County~~ Land Use Planning and Zoning Department.**

- A. The ~~County~~ Land Use Planning and Zoning Department is authorized to administer this chapter and shall have the following duties and powers. It shall:
- (1) Advise applicants of the provisions of this chapter, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
 - (2) Issue permits and inspect properties for compliance with the provisions of this chapter and issue certificates of compliance where appropriate.
 - (3) Inspect all damaged floodplain structures and perform a substantial damage assessment to determine if substantial damage to the structures has occurred.
 - (4) Keep records of all official actions such as:
 - (a) All permits issued, inspections made, and work approved.
 - (b) Documentation of certified lowest floor and regional flood elevations for floodplain development.
 - (c) Records of water surface profiles, Floodplain Zoning Maps and ordinances, nonconforming uses and structures, including changes, appeals, variances and amendments.
 - (d) All substantial damage assessment reports for floodplain structures.
 - (e) Floodproofing certificates.
 - (f) List of nonconforming structures and uses.
 - (5) Submit copies of the following items to the Wisconsin Department of Natural Resources regional office:

- (a) Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments.
 - (b) Copies of any case-by-case analyses and any other information required by the Wisconsin Department of Natural Resources, including an annual summary of the number and types of floodplain zoning actions taken.
 - (c) Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
 - (6) Investigate, prepare reports, and report violations of this chapter to the ~~County~~ Land Use Planning and Zoning Committee and ~~County~~ Corporation Counsel for prosecution. Copies of the reports shall also be sent to the Wisconsin Department of Natural Resources regional office.
 - (7) Submit copies of text and map amendments ~~and biennial reports~~ to the Federal Emergency Management Agency regional office.
- B. Land use permit. A land use permit shall be obtained before any new development; ~~repair, modification or addition to an existing structure; or any structural repair~~ or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the ~~County~~ Land Use Planning and Zoning Department shall include:
- (1) General information.
 - (a) The name and address of the applicant, property owner and contractor;
 - (b) The legal description, proposed use, and whether it is new construction or a modification.
 - (2) Site development plan. A site plan drawn to scale shall be submitted with the permit application form and shall contain:
 - (a) The location, dimensions, area and elevation of the lot;
 - (b) The location of the ordinary high-water mark of any abutting navigable waterways;
 - (c) The location of any structures with distances measured from the lot lines and street center lines;
 - (d) The location of any existing or proposed private on-site wastewater treatment system or private water supply system;
 - (e) The location and elevation of existing or future access roads;
 - (f) The location of floodplain and floodway limits as determined from the Official Floodplain Zoning Maps;
 - (g) The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study, either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);
 - (h) Data sufficient to determine the regional flood elevation in National Geodetic Vertical Datum or North American Vertical Datum at the location of the development and to determine whether or not the requirements of Article **IV** or **V** are met; and
 - (i) Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to § **300-18**. This may include any of the information noted in § **300-25A**.

~~(3) Data requirements to analyze developments~~ Hydraulic and Hydrologic Studies to Analyze Development. All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer register with the State of Wisconsin. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Wisconsin Department of Natural Resources.

Commented [MEK13]: Whole new detail on H&H study and what is supposed to go into them. Very helpful for anyone attempting to perform an H&H Study.

~~(a) Zone A floodplains: The applicant shall provide all survey data and computations required to show the effects of the project on flood heights, velocities and floodplain storage, for all subdivision proposals, as "subdivision" is defined in this chapter, and other proposed developments exceeding five acres in area or where the estimated cost exceeds \$125,000. The applicant shall provide:~~

[1] ~~Hydrology: The appropriate method shall be based on the standards in Ch. NR116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*. An analysis of the effect of the development on the regional flood profile, velocity of flow and floodplain storage capacity;~~

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[2] ~~Hydraulic Modeling: The regional flood elevation shall be based on the standards in Ch. NR116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of regional Flood Elevation* and the following:~~

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~~[a] determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate WSEL for the study.~~

~~[b] a minimum four foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.~~

~~[c] a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.~~

~~[d] the most current version of HEC RAS shall be used.~~

~~[e] a survey of bridge and culvert openings and the top of road is required at each structure.~~

~~[f] additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500feet.~~

~~[g] standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N Values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.~~

~~[h] the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.~~

~~A map showing the location and details of vehicular access to lands outside the floodplain; and~~

~~[3] A surface drainage plan showing how flood damage will be minimized. Mapping~~

A work map of the reach studied shall be provided, showing all cross sections locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in a floodway.

- [a] If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.
- [b] If any part of the proposed development is in the floodway, it must be added to the base model flow to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.
- (b) The estimated cost of the proposal shall include all structural development, landscaping, access and road development, utilities, and other pertinent items but need not include land costs. Zone AE Floodplains
- [1] Hydrology: If the proposed hydrology will change the existing study, the appropriate method to be used shall be on Ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge.*
- [2] Hydraulic model: The regional flood elevation shall be based on the standards in Ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation and the following:*
- [a] Duplicate Effective Model: The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If the data from the Effective Model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.
- [b] Corrective Effective Model: The Corrected Effective Model shall not include any man-made physical changes since the effective model date, but shall import the model into the most current version of HEC-RAS for Department review.
- [c] Existing (Pre-Project Conditions) Model: The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.
- [d] Revised (Post-Project) Model: The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography cause by the proposed development. This model shall reflect proposed conditions.
- [e] All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans, and survey notes.
- [f] Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and topwidths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.
- [3] Mapping: Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:
- [a] Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work, map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.
- [b] Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the

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FIRM may be more easily revised.

[c] Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.

[d] If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projections and State Plane Coordinate System in accordance with FEMA mapping specifications.

[e] The revised floodplain boundaries shall tie into the effective floodplain boundaries.

[f] All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section look-up table shall be included to relate to the model input numbering scheme.

[g] Both the current and proposed floodways shall be shown on the map.

[h] The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

(4) Expiration. All permits issued under the authority of this chapter shall expire ~~one year after the date~~ no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause.

C. Certificate of compliance. No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied, until a certificate of compliance is issued by the County Land Use Planning and Zoning Department, except where no permit is required, subject to the following provisions:

- (1) The certificate of compliance shall show that the building or premises or part thereof and the proposed use conform to the provisions of this chapter;
- (2) Application for such certificate shall be concurrent with the application for a land use permit;
- (3) If all provisions of this chapter are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;
- (4) The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and flood proofing elevations are in compliance with the permit issued. Flood proofing measures also require certification by a registered professional engineer or architect that flood proofing measures meet the requirements of § ~~300-42~~.

D. Other permits. Prior to obtaining a floodplain development land use permit ~~the~~ the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under § 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. § 1344.

§ 300-39 County Land Use Planning and Zoning Committee.

A. The County Land Use Planning and Zoning Committee shall:

- (1) Oversee the functions of the office of the County Land Use Planning and Zoning Department; and
- (2) Review and advise the County Board on all proposed amendments to this chapter, maps and text.

B. The County Land Use Planning and Zoning Committee shall not:

- (1) Grant variances to the terms of the chapter in place of action by the County Board of Adjustment; or
- (2) Amend the text or zoning maps in place of official action by the County Board.

§ 300-40 County Board of Adjustment.

The County Board of Adjustment, created under § 59.694, Wis. Stats., is hereby authorized or shall be appointed to act for the purposes of this chapter. The County Board of Adjustment shall exercise the powers conferred by the Wisconsin Statutes and adopt rules for the conduct of business. The Department Head for the County Land Use Planning and Zoning Department may not be the Secretary of the County Board of Adjustment.

A. Powers and duties. The County Board of Adjustment shall:

- (1) Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the County Land Use Planning and Zoning Department in the enforcement or administration of this chapter.
- (2) Hear and decide disputes concerning the district boundaries shown on the Official Floodplain Zoning Map.
- (3) Hear and decide, upon appeal, variances from the standards of this chapter.

B. Appeals to the County Board of Adjustment.

- (1) Appeals to the County Board of Adjustment may be taken by any person aggrieved or by any officer or department of Green Lake County affected by any decision of the County Land Use Planning and Zoning Department ~~or other administrative officer~~. Such appeal shall be taken within 30 days, unless otherwise provided by the rules of the County Board of Adjustment, by filing with the official whose decision is in question and with the County Board of Adjustment a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the County Board of Adjustment all records regarding the matter appealed.
- (2) Notice and hearing for appeals, including variances.
 - (a) Notice. The County Board of Adjustment shall:
 - [1] Fix a reasonable time for the hearing.
 - [2] Publish adequate notice pursuant to the Wisconsin Statutes, specifying the date, time, place and subject of the hearing.
 - [3] Assure that notice shall be mailed to the parties in interest and the Wisconsin Department of Natural Resources regional office at least 10 days in advance of the hearing.
 - (b) Hearing. Any party may appear in person or by agent. The County Board of Adjustment shall:
 - [1] Resolve boundary disputes according to Subsection C below.
 - [2] Decide variance applications according to Subsection D below.
 - [3] Decide appeals of permit denials according to § 300-41.
 - (3) Decision. The final decision regarding the appeal or variance application shall:
 - (a) Be made within a reasonable time.

Commented [MEK14]: Not from Model: language not needed.

- (b) Be sent to the Wisconsin Department of Natural Resources regional office within 10 days of the decision.
 - (c) Be a written determination signed by the Chair or Secretary of the County Board of Adjustment.
 - (d) State the specific facts that are the basis for the County Board of Adjustment's decision.
 - (e) Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application.
 - (f) Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the County Board of Adjustment proceedings.
- C. Boundary disputes. The following procedure shall be used by the County Board of Adjustment in hearing disputes concerning floodplain district boundaries:
- (1) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.
 - (2) In all cases, the person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the County Board of Adjustment.
 - (3) If the boundary is incorrectly mapped, the County Board of Adjustment should inform the County Land Use Planning and Zoning Committee or the person contesting the boundary location to petition the County Board for a map amendment according to Article **IX**, Amendments.
- D. Variances.
- (1) The County Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that:
 - (a) Literal enforcement of the provisions of this chapter will cause unnecessary hardship;
 - (b) The hardship is due to adoption of this chapter and unique property conditions not common to adjacent lots or premises. In such case, this chapter or the map must be amended;
 - (c) The variance is not contrary to the public interest; and
 - (d) The variance is consistent with the purpose of this chapter in § **300-3**.
 - (2) In addition to the criteria in Subsection **D(1)** above, to qualify for a variance under Federal Emergency Management Agency regulations, the following criteria must be met:
 - (a) The variance may not cause any increase in the regional flood elevation.
 - (b) Variances can only be granted for land areas that are less than 1/2 acre and are contiguous to existing structures constructed below the regional flood elevation.
 - (c) Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of this chapter.
 - (3) A variance shall not:

- (a) Grant, extend or increase any use prohibited in the zoning district.
- (b) Be granted for a hardship based solely on an economic gain or loss.
- (c) Be granted for a hardship which is self-created.
- (d) Damage the rights or property values of other persons in the area.
- (e) Allow actions without the amendments to this chapter or map(s) required in § 300-44.
- (f) Allow any alteration of a historic structure, including its use, that would preclude its continued designation as a historic structure.
- (4) When a floodplain variance is granted, the County Board of Adjustment shall notify the applicant in writing that it may increase ~~flood insurance premiums and~~ risks to life and property and flood insurance premiums up to \$25.00 per \$100 of coverage. A copy shall be maintained with the variance record.

§ 300-41 **Appeal of permit denial.**

A. The County Land Use Planning and Zoning Committee or County Board of Adjustment shall review all data related to the appeal. This may include:

- (1) Permit application data listed in § 300-38B.
- (2) Floodway/flood-fringe determination data in § 300-33.
- (3) Data listed in § 300-25A(2) where the applicant has not submitted this information to the County Land Use Planning and Zoning Department.
- (4) Other data submitted with the application or submitted to the County Board of Adjustment with the appeal.

B. For appeals of all denied permits, the County Board of Adjustment shall:

- (1) Follow the procedures of § 300-40;
- (2) Consider County Land Use Planning and Zoning Committee recommendations; and
- (3) Either uphold the denial or grant the appeal.

C. For appeals concerning increases in regional flood elevation, the County Board of Adjustment shall:

- (1) Uphold the denial where the County Board of Adjustment agrees with the data showing an increase in flood elevation. Increases ~~equal to or greater than 0.01 foot~~ may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of Article IX, Amendments.
- (2) Grant the appeal where the County Board of Adjustment agrees that the data properly demonstrates that the project does not cause an increase ~~equal to or greater than 0.01 foot~~, provided that no other reasons for denial exist.

§ 300-42 **Floodproofing ~~Standards for Nonconforming Structures or Uses.~~**

A. No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the flood proofing measures will protect the structure or development to the flood-protection elevation and submits a FEMA Floodproofing Certificate.

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B. For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:

(1) certified by a registered professional engineer or architect; or

(2) meets or exceeds the following standards:

(a) a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

(b) the bottom of all openings shall be no higher than one foot above grade; and

(c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

BC. Flood proofing measures shall be designed to:

(1) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;

(2) Protect structures to the flood-protection elevation;

(3) Anchor structures to foundations to resist flotation and lateral movement; and

(4) ~~insure that structural walls and floors are watertight to the flood-protection elevation and the interior remains completely dry during flooding without human intervention~~Minimize or eliminate infiltration of flood waters; and

(5) Minimize or eliminate discharges into flood waters.

C. Flood proofing measures could include:

(1) Reinforcing walls and floors to resist rupture or collapse caused by water pressure or floating debris.

(2) Adding mass or weight to prevent flotation.

(3) Placing essential utilities above the flood-protection elevation.

(4) Installing surface or subsurface drainage systems to relieve foundation wall and basement floor pressures.

(5) Constructing water supply wells and waste treatment systems to prevent the entry of floodwaters.

(6) Putting cutoff valves on sewer lines or eliminating gravity flow basement drains.

§ 300-43 Public information.

A. Place marks on structures to show the depth of inundation during the regional flood.

B. All maps, engineering data and regulations shall be available and widely distributed.

C. All real estate transfers should show what floodplain zoning district any real property is in.

Commented [MEK15]: Provides an alternative to a PE. Allows Staff to administratively approve if designed accordingly.

Commented [MEK16]: Decided to leave in ordinance. WDNR may strike as this is not in model?

Article IX Amendments

§ 300-44 ~~Actions requiring amendment~~ **Amendments.**

~~The County Board may change or supplement the floodplain zoning district boundaries and this chapter in the manner provided by law.~~ Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 300-44C.

Commented [MEK17]: Language better clarifies the CLOMR requirement.

A. ~~In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives Conditional Letter of Map Revision (CLOMR) from FEMA and amendments are made to this chapter, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 300-44C. Any such alterations must be reviewed and approved by FEMA and the WDNR.~~

B. ~~Note: Consult the Federal Emergency Management Agency Web site, www.fema.gov, for a current map change fee schedule.~~ In A Zones, increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision (CLOMR) from FEMA and amendments are made to this chapter, the official floodplain maps, floodway lines and water surface profiles, in accordance with Section 300-44C.

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C. ~~The County Board shall change or supplement the floodplain zoning district boundaries and this chapter in the manner outlines in Section 300-45 below. Actions which require an amendment to this chapter and/or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:~~

~~A. Actions which require an amendment include, but are not limited to, the following:~~

- ~~(1) Any change to the floodplain boundaries and/or watercourse alterations in the FIRM; Official Floodplain Zoning Map, including the floodway line or boundary of any floodplain area.~~
- (2) Correction of discrepancies between the water surface profiles and Floodplain Zoning Maps.
- (3) Any fill in the floodplain which raises the elevation of the filled area to a height at or above the flood-protection elevation and is contiguous to land lying outside the floodplain.
- (4) Any fill or floodplainway encroachment that obstructs flow, causing any increase in the regional flood height ~~0.01 foot or more.~~
- (5) Any upgrade to a floodplain zoning ordinance text required by § NR 116.05, Wis. Adm. Code, or otherwise required by law or for changes by Green Lake County.
- (6) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the flood-fringe that is based on a base flood elevation from a Flood Insurance Rate Map requires prior approval by the Federal Emergency Management Agency.

~~(7) Any changes to any other officially adopted floodplain maps listed in Section 300-10B.~~

~~B. Note: Consult the Federal Emergency Management Agency Web site, www.fema.gov, for a current map change fee schedule.~~

§ 300-45 **Amendment procedure.**

Amendments to this chapter may be made upon petition of any interested party according to the provisions of § 59.69, Wis. Stats. Such petitions shall include all necessary data required by §§ **300-33** and **300-38B**. ~~The land use permit shall not be issued until a Letter of Map Revision (LOMR) is issued by FEMA for the proposed changes.~~

- A. The proposed amendment shall be referred to the County Land Use Planning and Zoning Committee for a public hearing and recommendation to the County Board. The amendment and notice of public hearing shall be submitted to the Wisconsin Department of Natural Resources regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of § 59.69, Wis. Stats.
- B. No amendments shall become effective until reviewed and approved by the Wisconsin Department of Natural Resources.
- C. All persons petitioning for a map amendment that obstructs flow, increasing regional flood height 0.01 foot or more, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the County Board.
- ~~D. For amendments in areas with no water surface profiles, the County Land Use Planning and Zoning Committee or the County Board shall consider data submitted by the Wisconsin Department of Natural Resources, the County Land Use Planning and Zoning Department's visual on-site inspections and other available information (see § 300-12).~~

Article X Enforcement

§ 300-46 Investigation.

Any violation of the provisions of this chapter shall be deemed unlawful. When necessary, to determine compliance with this chapter, the Land Use Planning and Zoning Department shall investigate alleged violations. After confirmation that a violation exists, the Land Use Planning and Zoning Department shall pursue compliance of the violation.

§ 300-46.1 Violations and penalties; citations.

- A. Any violation of the provisions of this chapter by or under the direction of the landowner shall be brought into compliance upon notification by the Land Use Planning and Zoning Department or the Land Use Planning and Zoning Committee or the County Corporation Counsel.
- B. The County Corporation Counsel shall have the authority to use all legal remedies necessary to pursue compliance with the provisions of this chapter. After consultation with the Land Use Planning and Zoning Department and/or the Land Use Planning and Zoning Committee, the Corporation Counsel shall determine which legal remedy or legal remedies are in order to pursue compliance with the provisions of this chapter.
- C. Any landowner who violates or refuses to comply with any of the provisions of this chapter shall be subject to, upon conviction, a forfeiture of not less than \$10 nor more than \$5,000 per offense, together with the taxable costs of action. Each day that the violation exists shall constitute a separate offense.
- D. In addition to the Corporation Counsel having the authority to pursue compliance per Subsection **B** above, the designated staff of the Land Use Planning and Zoning Department shall have the authority and may prepare, sign and issue citations in order to commence action to achieve compliance with the provisions of this chapter.

§ 300-46.2 Stop-work order.

- A. No land use permit obtained. When the Land Use Planning and Zoning Department is notified or becomes aware of any activity in violation of the provisions of this chapter by or under the direction of the landowner that requires issuance of a land use permit pursuant to this chapter, and such a permit has not been obtained, the Land Use Planning and Zoning Department may issue a stop-work order requiring any such activity to be immediately stopped and enjoined.

- B. Land use permit obtained. When the Land Use Planning and Zoning Department is notified or becomes aware of any activity in violation of the provisions of this chapter by or under the direction of the landowner for which a land use permit was issued and the actual activity deviates from that land use permit, the Land Use Planning and Zoning Department may issue a stop-work order requiring the activity to be immediately stopped and enjoined.
- C. The stop-work order shall be mailed to the subject landowner's property tax bill mailing address or the mailing address as stated on the land use permit application and/or to any person signing the land use permit application.
- D. The stop-work order card issued and posted by the Land Use Planning and Zoning Department shall be posted at the subject site in plain view from a nontrespass location off the subject property. A stop-work order card shall remain posted until compliance of the violation occurs.
- E. An action filed pursuant to § 300-40 of this chapter to the County Board of Adjustment or to any court shall stop work during and until the final outcome of the action has been reached or until so ordered by a court of appropriate jurisdiction.

§ 300-46.3 Injunction.

Every violation of this chapter is a public nuisance, and the creation thereof may be enjoined and the maintenance thereof abated pursuant to § 87.30, Wis. Stats.

**Article XI
Definitions**

§ 300-47 Word usage and definitions.

Unless specifically defined, words and phrases used in this chapter shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word "may" is permissive, and the word "shall" is mandatory and not discretionary.

1. ACCESSORY STRUCTURE OR USE

A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building.

2. A ZONES

Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

3. AH ZONE – See “AREA OF SHALLOW FLOODING”.

4. AO ZONE – See “AREA OF SHALLOW FLOODING”.

5. ALTERATION – An enhancement, upgrading or substantial change or modifications other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

6. AREA OF SHALLOW FLOODING – A designated AO, AH, AR/AO, AR/AH, or VO zone on a community’s Flood Insurance Rate Map (FIRM) with a 1 percent or greater chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unprecipitable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

7. BASE FLOOD

The flood having a one-percent chance of being equaled or exceeded in any given year, as published

by the Federal Emergency Management Agency as part of a Flood Insurance Study and depicted on a Flood Insurance Rate Map.

8. BASEMENT

Any enclosed area of a building having its floor subgrade, i.e., below ground level, on all sides.

9. BUILDING

See "structure."

10. BULKHEAD LINE

A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Wisconsin Department of Natural Resources pursuant to § 30.11, Wis. Stats., and which allows limited filling between this bulkhead line and the original ordinary high-water mark, except where such filling is prohibited by the floodway provisions of this chapter.

11. CAMPGROUND

Any area of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units or which is advertised or represented as a camping area.

12. CAMPING UNIT

Any portable device, no more than 400 square feet in area, used as a temporary shelter for human habitation, including but not limited to a camping trailer, motor home, bus, van, pickup truck, [or tent or other mobile recreational vehicle that is fully licensed, if required, and ready for highway use.](#)

13. CERTIFICATE OF COMPLIANCE

A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this chapter.

14. CHANNEL

A natural or artificial watercourse with definite bed and banks to confine and conduct the normal flow of water.

15. CRAWLWAY or CRAWL SPACE

An enclosed area below the first usable floor of a building, generally less than five feet in height, used for limited access to plumbing and electrical utilities.

16. DECK

An unenclosed exterior structure that has no roof or sides, characterized by a flat, open, horizontal surface or platform suspended above the grade of land it covers, but which has a permeable floor that allows the infiltration of precipitation.

17. DEPARTMENT

The Wisconsin Department of Natural Resources.

18. DEVELOPMENT

Any artificial change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of the percentage of damage or

improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

19. DRY LAND ACCESS

A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

20. ENCROACHMENT

Any fill, structure, equipment, building, use or development in the floodway.

~~**EXISTING MANUFACTURED HOME PARK OR SUBDIVISION**~~

~~An area of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this chapter. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.~~

Commented [MEK18]: Replaced with new definition to follow.

~~**EXPANSION TO EXISTING MOBILE/MANUFACTURED HOME PARK**~~

~~The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading or the pouring of concrete pads.~~

Commented [MEK19]: Replaced with new definition to follow.

21. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The federal agency that administers the National Flood Insurance Program.

22. FLOOD INSURANCE RATE MAP (FIRM) – A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal emergency Management Agency.

Commented [MEK20]: Relocated def.

23. FLOOD or FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:

Commented [MEK21]: Relocated def.

- The overflow or rise of inland waters;
- The rapid accumulation or runoff of surface waters from any source;
- The undulation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or
- The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche or by some similarly unusual event.

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24. FLOOD FREQUENCY

The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year.

25. FLOOD-FRINGE

That portion of the floodplain outside of the floodway which is covered by floodwaters during the regional flood and associated with standing water rather than flowing water.

26. FLOOD HAZARD BOUNDARY MAP

A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

~~FLOOD INSURANCE RATE MAP (FIRM)~~

~~A map of a community on which the Federal Insurance Administration has delineated both special flood hazard areas (the floodplain) and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.~~

Commented [MEK22]: Relocated def.

27. FLOOD INSURANCE STUDY

A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A Zones. Flood Insurance Rate Maps, which accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

~~FLOOD or FLOODING~~

~~A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:~~

Commented [MEK23]: Relocated def.

- ~~A. The overflow or rise of inland waters;~~
- ~~B. The rapid accumulation or runoff of surface waters from any source;~~
- ~~C. The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or~~
- ~~D. The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.~~

28. FLOODPLAIN

Land which has been or may be covered by floodwater during the regional flood. It includes the floodway and the flood-fringe and may include other designated floodplain areas for regulatory purposes.

29. FLOODPLAIN ISLAND

A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

30. FLOODPLAIN MANAGEMENT

Policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

31. FLOOD PROFILE

A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

32. FLOODPROOFING

Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

33. FLOOD-PROTECTION ELEVATION

An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (See also "freeboard.")

34. FLOOD STORAGE

Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

35. FLOODWAY

The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

36. FREEBOARD

A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, the loss of flood storage areas due to development and aggregation of the river- or streambed.

37. HABITABLE STRUCTURE

Any structure or portion thereof used or designed for human habitation.

38. HEARING NOTICE

A publication or posting meeting the requirements of Ch. 985, Wis. Stats. For appeals, a Class 1 notice, published once at least one week (seven days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (seven days) before the hearing, is required. Local ordinances or bylaws may require additional notice, exceeding these minimums.

39. HIGH FLOOD-DAMAGE POTENTIAL

Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

40. HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Commented [MEK24]: New def.

41. HISTORIC STRUCTURE

Any structure that is either:

- A. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior, or by the Secretary of the Interior in states without approved programs.

42. INCREASE IN REGIONAL FLOOD HEIGHT

A calculated upward rise in the regional flood elevation, equal to or greater than 0.040 foot, based on a comparison of existing conditions and proposed conditions, which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

~~**LAND AREA**~~

~~An area of land having a boundary description duly recorded in the register of deeds office that identifies the boundaries of a specific property. A land area may be unplatted land or platted land by means of a recorded certified survey map or other plat.~~

Commented [MEK25]: Deleted def.

43. LAND USE

Any use made of an unimproved or improved land area. (See also "development.")

44. LOWEST ADJACENT GRADE – Elevation of the lowest ground surface that touches any of the exterior walls of a building.

Commented [MEK26]: New def.

45. LOWEST FLOOR – The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

Commented [MEK27]: New def.

46. MAINTENANCE – The act or process of restoring to original soundness, including redecorating, refinishing, non structural repairs, or the replacement of exiting fixtures, systems, or equipment with equivalent fixtures, systems or structures.

Commented [MEK28]: New def.

47. MANUFACTURED HOME

A structure transportable in one or more sections which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a mobile recreational vehicle.

48. MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

Commented [MEK29]: Replacement for previously deleted def.

49. MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING – A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

Commented [MEK30]: Replacement for previously deleted def.

50. MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading or the pouring of concrete pads.

Commented [MEK31]: Replacement for previously deleted def.

51. MOBILE RECREATIONAL VEHICLE

A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest

horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicle."

52. MODEL, CORRECTED EFFECTIVE – A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.

Commented [MEK32]: Needed Def for 300-38B(3) Section dealing with H&H Studies.

53. MODEL, DUPLICATE EFFECTIVE – A copy of the hydraulic analysis used in the effective Flood Insurance Study (FIS) and referred to as the effective model.

Commented [MEK33]: Needed Def for 300-38B(3) Section dealing with H&H Studies.

54. MODEL, EFFECTIVE – The hydraulic engineering model that was used to produce the current effective Flood Insurance Study (FIS).

Commented [MEK34]: Needed Def for 300-38B(3) Section dealing with H&H Studies.

55. MODEL, EXISTING (PRE-PROJECT) – A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.

Commented [MEK35]: Needed Def for 300-38B(3) Section dealing with H&H Studies.

56. MODEL, REVISED (POST-PROJECT) – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.

Commented [MEK36]: Needed Def for 300-38B(3) Section dealing with H&H Studies.

57. MUNICIPALITY or MUNICIPAL

The county, city or village governmental units enacting, administering and enforcing this zoning chapter.

58. NAVD or NORTH AMERICAN VERTICAL DATUM

Elevations referenced to mean sea level datum, 1988 adjustment.

59. NGVD or NATIONAL GEODETIC VERTICAL DATUM – Elevations referenced to mean sea level datum, 1929 adjustment.

Commented [MEK37]: Relocated def. from below.

60. NEW CONSTRUCTION

For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the start of construction commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

~~**NGVD or NATIONAL GEODETIC VERTICAL DATUM**~~

~~Elevations referenced to mean sea level datum, 1929 adjustment.~~

Commented [MEK38]: See relocation above.

61. NONCONFORMING STRUCTURE

An existing lawful structure or building that is not in conformity with the dimensional or structural requirements of this chapter for the area of the floodplain that it occupies. (For example, an existing residential structure in the flood-fringe district is a conforming use. However, if the lowest floor is

lower than the flood-protection elevation, the structure is nonconforming.)

62. NONCONFORMING USE

An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this chapter for the area of the floodplain which it occupies (such as a residence in the floodway).

63. OBSTRUCTION TO FLOW

Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

64. OFFICIAL FLOODPLAIN ZONING MAP

That map, adopted and made part of this chapter, as described in § 300-10, which has been approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency.

65. OPEN SPACE USE

Those uses having a relatively low flood-damage potential and not involving structures.

66. ORDINARY HIGH-WATER MARK

The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark, such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

67. PERSON

An individual, or group of individuals, corporation, partnership, association, municipality or state agency.

68. PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEM

A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same land area as the structure. It also means an alternative sewage system approved by the Department of ~~Commerce~~[Safety and Professional Services](#), including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different land area than the structure.

69. PUBLIC UTILITIES

Those utilities using underground or overhead transmission lines, such as electric, telephone and telegraph, and distribution and collection systems, such as water, sanitary sewer and storm sewer.

70. REASONABLY SAFE FROM FLOODING

Means that base flood waters will not inundate the land or damage structures to be removed from the ~~special flood hazard area floodplain~~ and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

71. REGIONAL FLOOD

A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one-percent chance of being equaled or exceeded in any given year, and if depicted on the Flood Insurance Rate Map, the regional flood elevation is equivalent to the base flood elevation.

72. START OF CONSTRUCTION

The date the building permit was issued, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

73. STRUCTURE

Any man-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, streambed or lakebed, including but not limited to roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

74. SUBDIVISION

~~The division of an area of land by the owner thereof or the owner's agent for the purpose of sale or of building development, where:~~Has the meaning given in Section 236.02(12), Wis. Stats.

- ~~A. The act of division creates five or more land areas or building sites of five acres each or less in area; or~~
- ~~B. The act creates five or more land areas or building sites of five acres each or less in area are created by successive division within a period of five years.~~

75. SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50% of the equalized assessed value of the structure before the damage occurred.

76. SUBSTANTIAL IMPROVEMENT –Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvements regardless of the work performed. The term does not, however, include either any project for the improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

77. UNNECESSARY HARDSHIP

Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of this chapter.

78. VARIANCE

An authorization by the Board of Adjustment for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in this chapter.

Commented [MEK39]: Model used Chapter 236 for definition. Seems appropriate.

Commented [MEK40]: New definition. Better explains the concept.

79. VIOLATION

The failure of a structure or other development to be fully compliant with this chapter. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

80. WATERSHED

The entire region contributing runoff or surface water to a watercourse or body of water.

81. WATER SURFACE PROFILE

A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

82. WELL

An excavation opening in the ground, made by digging, boring, drilling, driving or other methods, to obtain groundwater, regardless of its intended use.

Attachments:

[300a Appendix A](#)

Commented [MEK41]: Revision added 28 new LOMCs to Appendix

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in County Board Room #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, January 4, 2018, at 6:30 p.m.* to consider the following items:

Item I: Owners/Applicants: Mark E & Chardra J Draeger Revocable Trust **General legal description:** N7014 County Road PP, Parcel #004-00026-0000, Part of the SW¹/₄ of Section 1, T16N, R13E, Town of Brooklyn **Request:** Rezone ±3.03 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

Item II: Owners/Applicants: Ervin G & Ella O Miller **General legal description:** W3699 Heritage Rd, Parcel #012-00163-0200, Part of the NW¹/₄ of Section 10 & part of the NE¹/₄ of Section 09, T14N, R12E, Town of Manchester **Request:** Conditional Use Permit request for a bakery.

Item III: Owner/Applicant: Paul Koehn **General legal description:** W2466 Princeton Rd, #004-00425-0000, Part of the SW¹/₄ of Section 18, T16N, R13E, Town of Brooklyn **Request:** Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

All interested persons wishing to be heard at the public hearing are invited to attend. The public can direct written comments to the Land Use Planning & Zoning Department, P.O. Box 3188, Green Lake, WI 54941 or zoning@co.green-lake.wi.us. For information related to the outcome of this public hearing item, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

Publish: December 21, 2017 & December 28, 2017

**LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING**

January 4, 2018

ITEM I: ZONING CHANGE

OWNER: Mark and Chandra Draeger Revocable Trust **APPLICANT:** same

REQUEST: The owner/applicant is requesting a zoning change from A-1 Farmland Preservation District to R-4, Rural Residential District, ±3.5669 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00026-0000, located in the SW¼ of Section 1, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at N7014 County Road PP.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is A-1, Farmland Preservation District and lands surrounding the subject site are A-1, Farmland Preservation District and A-2, General Agriculture District, with the predominant use of the land being agricultural.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation area. The general soil map indicates a Kidder-Griswold association which are moderately well-drained to well-drained soils with a subsoil composed of loam, clay-loam, and sandy-clay-loam underlain by calcareous, gravelly, sandy loam glacial till. Soil types, in order of agricultural significance, include Keb, GrA, and GrB. With proper management, these soils can be suitable for most farm and vegetable crops grown in the county.

According to Flood Boundary and Floodway Map Panel 55047C0070C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The applicants would like to subdivide ±3.5669 acres from ±35 acres owned by the Trust. The proposed ±3.5669 acres contains a single-family dwelling and detached garage. The remaining ±30 acres does not need to be rezoned or combined with other lands.

The 2016 Green Lake County comprehensive plan's goals, objectives, and policies are consistent with this rezone request.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold type)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **A goal of the County's Comprehensive Plan and the County Farmland Preservation Plan is to preserve and protect quality agricultural lands. This request does preserve and protect lands as the R-4 zoning classification allows for light agricultural uses.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the County's comprehensive plan as the zoning stays in an agricultural district.**

- c) **The rezoning is substantially consistent with the county certified farmland preservation plan. The overall goal of the County certified farmland preservation plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the County's certified farmland preservation plan.**

- d) **The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or legally restricted to agricultural use. The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also requires a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF BROOKLYN: An action form requesting the Town of Brooklyn's input related to this zoning change request was sent to the Town Clerk on November 3, 2017.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
P.O. Box 3188
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 10-8-17

Zone Change from A-1 to R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Mark + Chandra Dnaeger

Mailing Address N-7014 County RD PP Ripon WI 54971

Phone Number 920-299-2100

Signature ~~Mark Dnaeger~~ Chandra Dnaeger Date 10-8-17

AGENT IF OTHER THAN OWNER

Name ~~Mark Dnaeger~~

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Parcel Numbers (affected) 004-00026-000A Acres (affected) ±35 acres

Lot ___ Block ___ Subdivision _____

Section 1 Town 16 North Range 13 East

Location of Property N7014 CTTPP

Legal Description NW 1/4 of the SW 1/4 sec 1

Current Zoning Classification A-1 Current Use of Property Residential +

agricultural

Detailed Description of Proposed Use _____

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375.00
Conditional Use Permit \$375.00
Variance \$375.00
Special Exception \$375.00

CONCEPT PLAN

CONCEPT PLAN FOR MARK E. AND CHARDRA J. DRAEGER, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 01, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
MARK E. AND CHARDRA J. DRAEGER
N7014 COUNTY ROAD "PP"
RIPON, WISCONSIN 54971



Donald W. Lenz

DONALD W. LENZ -
WI Professional Land Surveyor License No. S-2003
Dated this 29th Day of September 2017

MARK E. AND CHARDRA J. DRAEGER

TAX PARCEL NO. 004-00026-0000

MARK E. AND CHARDRA J. DRAEGER

TAX PARCEL NO. 004-00026-0000

PROPOSED LOT 1
R-4 ZONING

GROSS AREA	3.5668 ACRES
NET AREA	3.5190 ACRES
	155,468 SQ. FT.
	158,288 SQ. FT.

NW 1/4
SW 1/4

SW 1/4
SW 1/4

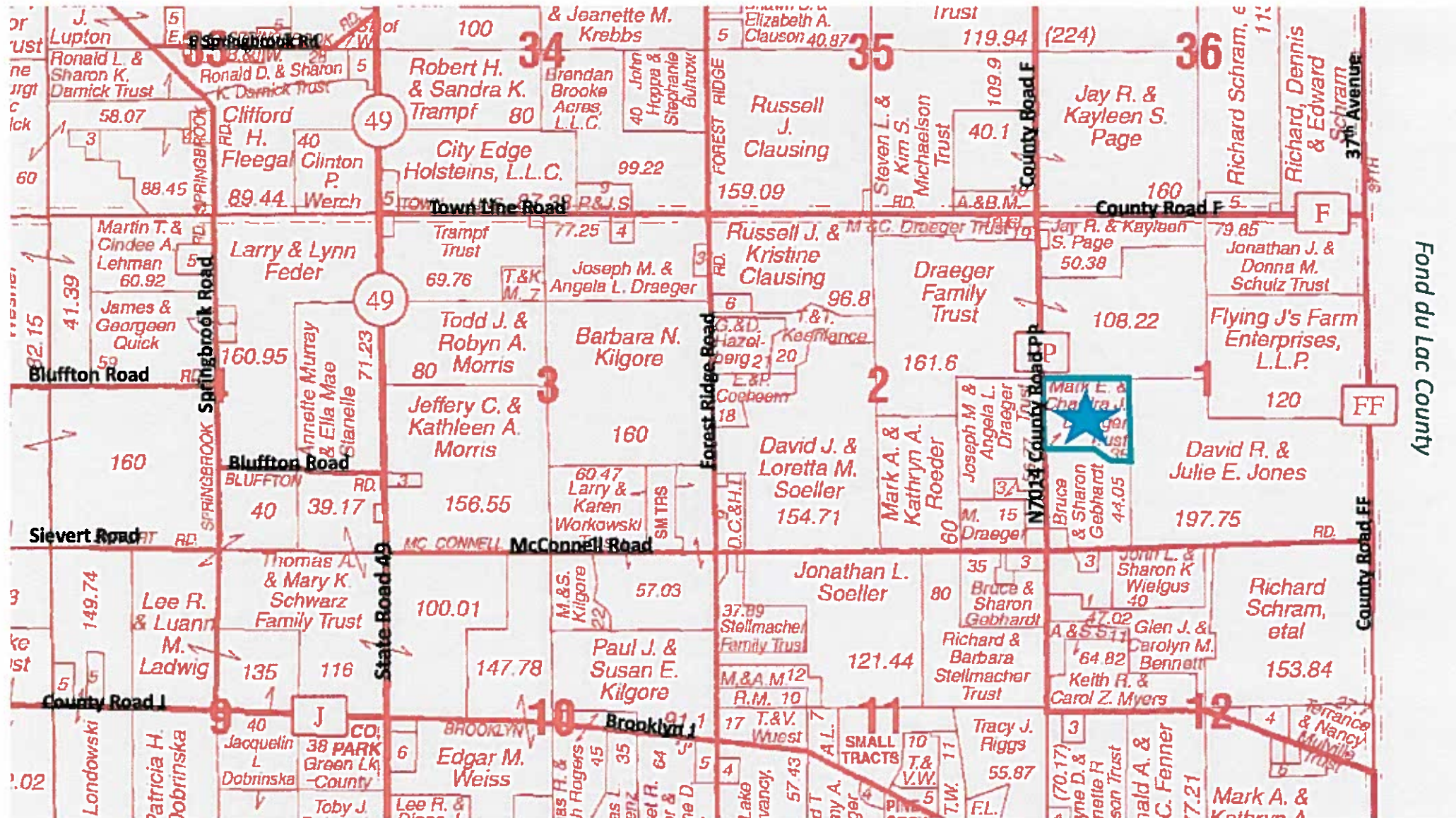


GREEN LAKE SURVEYING COMPANY
P.O. BOX 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666
survey@greenlakesurveyingcompany.com
www.greenlakesurveyingcompany.com

Mark E. and Chardra J. Draeger Revocable Trust – Town of Brooklyn

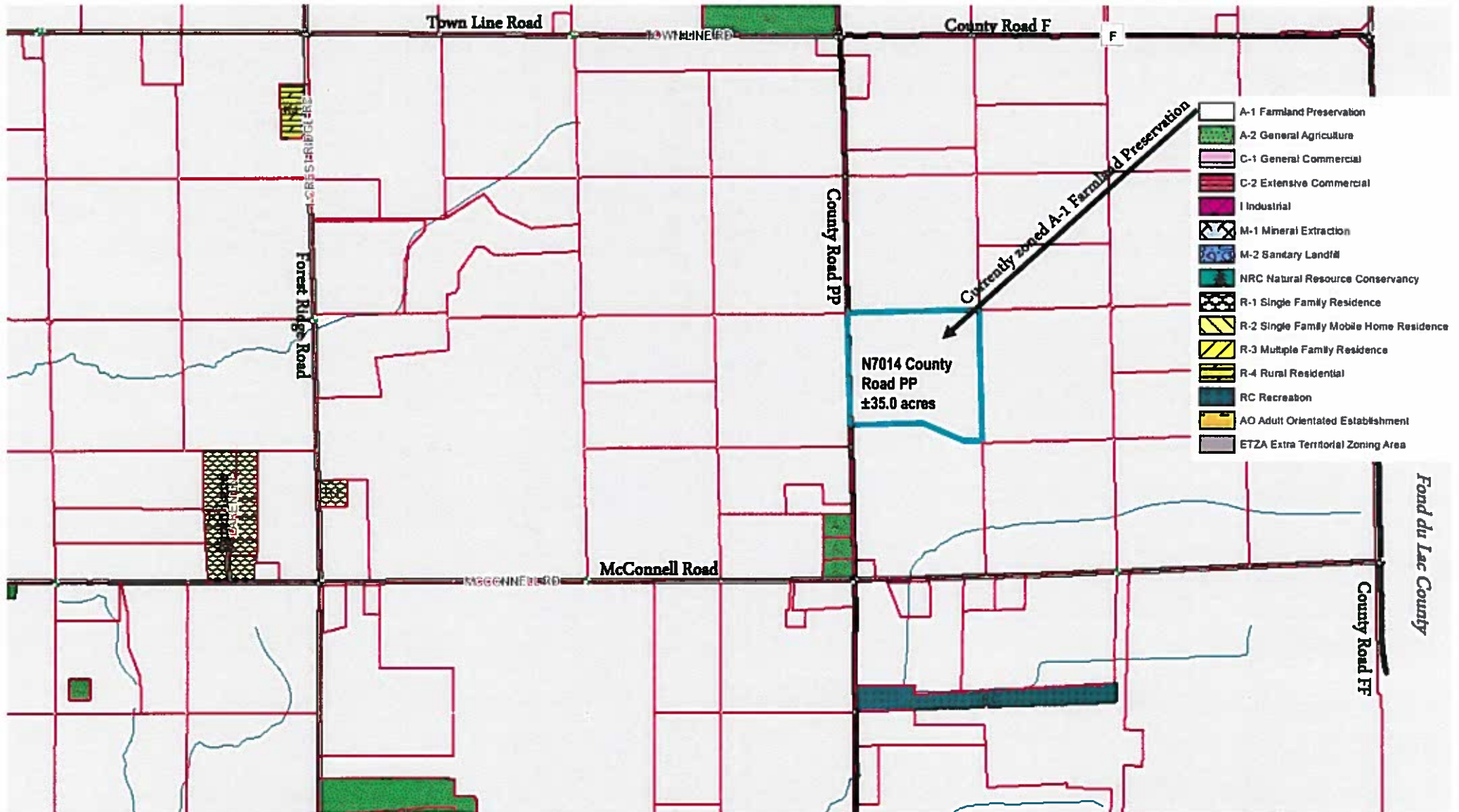
N7014 County Road PP, Parcel #004-00026-0000, Part of the SW¼ of Section 1, T16N, R12E

Request to rezone ±3.51 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.



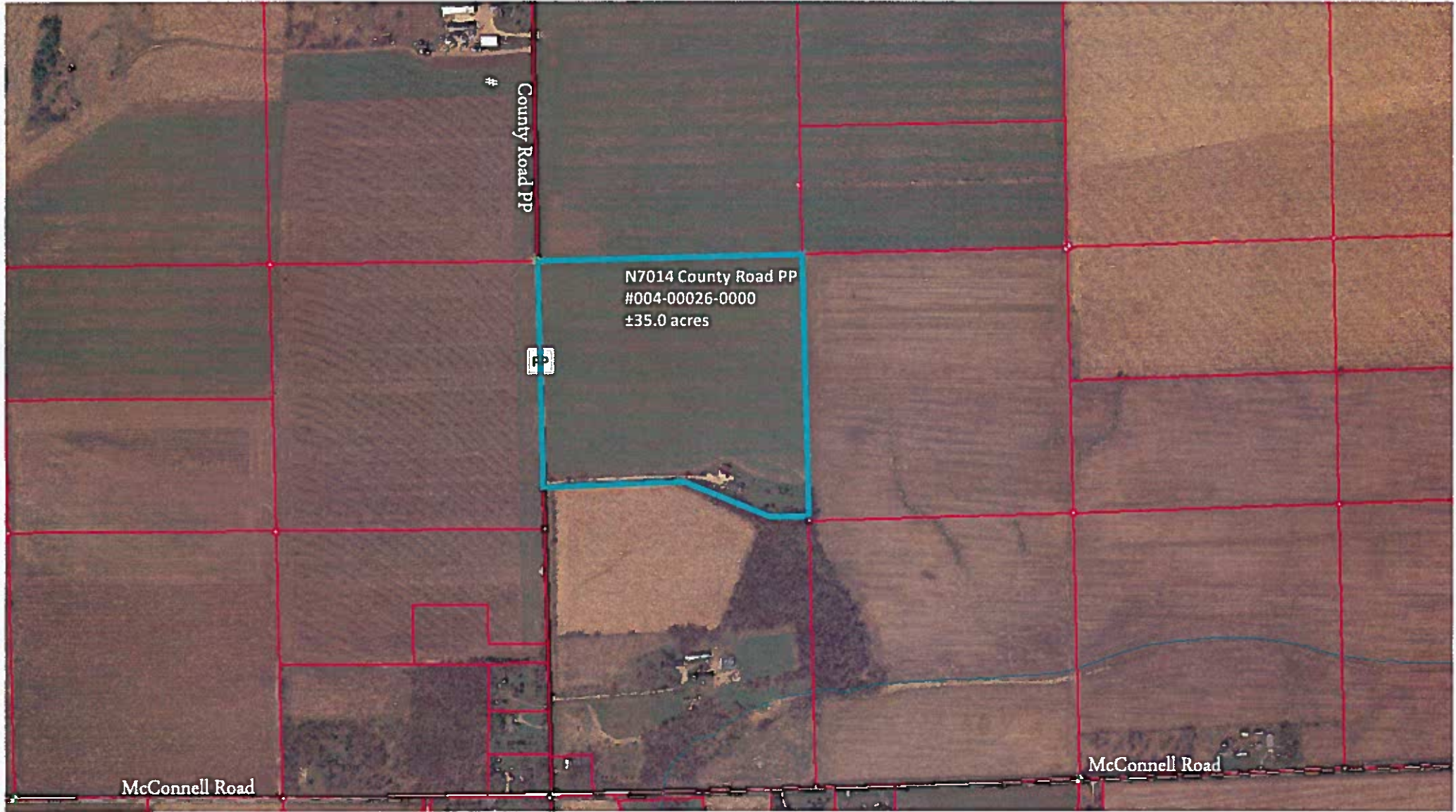
Green Lake County Land Use Planning & Zoning Committee Public Hearing 01/04/18

Mark E. and Chardra J. Draeger Revocable Trust – Town of Brooklyn
N7014 County Road PP, Parcel #004-00026-0000, Part of the SW¼ of Section 1, T16N, R12E
Request to rezone ±3.51 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.



Green Lake County Land Use Planning & Zoning Committee Public Hearing 01/04/18

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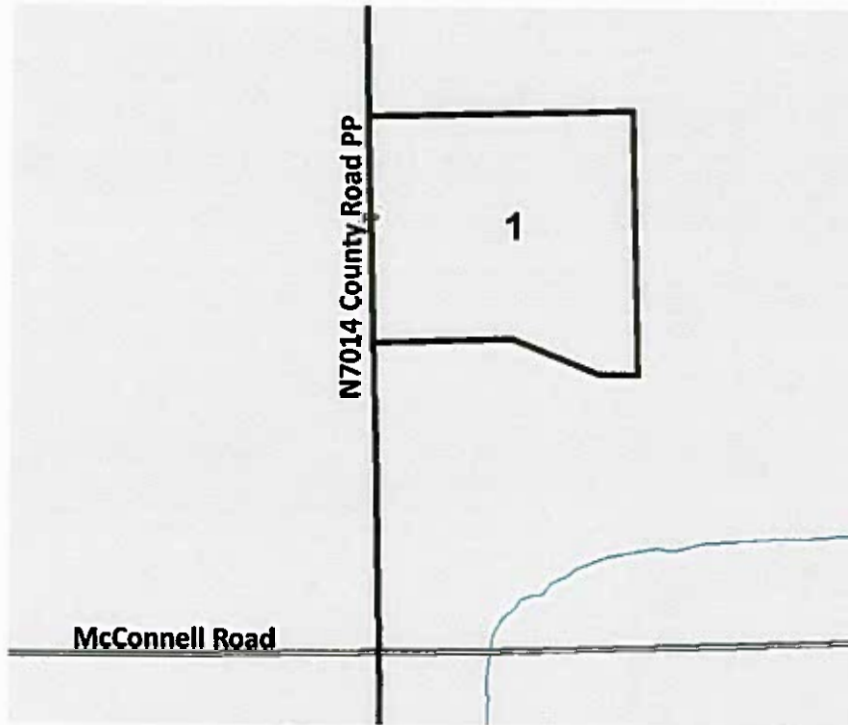
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Request to rezone ±3.51 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

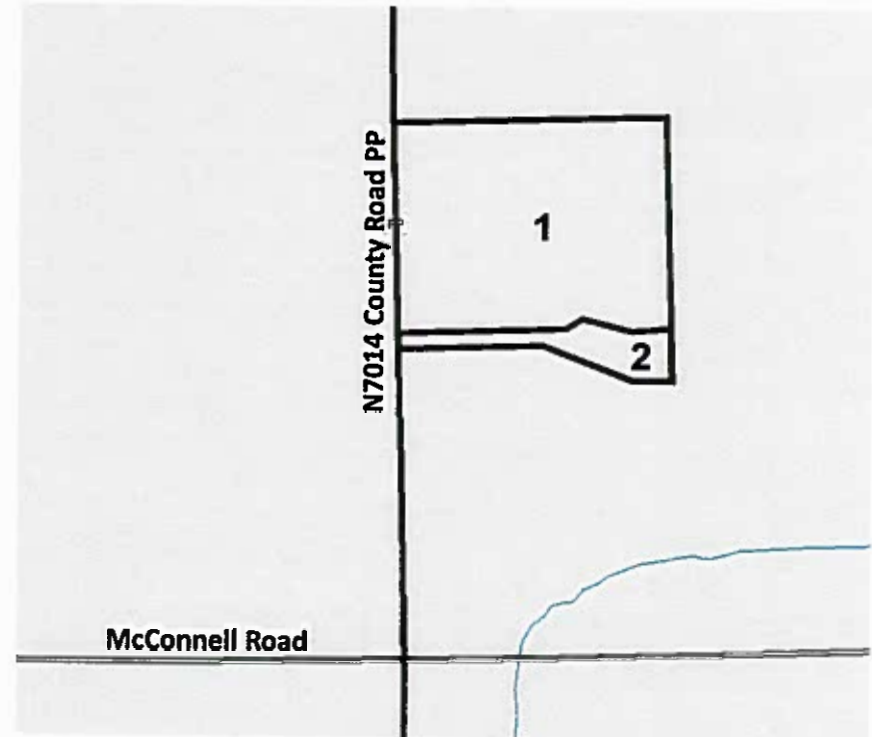
Existing Configuration:

±35.0 acre parcel zoned A-1 Farmland Preservation



Proposed Configuration:

1 = ±31.49 acre parcel zoned A-1 Farmland Preservation
2 = ±3.51 acre parcel rezoned to R-4 Rural Residential



TOWN BOARD ACTION

Rezoning Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on Dec 12, 2017.

Does not object to and approves of _____

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

**** NOTE: If denial – please enclose Town Resolution of Denial.**

Owners/Applicants: Mark E. and Chandra J. Draeger
Revocable Trust

General legal description: Part of the SW¼ of Section 1, T16N, R13E, Town of Brooklyn,
±3.03 acres.

Parcel numbers: #004-00026-0000

Location of request: N7014 County Road PP

Planned public hearing date: January 4, 2018

Request: Rezone ±3.03 acres from A-1 Farmland Preservation to R-4 Rural Residential.


Town Representative

Dec 12, 2017
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: November 27, 2017

- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

TOWN OF MANCHESTER: An Action Form requesting the Town of Manchester's input related to this conditional use permit request was mailed to the Town Clerk on November 7, 2017. The Town does not object to and approves of this request.

COUNTY STAFF COMMENTS: This request should be reviewed by the Committee to determine if it meets the standards of a conditional use permit as listed above. If the Committee is proposing to approve this request, the following conditions may be appropriate:

- 1) The commercial operation shall be a secondary use only, with the agricultural use being the principal use of the site.
- 2) The business activity is conducted on the farm by an owner or operator of that farm.
- 3) The business activity does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- 4) The business activity requires no building, structures, or improvements other than those described in Section 350-27D.(1)(a) or 350-27D.(1)(c).
- 5) All building/structure standards of the agricultural district shall apply.
- 6) That the owners/applicants apply for and receive a County Land Use Permit prior to commencing any work related to this commercial operation.
- 7) That the owners/applicants are responsible for obtaining permits from any other regulatory agency, if required.
- 8) No additional expansion of the proposed operational structures or uses shall occur without review and approval through future Conditional Use Permit(s).

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
492 Hill St, PO Box 3188
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 10-30-17

Zone Change from _____ to _____

Conditional Use Permit for a Bakery

Other _____

PROPERTY OWNER / APPLICANT

Name Ervin G. Miller + Ella Miller

Mailing Address W3699 Heritage Rd, Markesan, WI 53946

Phone Number N/A

Signature Ervin G. Miller Date 10-31-17

AGENT IF OTHER THAN OWNER

Name Same

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Manchester Parcel Number 02-00163-0200 Acres ± 42

Lot _____ Block _____ Subdivision _____

Section 9+10 Town 14 North Range 12 East

Location of Property W3699 Heritage Rd

Legal Description _____

Current Zoning Classification A-1 Current Use of Property Agriculture and residential

Detailed Description of Proposed Use See attached

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375
Conditional Use Permit \$375.00
Variance \$375.00
Special Exception \$375.00

We are requesting a ——— conditional use permit for a Bakery. Breads, Pies, Cookies, Doughnuts, Rolls, etc. will be made and sold to the public. The floor plan will include an existing building, the main Bake Room, the storage area, and a small bathroom will all be in the existing building and a new Sales Room will be added which is where customers will enter to buy their goods. There will be an unloading dock on the east end of the existing building to unload supplies off trucks which will be used to produce baked goods. We will have gravel placed on the North east side of building for parking area. We will be open on Fridays and Saturdays from 8:00 AM. to 5:00 PM.

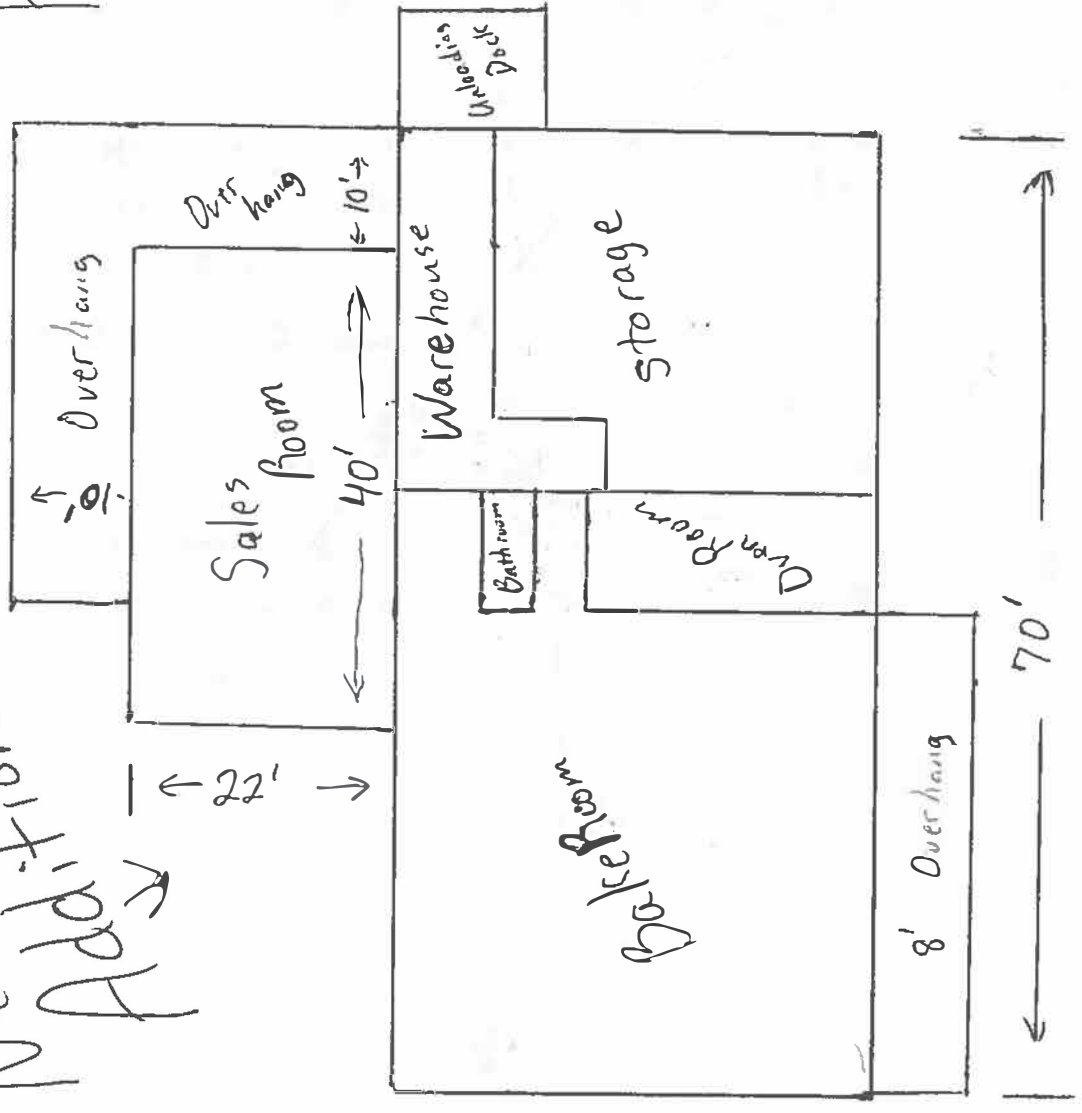
North

Parking

Area

New Addition

Existing Building



C. + L.



Green Lake County

1 inch = 87 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

GIS Viewer Map
 Green Lake County, WI

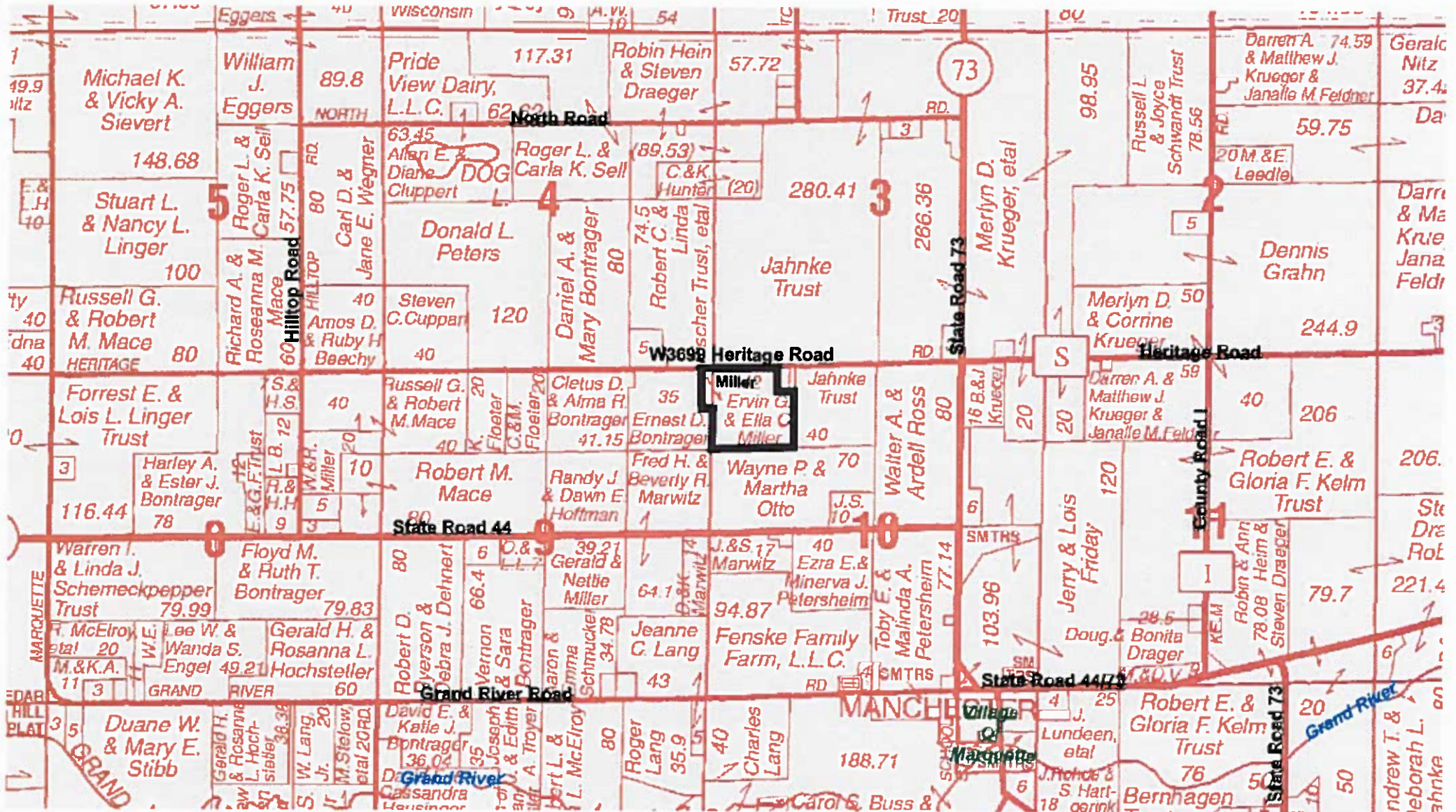
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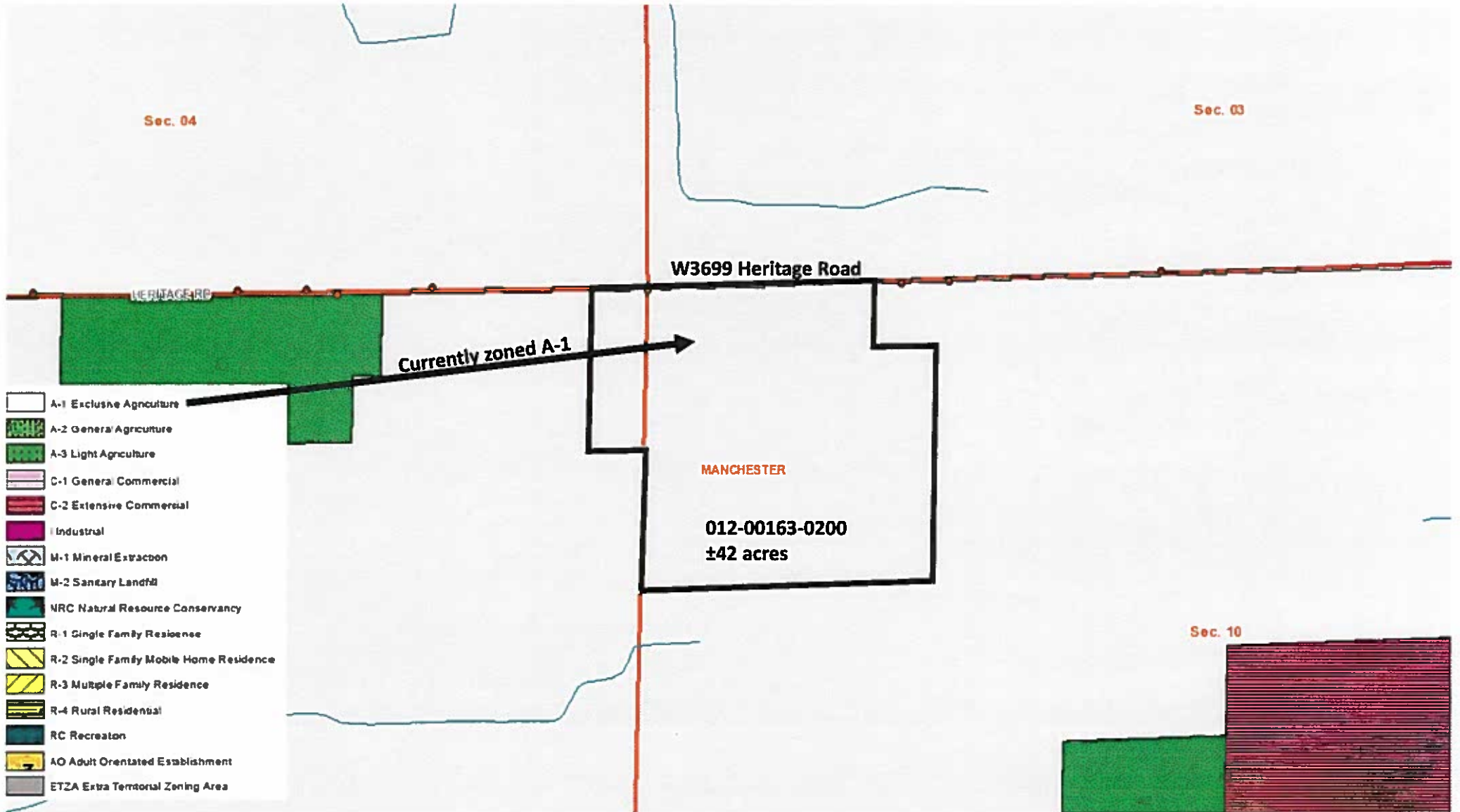


Ervin G. & Ella O. Miller – Town of Manchester

W3699 Heritage Road, Parcel #012-00163-0200, Part of the NW¼ of Section 10 and
Part of the NE¼ of Section 9, T14N R12E, ±42.0 acres
Conditional Use Permit request for a bakery.



Ervin G. & Ella O. Miller – Town of Manchester
W3699 Heritage Road, Parcel #012-00163-0200, Part of the NW¼ of Section 10 and
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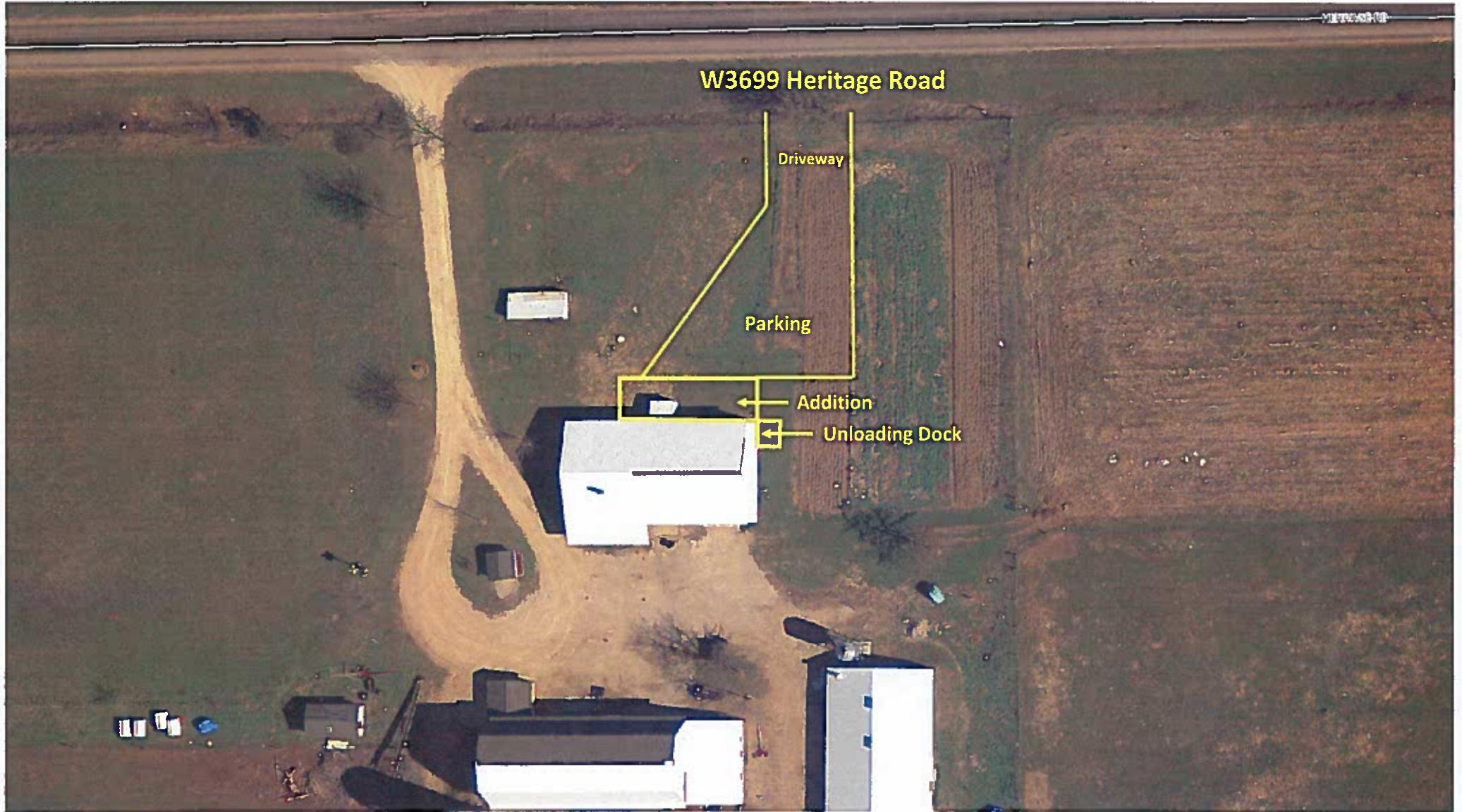
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Conditional Use Permit request for a bakery.



TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Manchester, County of Green Lake, took the following action on NOVEMBER 11, 2017.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

**** NOTE: If denial – please enclose Town Resolution of Denial.**

Owners: Ervin G. & Ella O. Miller

General legal description: Part of the NW¼ of Section 10 and part of the NE¼ of Section 09, T14N, R12E, Town of Manchester

Parcel number: #012-00163-0200

Location of request: W3699 Heritage Road

Planned public hearing date: January 4, 2018

Request: Conditional Use Permit request for a bakery.

Sh D. U.
Town Representative

11/13/17
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: December 22, 2017

**LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING**

January 4, 2018

ITEM III: ZONING CHANGE

OWNER:
Paul C. Koehn

APPLICANT:
same

REQUEST: The owner/applicant is requesting a zoning change from A-1 Farmland Preservation District to R-4, Rural Residential District, ±3.4 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00425-0000, located in the SW¼ of Section 18, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at W2466 Princeton Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is A-1 Farmland Preservation District and lands surrounding the subject site are also A-1, Farmland Preservation District with the predominant use of the land being agricultural. To the southwest of the property are lands zoned A-2, General Agriculture District.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area.

According to Flood Boundary and Floodway Map Panel 55047C0110C, all lands under consideration for this request are located out of the general floodplain. The Wisconsin Wetland Inventory does not show any mapped wetlands on the property. There is also no Shoreland Zoning jurisdiction on the property.

ADDITIONAL INFORMATION / ANALYSIS: According to the application, the owner would like to subdivide 3 acres, which contain a single-family dwelling, from the ±41 acre parcel. The remaining acreage will continue being used for agriculture. The owner indicated on the application that the rezone request is for mortgage rate purposes only and there is no plan to sell either parcel at this time. The remaining acres will stay in A-1, Farmland Preservation District.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **A goal of the county's comprehensive plan and of the county Farmland Preservation Plan is to preserve and protect quality agricultural lands. While the use of this parcel is not changing, this request continues to preserve and protect agricultural lands in Green Lake County as R-4 Rural Residential District allows for light agricultural use.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county's comprehensive plan as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland**

Preservation Plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the county's certified Farmland Preservation Plan.

- d) **The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also require a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF BROOKLYN: An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on November 9, 2017.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
492 Hill St, PO Box 3188
Green Lake, WI 54941
Ph (920) 294-4026

GENERAL APPLICATION

Fee \$ 375 (not refundable) Date 10-16-17
Zone Change from A1 to R4
Conditional Use Permit for _____
Other _____

PROPERTY OWNER / APPLICANT (1)

Name Paul C Koehn
Mailing Address W 24166 Princeton Rd Green Lake, WI 54941
Phone Number 920-295-5110
Signature [Signature] Date 10-16-17

PROPERTY OWNER / APPLICANT (2)

Name _____
Mailing Address _____
Phone Number _____
Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Parcel Number(s) 00400 425 0000
Acres 41 Lot _____ Block _____ Subdivision _____
Section 18 Town 10 North Range 13 East
Location of Property W 24166 Princeton Rd Greenlake WI 54941
Legal Description SW 1/4 SW 1/4

Current Zoning Classification A1 Current Use of Property _____

Detailed Description of Proposed Use Looking to parcel off house and 3/4 acres to get a lower fixed rate mortgage.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375.00
Conditional Use Permit \$375.00
Special Exception \$375.00
Variance/Appeal \$375.00



Green Lake County

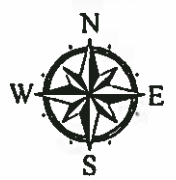
1 inch = 200 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

Paul Koehn Rezone Exhibit
 Green Lake County, WI

Time: 11:32:38 AM
 Date: 11/10/2017

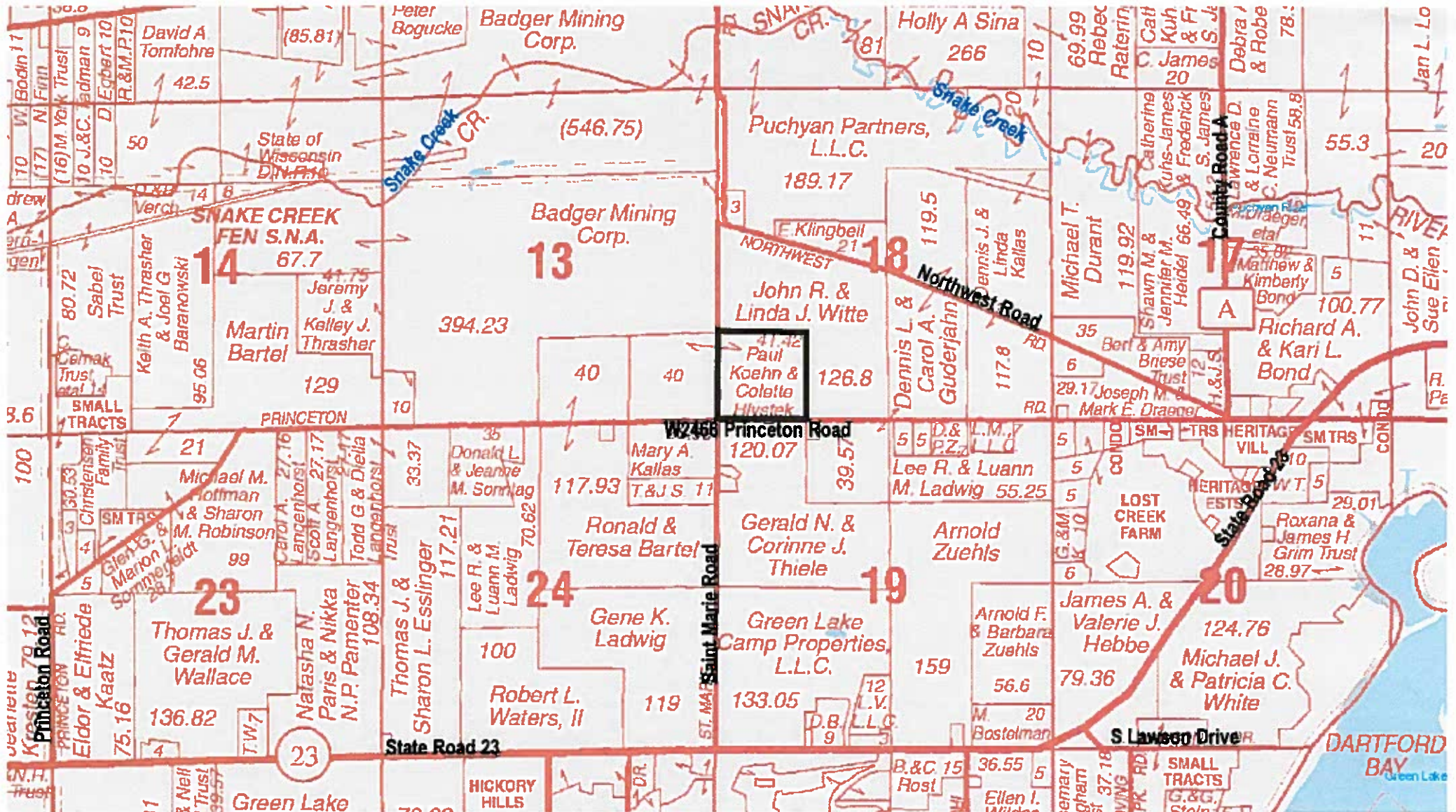
Note: Proposed rezoning of 3.4 acres from A-1 to R-4, Town of Brooklyn



Paul Koehn – W2466 Princeton Road, Town of Brooklyn

Parcel #004-00425-0000, Part of the SW¼ of Section 18, T16N, R13E

Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

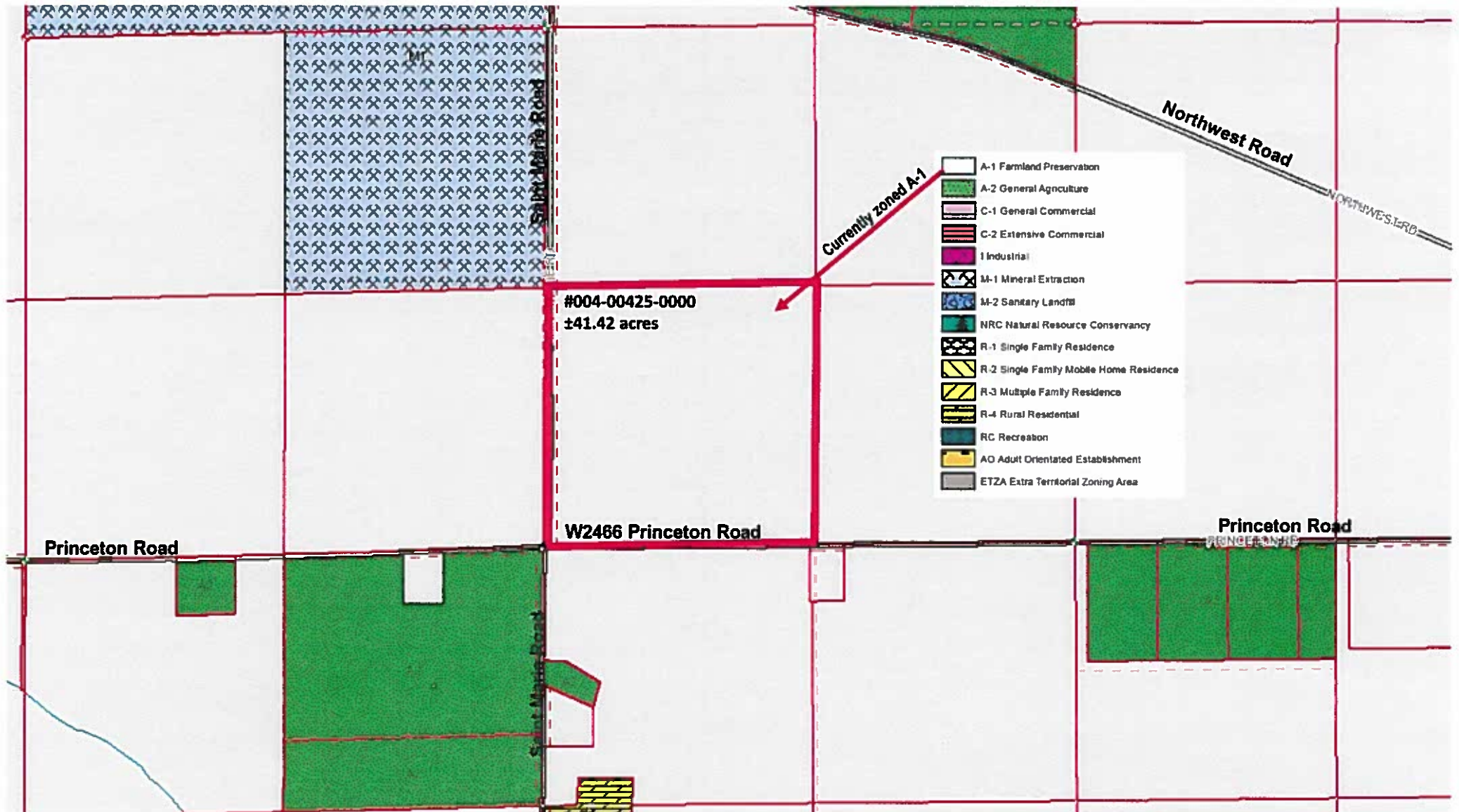


Green Lake County Land Use Planning & Zoning Committee Public Hearing 01/04/18

Paul Koehn – W2466 Princeton Road, Town of Brooklyn

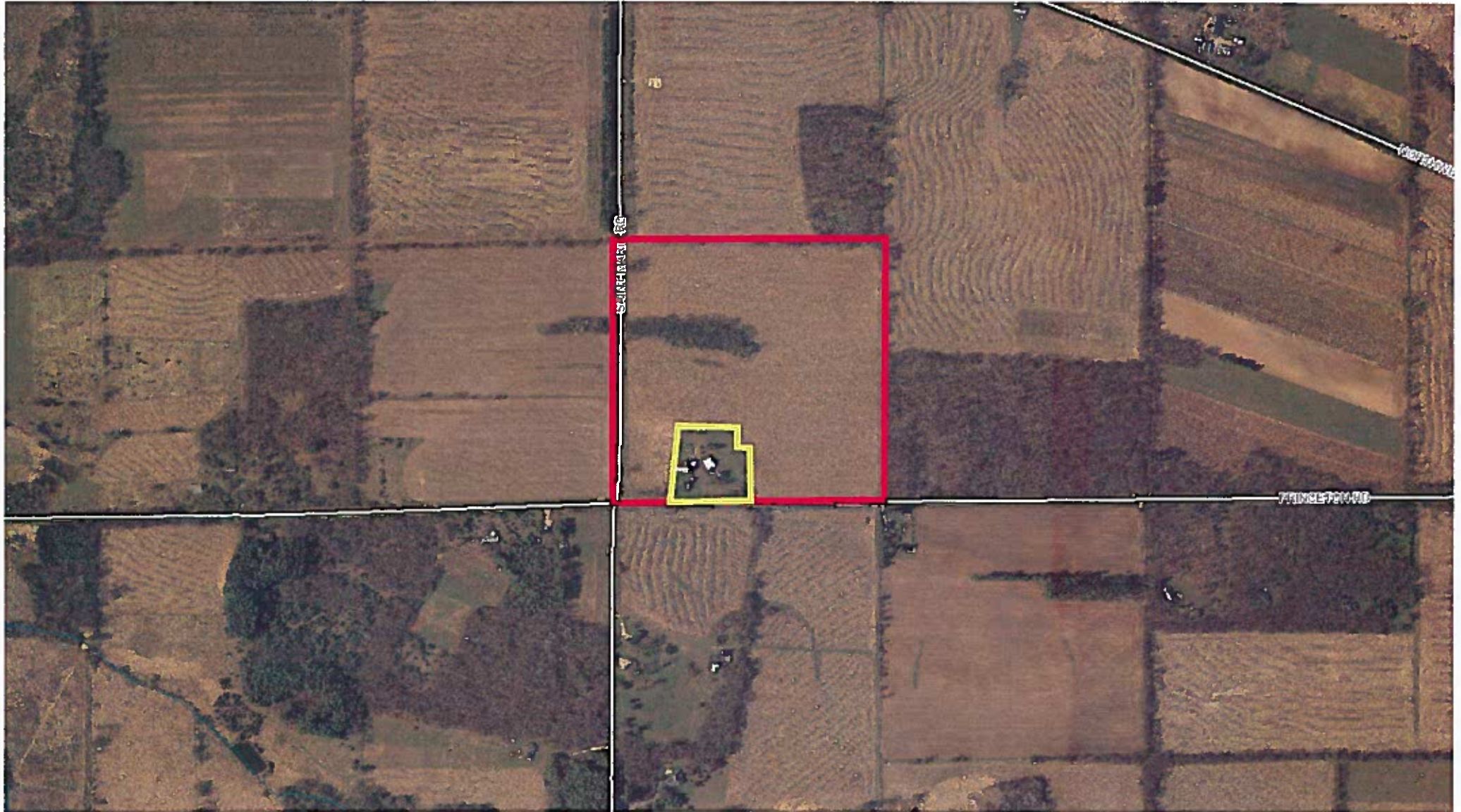
Parcel #004-00425-0000, Part of the SW¼ of Section 18, T16N, R13E

Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.



Green Lake County Land Use Planning & Zoning Committee Public Hearing 01/04/18

**Paul Koehn – W2466 Princeton Road, Town of Brooklyn
Parcel #004-00425-0000, Part of the SW¼ of Section 18, T16N, R13E
Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.**



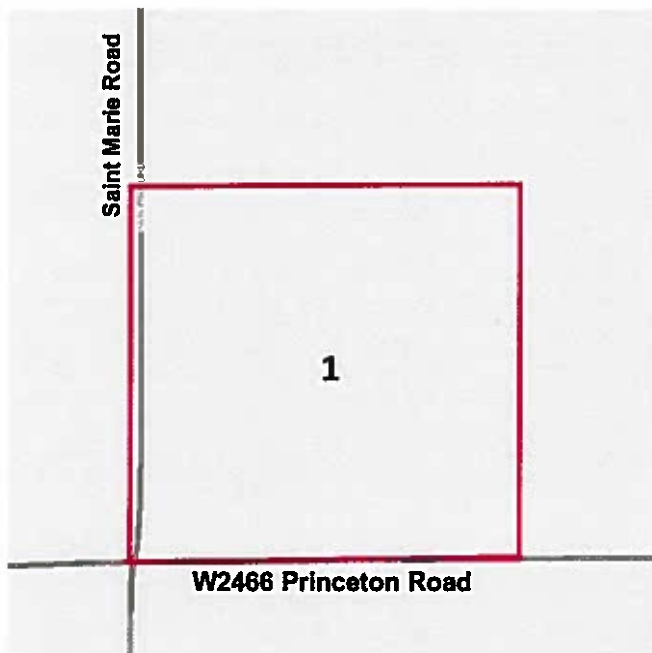
**Paul Koehn – W2466 Princeton Road, Town of Brooklyn
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**Paul Koehn – W2466 Princeton Road, Town of Brooklyn
Parcel #004-00425-0000, Part of the SW¼ of Section 18, T16N, R13E
Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.**

Existing Configuration:

#1 = ±41.42 acres
zoned A-1 Farmland Preservation District



Proposed Configuration:

#1 = ±38.12 acres zoned A-1 Farmland Preservation District
#2 = ±3.3 acres zoned Rural Residential District

