



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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January 5, 2017

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, January 5, 2017:**

Packet Pages:

1. **AMENDED** Agenda
- 2-4. Draft meeting minutes from 12/01/16
- 5-16. Monthly reports
- 17-26. A-1 Farmland Preservation Zoning District information
27. Public hearing notice
- 28-39. Rezone request information for James M. Slepicka, Jr. & Sandra K. Slepicka
- 40-48. Rezone request information for William E. Krebs & Jeanette M. Krebs

**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, Chairman      Robert Lyon  
Harley Reabe      Peter Wallace      Rich Slate

**\*AMENDED AGENDA 01/03/17 noon**

**\*\*AMENDED AGENDA 01/03/17 3:00 p.m.**

**Date: Thursday, January 5, 2017      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 12/01/16 minutes
7. Election of Committee Vice Chair
8. Public comments – 3-minute limit
9. Public appearances
10. Correspondence – **\*WisLine for Land Use Planning & Zoning – January 18th**
11. Department activity reports
  - a. Permits & others
  - b. Violation reports
12. Department/Committee Activity
  - a. Exclusive agriculture zoning district update
  - b. Stormwater and Erosion Control Ordinance update
  - \*c. Board of Adjustment 12/16/16 decision update – Zodang, LLC**
13. County Surveyor position update
14. Closed session per Wisconsin State Statute 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. RE: Possible litigation regarding a land use violation.
- \*\*15. Reconvene to open session to discuss findings of closed session.**
16. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
February 2, 2017  
Business meeting 5:15 p.m.  
Public hearing 6:30 p.m.

**6:30 p.m. Public Hearing**

**Item I: Owner:** James M. Slepicka, Sr. & Sandra K. Slepicka **General legal description:** W6842 Jolin Rd, Parcel #014-00408-0000, Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E, Town of Marquette **Request:** Rezone from R-2 Single-Family Mobile Home District to R-1 Single-Family Residence District.

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

**Item II: Owner:** William E. & Jeanette M. Krebs **General legal description:** N7545 Forest Ridge Rd, Parcel #002-00651-0000, #002-00652-0000, #002-00652-0200, Part of the NE¼, Section 34, T17N, R13E, Town of Berlin **Request:** Rezone from A-2 General Agriculture to R-4 Rural Residential (±5 acres) and A-1 Exclusive Agriculture (±3 acres).

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

17. Adjourn

***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.***

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING COMMITTEE  
MEETING MINUTES  
Thursday, December 1, 2016**

**CALL TO ORDER**

Committee Member/County Board Chair Reabe 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, UW-Extension Training 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, Michael Starshak (5:20 p.m.), Peter Wallace**

**Absent: Rich Slate**

**Also Present: Missy Sorenson, Code Enforcement Officer  
Krista Kamke, Code Enforcement Officer  
Carole DeCramer, Committee Secretary  
Dawn Klockow, Corporation Counsel**

**APPROVAL OF AGENDA**

**Motion by Wallace/Lyon, unanimously carried, to approve the amended agenda.**

5:20 p.m. Committee Chair Starshak assumed the chair position.

**APPROVAL OF MINUTES**

**Motion by Lyon/Reabe, unanimously carried, to approve the minutes of 11/03/16.**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES - None**

**CORRESPONDENCE**

DeCramer shared with the committee a thank you that Matt Kirkman received from Green Lake County property owners thanking him for all of the time he spent with them on a possible project of theirs and for the good customer service they received. Starshak added that he appreciated the positive feedback and encouraged staff to continue to apprise the committee of comments like these.

**PURCHASES - None**

## CLAIMS

Claims totaling \$1,177.98 were submitted.

**Motion by Reabe/Wallace, unanimously carried, to approve for payment the claims in the amount of \$1,177.98.**

## DEPARTMENT ACTIVITY REPORTS

### **a. Permits**

Sorenson discussed the monthly financials and land use and sanitary permits that were issued during the month of October. Starshak commented on the apparent positive trends the local economy is experiencing.

### **b. Violations**

Sorenson discussed the land use violations and the sanitary violations. Starshak commended staff for staying on top of the violations and resolving them expeditiously.

## DEPARTMENT/COMMITTEE ACTIVITY

### **a. Exclusive Agriculture Zoning District Update**

Sorenson – Reported that a copy of the draft exclusive agriculture zoning district ordinance is now in the committee members' hands and will be placed on the January 5<sup>th</sup> committee agenda for their official review. The proposed ordinance will also be on the county's website for the public to view.

### **b. Yukon Storage status**

Sorenson – Reported that the violation is now in compliance. Pictures of the site and a survey showing the location of the building adjustments were shared with the committee. The committee discussed a possible forfeiture in this instance because the violation was dragged out for so many months. This ends up costing the county in staff time and it also sets a precedent for other violations. The committee agreed that Kirkman write a summary of this particular violation and discuss further in closed session at the January 5<sup>th</sup> meeting.

### **c. Approve 2017 Land Use Planning and Zoning Committee meeting calendar**

**On a motion by Lyon/Wallace, unanimously carried, the committee approved the 2017 meeting calendar.** The committee will meet the first Thursday of each month; the business meeting will begin at 5:15 p.m. and public hearing items will be heard at 6:30 p.m.

## FUTURE COMMITTEE ACTIVITIES

### **a. Future agenda items**

- Election of Committee Vice Chair
- Storm Water and Erosion Control Ordinance
- Exclusive Agriculture Zoning District proposed ordinance
- Yukon Storage status – closed session
- Contract and duties for the county surveyor position

**b. Meeting Date**

January 5, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

**ADJOURN**

**5:40 p.m. On a motion by Reabe/Lyon, unanimously carried, the meeting adjourned.**

**RECORDED BY**

Carole DeCramer

Committee Secretary

**APPROVED ON:**

Draft

**GREEN LAKE COUNTY  
LAND USE PLANNING ZONING DEPARTMENT**

FEES RECEIVED		NOVEMBER				YEAR TO DATE				BUDGET
		2015		2016		2015		2016		2016
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
<b>LAND USE PERMITS</b>										
Residential	New	5	1,300	4	1,700	67	13,900	67	18,300	-
	Alterations	7	1,050	4	450	61	8,450	58	8,800	-
Commercial	New	-	-	-	-	35	5,000	11	1,400	-
	Alterations	-	-	-	-	4	500	5	1,750	-
Agricultural	New	4	600	3	450	31	4,800	27	4,050	-
	Alterations	1	150	-	-	9	1,850	13	1,500	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
<b>Total</b>		17	\$ 3,100	11	\$ 2,600	207	\$ 34,500	181	\$ 35,800	\$ 25,000 143%
<b>SANITARY PERMITS (POWTS)</b>										
Residential	New	4	1,120	1	280	22	6,235	19	5,545	-
	Replacement	2	635	4	1,195	48	13,535	47	13,460	-
	Reconnect	-	-	-	-	2	560	1	280	-
	Modify	-	-	1	150	7	1,050	9	1,350	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	3	915	3	860	6	1,905	-
	Replacement	-	-	-	-	1	355	2	560	-
	Reconnect	-	-	-	-	1	280	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
<b>Total</b>		6	\$ 1,755	9	\$ 2,540	84	\$ 22,875	84	\$ 23,100	\$ 15,000 154%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees		-	-	-	-	18	14,300	18	14,300	-
<b>Total</b>		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,300	\$ -
<b>BOARD OF ADJUSTMENT</b>										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		1	375	1	375	1	375	4	1,500	-
Appeals		-	-	-	-	-	-	-	-	-
<b>Total</b>		1	\$ 375	1	\$ 375	1	\$ 375	4	\$ 1,500	\$ 2,000 75%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change		2	750	1	375	14	5,250	14	5,250	-
Conditional Use Permits		1	375	-	-	6	2,250	5	1,875	-
Variances/Amendments		-	-	-	-	-	-	-	-	-
<b>Total</b>		3	\$ 1,125	1	\$ 375	20	\$ 7,500	19	\$ 7,125	\$ 5,000 143%
<b>MISC.</b>										
Rental Weatherization		-	-	-	-	11	300	9	225	500
Wisconsin Fund		-	-	-	-	-	-	-	-	500
Applied Funds - Code Enforcement		-	-	-	-	2	200	-	11,742	-
<b>Total</b>		-	\$ -	-	\$ -	13	\$ 500	-	\$ 11,967	\$ 1,000 1197%
<b>SURVEYOR</b>										
Certified Survey Maps		-	-	2	330	18	3,150	29	4,905	4,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
<b>Total</b>		-	\$ -	2	\$ 330	18	\$ 3,150	29	\$ 4,905	\$ 4,000 123%
<b>GIS (Geographic Information System)</b>										
Map Sales		-	15	-	20	2	165	2	315	500
Land Records Transfer		-	1,904	-	-	4	25,768	2	25,064	25,000
<b>Total</b>		-	\$ 1,919	-	\$ 20	6	\$ 25,933	4	\$ 25,379	\$ 25,500
<b>GRAND TOTAL</b>		27	8,274	24	6,240	361	109,133	335	124,076	\$ 77,500 160%

GREEN LAKE COUNTY

For 11/01/16 - 11/30/16

Revenue Summary Report

FJRES01A

Periods 11 - 11

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

<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					
16-100-10-43589-000-000 Rental Weatherization	500.00	.00	225.00	275.00	45.00
16-100-10-44400-000-000 Land Use Permits	25,000.00	2,600.00	35,800.00	-10,800.00	143.20
16-100-10-44400-001-000 BOA Public Hearing	2,000.00	375.00	1,500.00	500.00	75.00
16-100-10-44400-002-000 PZ Public Hearing	5,000.00	375.00	7,125.00	-2,125.00	142.50
16-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,300.00	-14,300.00	.00
16-100-10-44410-000-000 Sanitary Permits	15,000.00	2,540.00	23,100.00	-8,100.00	154.00
16-100-10-44411-000-000 Wisconsin Fund Applications	500.00	.00	.00	500.00	.00
16-100-10-46131-001-000 GIS Map Sales	500.00	20.00	315.00	185.00	63.00
16-100-10-46762-000-000 Certified Survey Maps	4,000.00	330.00	4,905.00	-905.00	122.63
16-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
16-101-10-49320-000-000 Applied Funds Code Enforcement	197,385.31	167.39	12,221.94	185,163.37	6.19
10 Land Use Planning and Zoning	274,885.31	6,407.39	99,491.94	175,393.37	36.19

For 11/01/16 - 11/30/16

Expenditure Summary Report

FJEXS01A

Periods 11 - 11

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
16-100-10-53610-110-000 Salaries	290,700.80	.00	19,931.20	248,351.75	42,349.05	85.43
16-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	269.34	730.66	26.93
16-100-10-53610-151-000 Social Security	22,238.61	.00	1,504.89	20,062.15	2,176.46	90.21
16-100-10-53610-153-000 Ret. Employer Share	19,186.25	.00	1,315.46	15,036.81	4,149.44	78.37
16-100-10-53610-154-000 Health Insurance	47,888.58	.00	3,150.58	35,624.16	12,264.42	74.39
16-100-10-53610-155-000 Life Insurance	885.24	.00	37.81	508.71	376.53	57.47
16-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	.00	5,000.00	.00
16-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	475.00	3,150.00	1,850.00	63.00
16-100-10-53610-210-003 Miscellaneous Fees	1,000.00	.00	.00	150.00	850.00	15.00
16-100-10-53610-310-000 Office Supplies	200.00	.00	52.00	163.00	37.00	81.50
16-100-10-53610-312-000 Field Supplies	300.00	.00	.00	.00	300.00	.00
16-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	.00	879.00	121.00	87.90
16-100-10-53610-320-001 Publications-PZ Public Hearing	1,500.00	.00	406.00	3,085.75	-1,585.75	**
16-100-10-53610-321-000 Seminars	1,000.00	99.00	164.00	952.00	-51.00	105.10
16-100-10-53610-324-000 Member Dues	500.00	.00	.00	380.00	120.00	76.00
16-100-10-53610-330-000 Travel	1,000.00	.00	.00	406.81	593.19	40.68
16-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	182.26	463.46	536.54	46.35
16-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	2,202.89	.00	.00	-202.89	110.14
<b>53610 Code Enforcement</b>	<b>401,399.48</b>	<b>2,301.89</b>	<b>27,219.20</b>	<b>329,482.94</b>	<b>69,614.65</b>	<b>82.66</b>
<b>53610 Code Enforcement</b>						
16-101-10-53610-999-000 Carryover Non-Metallic Mining	62,862.00	.00	.00	.00	62,862.00	.00
16-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
16-101-10-53610-999-004 Professional Services	108,616.11	.00	.00	4,756.08	103,860.03	4.38
<b>53610 Code Enforcement</b>	<b>197,385.31</b>	<b>.00</b>	<b>.00</b>	<b>4,756.08</b>	<b>192,629.23</b>	<b>2.41</b>
<b>10 Land Use Planning and Zoning</b>	<b>598,784.79</b>	<b>2,301.89</b>	<b>27,219.20</b>	<b>334,239.02</b>	<b>262,243.88</b>	<b>56.20</b>



GREEN LAKE COUNTY

For 11/01/16 - 11/30/16

Revenue Summary Report

FJRES01A

Periods 11 - 11

Land Use & Zoning Month End Revenue

MER100-20-SHUTE

<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>
20 GIS					
16-100-20-43691-000-000 Land Info Bd Grant	75,000.00	.00	71,912.00	3,088.00	95.88
16-100-20-43691-301-000 WLIP Education Grant	1,000.00	.00	1,000.00	.00	100.00
16-100-20-43691-301-001 WLIP Strategic Grant	50,000.00	.00	25,000.00	25,000.00	50.00
16-100-20-46131-000-000 County Land Records	25,000.00	2,792.00	27,856.00	-2,856.00	111.42
20 GIS	151,000.00	2,792.00	125,768.00	25,232.00	83.29

GREEN LAKE COUNTY

For 11/01/16 - 11/30/16

Expenditure Summary Report

FJEXS01A

Periods 11 - 11

Land Use & Zoning Month End Expenses

MEE100-20-SHUTE

<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>
<b>20 GIS</b>						
<b>100 General Fund</b>						
16-100-20-51711-120-000 GIS Specialist Wage Cont Interdept Trans	25,000.00	.00	.00	.00	25,000.00	.00
16-100-20-51711-240-000 WLIP Base Grant	75,000.00	.00	.00	17,352.00	57,648.00	23.14
16-100-20-51711-246-000 WLIP Education Grant	1,000.00	82.00	72.48	870.24	47.76	95.22
16-100-20-51711-301-000 WLIP Strategic Grant	50,000.00	.00	.00	.00	50,000.00	.00
<b>100 General Fund</b>	<b>151,000.00</b>	<b>82.00</b>	<b>72.48</b>	<b>18,222.24</b>	<b>132,695.76</b>	<b>12.12</b>
<b>20 GIS</b>	<b>151,000.00</b>	<b>82.00</b>	<b>72.48</b>	<b>18,222.24</b>	<b>132,695.76</b>	<b>12.12</b>

## Land Use Permits      November 2016

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>TBE</i>								
	Krause	Nickolas	N8473 County Road A	Prn	Alt	Res	\$0.00	\$0.00
	Krause	Nickolas	N8473 County Road A	Prn	Alt	Res	\$80,000.00	\$150.00
<i>Summary for 'Mncp' = TBE (2 detail records)</i>								
<b>Sum</b>							<b>\$80,000.00</b>	<b>\$150.00</b>
<b>Standard</b>							<b>5.87%</b>	<b>5.77%</b>
<i>TBY</i>								
	Wilkin	Michael/Susan	W1077 Illinois Ave	Acc	Alt	Res	\$20,000.00	\$150.00
<i>Summary for 'Mncp' = TBY (1 detail record)</i>								
<b>Sum</b>							<b>\$20,000.00</b>	<b>\$150.00</b>
<b>Standard</b>							<b>1.47%</b>	<b>5.77%</b>
<i>TGL</i>								
	Whitehouse	Lynn	N3033 Tichora Rd	Acc	New	Res	\$7,000.00	\$150.00
	Wisniewski	Thomas/Mary	W1828 Sandstone Ave	Acc	New	Res	\$0.00	\$0.00
	Wisniewski	Thomas/Mary	W1828 Sandstone Ave	Prn	New	Res	\$950,000.00	\$1,250.00
	Kinney Revocable Trust	Timothy/Jennifer	W1784 Sandstone Ave	Grade/Fil	Alt	Res	\$6,500.00	\$150.00
<i>Summary for 'Mncp' = TGL (4 detail records)</i>								
<b>Sum</b>							<b>\$963,500.00</b>	<b>\$1,550.00</b>
<b>Standard</b>							<b>70.66%</b>	<b>59.62%</b>
<i>TMC</i>								
	Whitehouse Living Trust		W2359 Lake Maria Rd	Acc	New	Ag	\$36,000.00	\$150.00
<i>Summary for 'Mncp' = TMC (1 detail record)</i>								
<b>Sum</b>							<b>\$36,000.00</b>	<b>\$150.00</b>
<b>Standard</b>							<b>2.64%</b>	<b>5.77%</b>
<i>TMQ</i>								
	Ke Jo Family Enterprises, LLC		W4564 County Road B	Acc	New	Ag	\$0.00	\$0.00
	Ke Jo Family Enterprises, LLC		W4564 County Road B	Acc	New	Ag	\$104,000.00	\$300.00

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>Summary for 'Mncp' = TMQ (2 detail records)</i>								
<b>Sum</b>							\$104,000.00	\$300.00
<b>Standard</b>							7.63%	11.54%
<i>TPR</i>								
	Rogers	Thomas R.	W5044 Bend Road	Prn	New	Res	\$160,000.00	\$300.00
<i>Summary for 'Mncp' = TPR (1 detail record)</i>								
<b>Sum</b>							\$160,000.00	\$300.00
<b>Standard</b>							11.73%	11.54%
<b>Grand Total</b>							\$1,363,500.00	\$2,600.00

## Sanitary Permits November 2016

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>TBE</i>						
	New	Dobbs	Ryan	White Ridge Rd	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TBE (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						11.02%
<i>TBY</i>						
	New	Campground	Green Lake	W2360 STH 23 (south site)	campground - 25 units	\$280.00
	New	Campground	Green Lake	W2360 STH 23 (north site)	campground - 25 units	\$280.00
	Mod	Grewal	Jeffrey	W969 Woodland Cir	single fam frame exist	\$150.00
<i>Summary for 'Mncp Code' = TBY (3 detail records)</i>						
<b>Sum</b>						\$710.00
<b>Standard</b>						27.95%
<i>TGL</i>						
	New	Albrecht	Paul	W2353 Center Rd	shop	\$355.00
<i>Summary for 'Mncp Code' = TGL (1 detail record)</i>						
<b>Sum</b>						\$355.00
<b>Standard</b>						13.98%
<i>TST</i>						
	Repl	Zavada	Michael	W5681 Oak Ln	single fam frame exist	\$280.00
	Repl	Krueger	Terry	W2769 CTH CC	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TST (2 detail records)</i>						
<b>Sum</b>						\$560.00
<b>Standard</b>						22.05%
<i>VMQ</i>						
	Repl	Mortgage Corp	Federal Home Loan	240 Lake St	single fam frame exist	\$355.00
	Repl	Nook Properties Inc	Gray Shady	161 W Second St	single fam frame exist	\$280.00

Thursday, December 01, 2016

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>Summary for 'Mncp Code' = VMQ (2 detail records)</i>						
<b>Sum</b>						\$635.00
<b>Standard</b>						25.00%
<b>Grand Total</b>						\$2,540.00

## *Land Use Violations and Citations*

<i>Mncp</i>	<i>First Name</i>	<i>Last Name</i>	<i>Site Address</i>	<i>Notice</i>	<i>Corp Counsel</i>	<i>Violation Notes</i>
<i>TBY</i>						
	Keith A	Meyer	N6640 County Road PP	1/22/2010	2/17/2010	Subdivided lands without CSM and proper rezone (Update 11-9-16) CB rezoned lands, Still wating for CSM.
<i>TMC</i>						
		Larmay Construction	N1842 Brave Rd	11/18/2016		Multiple zoning and sanitary violations. Update(12-2-16) Customer contact, intent is to rezone, CUP, and clean up property.
	Randall/Deborah	Schure	Schure Rd	4/5/2010	11/9/2016	Land division without CSM or rezone. Update (11-9-16) C.Counsel mailed letter requesting resolution.
<i>TMN</i>						
		Raith Revocable Trus	N1170 Proscarian Rd	11/18/2016		No LUP for camper with back and covered porch additions in shoreland, canvas tent in front yard setback. Update(12-12-16) Working to rezone, CUP, & CSM.

# Sanitation Violation Report

<i>Mncp</i>	<i>Current First</i>	<i>Current Last</i>	<i>Site Address</i>	<i>Complaint Invest</i>	<i>Vio Notice</i>	<i>C Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
<i>TBY</i>								
	Darrin C	Schultz	N5427 Skunk Hollow		10/3/2016	11/1/2016		
	Julie A	Chier	N6201 N Lawson Dr		9/1/2016	9/29/2016		
<i>TGL</i>								
	Roland F	McGurk	N2922 N Kearley Rd		7/6/2016	9/29/2016		
<i>TKG</i>								
		Artkay Properties I	W6421 E Oak St		10/3/2016	11/1/2016		
<i>TMN</i>								
	Michael & Shelley	Hechler	W3360 Main St		9/1/2016	9/29/2016		
<i>TPR</i>								
	Christopher & Ther	Mans	W5874 Bend Rd		10/3/2016	11/1/2016		
	Richard & Linda	Swanke	N6725 STH 73		7/6/2016	9/29/2016		
<i>TSE</i>								
	Andrew & Linda	Ragona	W2643 Fox River Sh		9/1/2016	9/29/2016		
<i>TST</i>								
	Johan	Loberg & Sarah Pi	W4481 Huckleberry		9/1/2016	9/29/2016		
	Zrinsky Family	Irrevocable Trust	N6930 STH 73		7/6/2016	9/29/2016		Has a permit onfile for a new system



**You will find many acronyms on each of the monthly reports. This key will, hopefully, aid you in deciphering the abbreviations that staff uses.**

**Municipalities are abbreviated using three letters:**

<b>CBE = City of Berlin</b>	<b>TBY = Town of Brooklyn</b>
<b>CGL = City of Green Lake</b>	<b>TKG = Town of Kingston</b>
<b>CMS = City of Markesan</b>	<b>TMC = Town of Mackford</b>
<b>CPR = City of Princeton</b>	<b>TMN = Town of Manchester</b>
<b>VKG = Village of Kingston</b>	<b>TMQ = Town of Marquette</b>
<b>VMQ = Village of Marquette</b>	<b>TPR = Town of Princeton</b>
<b>TBE = Town of Berlin</b>	<b>TST = Town of St. Marie</b>
<b>TGL = Town of Green Lake</b>	<b>TSE = Town of Seneca</b>

**Other abbreviations:**

**Prn = principal structure**  
**Acc = accessory structure**  
**Alt = alterations**  
**Res = residential**  
**Com = commercial**  
**Ag = agricultural**  
**Repl = replace**  
**Recn = reconnect**  
**LUP = land use permit**  
**Mncp or Muni = municipality**  
**WRP = wetland restoration project**  
**Fam = family**

## A Purpose

The purpose of this district is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland and to allow participation in the state's farmland preservation program. Land zoned under this district must comply with the following:

### (1) Permitted Uses

- (a) Agricultural uses. See Section D for agricultural use definitions.
- (b) Not including the specified accessory uses identified in Subsection (2), other accessory uses including the farm residence. See Section D for accessory use definition.
- (c) Upon prior notification to the county, transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.
- (d) [Subsection (c) acknowledges that state or federal law may sometimes preempt local authority to restrict the siting of certain facilities. It does not purport to determine which state or federal actions are preemptive. It merely says that IF state or federal action is preemptive, no local permit is required and there is no need to rezone the site out of the farmland preservation district. Uses covered by subsection (c) might include, for example, state and federal highways, federally-mandated pipelines, and energy generation and transmission facilities whose location and design are specifically mandated by the Wisconsin Public Service Commission pursuant to a certificate of convenience and necessity.]
- (e) Undeveloped natural resource and open space areas.
- (f) Non-Farm residences built prior to January 1, 2014.

### (2) Conditional Uses

- (a) Agriculture-related uses. (See Section for agricultural related use definition.)
- (b) Upon prior notification to the County, transportation, communication, pipeline, electric transmission, utility, or drainage uses, facilities for the generation from sunlight, wind, coal or natural gas, if all the following apply:
  - i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
  - iii. The use is reasonably designed to minimize conversion of land at and around the site of the use, from agricultural use or open space use.
  - iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - v. Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.
- (c) Governmental, institutional, religious, or nonprofit community uses, if all of the following apply:
  - i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
  - iii. The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.

- iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - v. Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- (d) Nonmetallic mineral extraction, if all of the following apply:
- i. The operation complies with Subchapter I of Chapter 295, Wisconsin Statutes, and rules promulgated under that subchapter, with applicable provisions of local ordinances under Ch. §295.14, Wis. Stats. (including all applicable provisions of this ordinance), and with any applicable requirements of the Wisconsin Department of Natural Resources concerning the restoration of nonmetallic mining sites.
  - ii. The operation and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - iii. The operation and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations outside the farmland preservation zoning district, or are specifically approved under state or federal law.
  - iv. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
  - v. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - vi. The owner agrees to restore the land to agricultural use, consistent with any required reclamation plan, when extraction is completed.
  - vii. Compliance with Chapter 213 (Nonmetallic Mining Reclamation).
- (e) Oil and gas exploration or production that is licensed by the Department of Natural Resources under Subchapter II of Chapter 295, Wisconsin Statutes.
- (f) Private airport or air strip qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (g) Dog kennels qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (h) Game farms/shooting preserves qualifying as an accessory use under Ch. 91.01(1) (b), Wis Stats. To meet the definition of agricultural use, the game birds or cervids must be raised on the farm for release for hunting.
- (i) Shooting Ranges meeting the requirements in Ch. 91.01(1)(d), Wis. Stats.
- (j) Manure storage systems. (Please note that permits for manure storage systems are subject to Ch. ATCP 50.56 and Ch. ATCP 51, Wis Adm. Code.
- (k) Slaughtering of livestock from the A-1 District.
- (l) Processing agricultural by-products or wastes received directly from farms, including farms in the A-1 District.

The County may issue a conditional use permit for a proposed land use identified in this section if the proposed land use meets applicable conditions under this section. Before issuing a conditional use permit, the County shall determine in writing, that the proposed use meets applicable conditions under this section. The County may issue the permit subject to conditions designed to carry out the purposes of this ordinance.

(3) Area, Height and Yard Requirements:

- (a) All Principal Structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.
- (b) No Zoning Permit shall be issued for a lot which abuts a public road dedicated to only a portion of its proposed width and located on that site thereof from which the required dedication has not been secured.
- (c) Dimensional standards.

- i. Lot and parcel area. The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.
    - 1. A lot or parcel shall have no less than 15 acres of contiguous land area.
  - ii. Width. The land area shall have a minimum width of 300 feet. The dimensions within the road right(s)-of-way shall not be included for the standards of this subsection.
- (d) Principal structure setback and height standards.
- i. Street yard setback:
    - 1. State trunk road rights-of-way: 67 feet minimum.
    - 2. All other public road rights-of-way: 40 feet minimum.
  - ii. Rear yard setback: 25 feet minimum.
  - iii. Side yard setback: 12 feet minimum.
  - iv. Structure height, dwelling structure: 35 feet.
- (e) Accessory building structure standards. An accessory building structure shall satisfy all of the following standards:
- i. Setbacks: same as principal structure.
  - ii. Height: none.
  - iii. Structure footprint area: none.
  - iv. Volume: none.
  - v. Human habitation of a detached accessory building structure may be allowed; however, it shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

## **B Rezoning Land out of the A-1 Farmland Preservation Zoning District**

Land may be rezoned out of the A-1 Farmland Preservation Zoning District if the County through their review and recommendation, and after a public hearing, finds that all of the following apply:

- (1) The land is better suited for a use not allowed in the A-1 Farmland Preservation Zoning District.
- (2) The rezoning is consistent with the Green Lake County Comprehensive Plan.
- (3) The rezoning is substantially consistent with the Green Lake County Farmland Preservation Plan, certified under Ch. 91, Wis. Stats., which is in effect at the time of zoning.
- (4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

The above Section B (1-4) does not apply to any of the following situations:

- (5) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Ch. 91, Wis. Stats.
- (6) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the Green Lake County farmland preservation plan map, certified under Ch. 91, Wis. Stats., which is in effect at the time of the rezoning.

## **C Certification of Ordinance and Amendments by DATCP**

- (1) This Zoning Ordinance must be certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) in order for owners of land that is zoned A-1 Farmland Preservation in the Green Lake County to be eligible to claim tax credits under the State of Wisconsin's Farmland Preservation Program.

- (2) Green Lake County shall notify DATCP of any amendments as required by Ch. 91.36(8), Wis. Stats.
- (3) Green Lake County shall notify DATCP by March 1 annually, of any acres rezoned out of a farmland preservation zoning district during the previous year and a map that clearly shows the location of those acres as required by Ch. 91.48(2) and 91.48(3), Wis. Stats.

## **D Farmland Preservation Definitions**

For the purposes of Section 350-27 of this Ordinance, the following definitions shall be used. Please see Section 350-77 for conventional zoning district definitions.

Accessory Use: Within the A-1 Zoning District means any of the following land uses on a farm:

- (1) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. This may include, for example:
  - (a) A facility used to store or process raw agricultural commodities, all of which are produced on the farm.
  - (b) A facility used to keep livestock on the farm.
  - (c) A facility used to store or process inputs primarily for agricultural uses on the farm.
  - (d) A facility used to keep or service vehicles or equipment primarily employed in agricultural uses on the farm.
  - (e) A wind turbine or solar energy facility that collects wind or solar energy on the farm, and uses or transforms it to provide energy primarily for use on the farm.
  - (f) A manure digester, bio-fuel facility, or other facility that produces energy primarily from materials grown or produced on the farm, primarily for use on the farm.
  - (g) A waste storage or processing facility used to store or process animal waste produced solely from livestock kept on the farm.
- (2) An activity or business operation that is an integral part of or incidental to, an agricultural use.
- (3) A farm residence, including normal residential appurtenances.
- (4) A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
  - (a) It is conducted on a farm by an owner or operator of that farm.
  - (b) It requires no buildings, structures, or improvements other than those described in par. (1) or (3).
  - (c) It employs no more than 4 full-time employees annually.
  - (d) It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- (5) Any other use that DATCP, by rule, identifies as an accessory use.

Agricultural Use: Any of the following activities conducted for the purpose of producing an income or livelihood:

- (1) Crop or forage production.
- (2) Keeping livestock.
- (3) Beekeeping.
- (4) Nursery, sod, or Christmas tree production.
- (5) Floriculture.
- (6) Aquaculture.
- (7) Fur farming.
- (8) Forest management.

- (9) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
- (10) Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.

Agriculture-related use:

An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes. In addition, any use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use. An "agriculture related use" must be primary (not just incidentally) related to agriculture, and must have a direct connection to agriculture uses in the A-1 zoning district.

Certified Farmland Preservation Plan:

A farmland preservation plan that is certified as determined under Ch. 91.12, Wis. Stats.

Certified Farmland Preservation Zoning Ordinance:

A zoning ordinance that is certified as determined under Ch. 91.32, Wis. Stats.

Common Ownership:

Ownership by the same person or persons, or by persons that are all wholly owned by the same person or persons. "Common ownership" includes joint tenancy and tenancy in common. Solely for purposes of this definition, a parcel owned by one member of a married couple is deemed to be owned by the married couple.

Land is deemed to be under "common ownership," for purposes of this ordinance, if it is all owned by the same individual, married couple, joint tenants, and tenants in common, corporation, LLC, partnership, estate or trust. If land parcels are owned by separate legal entities, but those legal entities are all wholly owned by exactly the same person or persons, those land parcels are deemed to be under "common ownership" for purposes of this ordinance.

Contiguous:

Adjacent to or sharing a common boundary. "Contiguous" land includes land that is separated only by a river, stream, section line, public road, private road, railroad, pipeline, transmission line, or transportation or transmission right-of-way. Parcels are not "contiguous" if they meet only at a single point.

Conditional Uses:

Uses of a special nature as to make impractical their predetermination as a permitted use in a district. Conditional uses as used in the A-1 Farmland Preservation Zoning District must meet the requirements of Ch. 91.46, Wis. Stats.

Density:

The number of dwelling units per acre allowable under the schedule of district regulations.

Farm:

All land under common ownership that is primarily devoted to agricultural use. For the purpose of this definition, land is deemed to be primarily devoted to agricultural use if the following apply:

- (1) The land produces at least \$6,000 in annual gross farm revenues to its owner or renter, regardless of whether on a majority of the land area is in agricultural use; or,
- (2) A majority (greater than 50%) of the land is in agricultural use.

In determining whether land is in agricultural use for purposes of par. (2), a zoning authority may consider how the land is classified for property tax purposes. See Ch. TAX 18, Wis. Adm. Code.]

Farm Residence:

A single-family or two family residence that is the only residential structure on the farm or is occupied by any of the following:

- (1) An owner or operator of the farm.
- (2) A parent or child of an owner or operator of the farm.
- (3) An individual who earns more than 50 percent of his or her gross income from the farm.

To qualify as a "farm residence," a residence must be located on a "farm." If a farm owner deeds off a residential parcel to another person (even if that person is the farm owner's parent, child or employee), the separately-owned parcel is no longer part of the original "farm." A residence built on that parcel does not qualify as a "farm residence" unless the parcel qualifies as a "farm" in its own right.

Gross Farm Revenues:

Means gross receipts from agricultural use of a farm, excluding rent receipts, less the cost or other basis of livestock or other agricultural items purchased for resale which are sold or otherwise disposed of during the taxable year. Gross farm revenue includes receipts accruing to a renter, but does not include rent paid to the land owner.

Livestock:

Includes bovine animals, equine animals, goats, poultry, sheep, swine, farm raised deer, farm raised game birds, camelids, ratites and farm raised fish.

Livestock Facilities with More Than 500 Animal Units:

Means facilities covered by Ch. ATCP 51, Wis. Adm. Code

Nonfarm Residence:

Any residence other than a farm residence.

Nonconforming Uses or Structures:

Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Ordinance which does not conform to the regulations of this Ordinance. Any such structure conforming in respect to use, but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

Open Space Parcel:

A parcel on which no buildings, other than hunting blinds or small sheds, have been constructed or approved for construction.

Person:

An individual, corporation, partnership, limited liability company (LLC), trust, estate or other legal entity.

Prime Farmland:

An area with a class I or II land capability classification as identified by the Natural Resources Conservation Service

of the United States Department of Agriculture or land that is identified as prime farmland in a certified farmland preservation plan. Prime farmland soils are not necessarily associated with the boundaries of the A-1 Farmland Preservation Zoning District.

Protected Farmland:

Land that is any of following:

- (1) Land that is located in the A-1 Farmland Preservation Zoning District certified under Ch. 91, Wis. Stats.
- (2) Covered by a farmland preservation agreement under Ch. 91, Wis. Stats.
- (3) Covered by an agricultural conservation easement under Ch. 93.73, Wis. Stats.
- (4) Otherwise legally protected from nonagricultural development



## Kirkman, Matt

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**From:** Ken Jaworski <ken@martenson-eisele.com>  
**Sent:** Monday, November 28, 2016 12:34 PM  
**To:** Kirkman, Matt  
**Subject:** FW: Permitted vs Conditional Use

Hi Matt,

Well that was quick response from Alison (see below). Thanks for letting me know we were owed an answer. With Alison's input now, how do you want to proceed for this Thursday? We could certainly be ready with a Draft, however, will we be accused of not giving the PC enough review time? Maybe we just "introduce" the Draft text with Alison's comments and say we will ask for their (P&Z's) "official review" in January. Let me know. Ken

**From:** Volk, Alison M - DATCP [mailto:Alison.Volk@wisconsin.gov]  
**Sent:** Monday, November 28, 2016 12:19 PM  
**To:** Ken Jaworski <ken@martenson-eisele.com>  
**Subject:** RE: Permitted vs Conditional Use

I'm sorry Ken. I thought I had answered this, but I apparently had not. If you include the definition of Accessory Use as it appears in the statutes in county's ordinance, then you should not run into trouble allowing for any of those uses that you list as an example. If the land is a farm, then selling products produced on the farm along with products from other locations fits into that definition. I think you can also make a reasonable argument that renting out a barn for other uses would fine, but the use (even if it's renting out a building that's no longer used for the purpose it was originally intended) must continue to occur on a farm. Same goes for a home business. Any kind of a home business or office would be fine if it's run out of one of the farm buildings. There could be a machine shop repairing non-farm equipment in addition to farm equipment or a home office where somebody cuts hair or prepares people's taxes or something like that.

Ultimately, though, the county would be responsible for administering the ordinance, so it's really up to them to decide what the language means in practice. Our responsibility is really to make sure that there isn't language included in the ordinance that would permit non-allowable uses. That's why in some respects it's generally a good approach to model the ordinance language after the statutory language.

Your question about cemeteries is a good one. Generally cemeteries are allowed as a conditional use with a conditional use permit. They are generally covered under s. 91.46(5) Governmental, Institutional, Religious, or Nonprofit Community Use.

I hope this answers your questions. I apologize again for not getting back to you sooner. Thanks for following up.

Alison

**From:** Ken Jaworski [mailto:ken@martenson-eisele.com]  
**Sent:** Monday, November 28, 2016 9:46 AM  
**To:** Volk, Alison M - DATCP <Alison.Volk@wisconsin.gov>  
**Cc:** Karel, Scott R - DATCP <Scott.Karel@wisconsin.gov>; 'mkirkman@co.green-lake.wi.us' <mkirkman@co.green-lake.wi.us>  
**Subject:** FW: Permitted vs Conditional Use

Hi Alison,

I hope you had a great Thanksgiving. I was hoping to hear back from you or your staff on the questions I sent to you via e-mail back on November 10. We are hopeful to develop a Draft Text to get to the Green Lake County Planning & Zoning Committee very soon. We have a meeting scheduled to discuss the Draft Text this Thursday, December 1. The questions listed below will require some directions as we develop the text for them to review. Let me know if you might be able to us some direction by the December 1<sup>st</sup>. Thanks. Ken

Kenneth Jaworski  
Vice President of Planning and Environmental Services  
Martenson & Eisele Inc.  
1377 Midway Road  
Menasha, WI 54952-0449  
[ken@martenson-eisele.com](mailto:ken@martenson-eisele.com)  
Office: 920-731-0381

**From:** Ken Jaworski  
**Sent:** Thursday, November 10, 2016 3:13 PM  
**To:** 'Volk, Alison M - DATCP' <[Alison.Volk@wisconsin.gov](mailto:Alison.Volk@wisconsin.gov)>  
**Cc:** Karel, Scott R - DATCP (<[Scott.Karel@wisconsin.gov](mailto:Scott.Karel@wisconsin.gov)> <[Scott.Karel@wisconsin.gov](mailto:Scott.Karel@wisconsin.gov)>; 'mkirkman@co.green-lake.wi.us' <[mkirkman@co.green-lake.wi.us](mailto:mkirkman@co.green-lake.wi.us)>  
**Subject:** Permitted vs Conditional Use

Hi Alison,

As you probably know, I am working with Green Lake County on the certification of the farmland preservation zoning ordinance. We are trying to get a clearer focus on what can/could be considered a "Permitted" or "Conditional Use" under farmland preservation zoning. We are working with the County Planning & Zoning Committee on language. We know they will want to know just how far "accessory uses" can be stretched under FP zoning. For example, Green Lake County is home to growing Amish population. Many farms they run have secondary uses along with their agricultural activities (i.e. country stores, shed building, wood processing, ect.). These types of situations are not just limited to the Amish lifestyle. Other farm operators have now ventured their operations into more processing and sales as well. We see this as a growing economic opportunity for the County that may attract younger entrepreneurs. A demographic rural America needs to sustain. What would DATCP allow as a Conditional Use in the A-1 that is not exclusively related to agriculture? I see Chapter 91 has a provision for business activity under the following. However, can it be expanded beyond this?

Accessory Use definition as follows:

A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:

- a. It is conducted on a farm by an owner or operator of that farm
- b. It requires no buildings structures or improvements other than those describe in (1) or (3).
- c. It employees no more than 4 full-time employees annually
- d. It does not impair or limit the current or future agriculture use of the farm or other protected farmland.

So in reference to the above definition, I would assume a small country store that meets the above conditions, could be considered a "Accessory Use" to agriculture on that property if agriculture is being practiced on the farm? I would also assume, that not all the product or items sold at the store need to be produced or made at the farm? For example, blueberries, sweet corn, peaches, watermelons, etc. shipped in from other locations. Could I also make the argument that existing farm structures renovated for other use (i.e. rental for a barn wedding), could be an accessory use? Also, a home business?

I think the County would like to accommodate as many of these small creative ideas as possible without having to force them into another zoning district. Also, I assume the Accessory Use provision above could be placed within either a Permitted or Conditional Use?

Lastly comes the concern over cemeteries. I don't see a provision for cemeteries in the DATCP model ordinance. There is a growing debate that if a zoning ordinance doesn't contain direction on cemeteries, the governmental unit has limited control over where a cemetery could be sited (Recent discussion at the last WTA convention). How are cemeteries addressed within Chapter 91 if at all? Have I missed something. I could see situations where existing cemeteries may want to expand or a new one be proposed. Any guidance on how it relates to farmland preservation zoning is appreciated.

Thanks again.

Kenneth Jaworski  
Vice President of Planning and Environmental Services  
Martenson & Eisele Inc.  
1377 Midway Road  
Menasha, WI 54952-0449  
[ken@martenson-eisele.com](mailto:ken@martenson-eisele.com)  
Office: 920-731-0381

# 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 5, 2017, at 6:30 p.m.* to consider the following items:

**Item I: Owner:** James M. Slepicka, Sr. & Sandra K. Slepicka **General legal description:** W6842 Jolin Rd, Parcel #014-00408-0000, Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E, Town of Marquette **Request:** Rezone from R-2 Single-Family Mobile Home District to R-1 Single-Family Residence District.

**Item II: Owner:** William E. & Jeanette M. Krebs **General legal description:** N7545 Forest Ridge Rd, Parcel #002-00651-0000, #002-00652-0000, #002-00652-0200, Part of the NE¼, Section 34, T17N, R13E, Town of Berlin **Request:** Rezone from A-2 General Agriculture to R-4 Rural Residential (±5 acres) and A-1 Exclusive Agriculture (±3 acres).

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

*Publish: December 22, 2016  
December 29, 2016*

**Item I:**

**Owners:**

James M. Slepicka, Sr. & Sandra K. Slepicka

**General legal description:**

W6842 Jolin Road, Parcel #014-00408-0000, Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E, Town of Marquette

**Request:**

Rezone from R-2 Single-Family Mobile Home District to R-1 Single-Family Residence District.

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

January 5, 2017

**ITEM I: REZONE**

**OWNERS:**

James & Sandra Slepicka

**APPLICANT:**

same

**REQUEST:** The owner is requesting a zoning change from R-2, Single-Family Mobile Home Residence District to R-1, Single-Family Residence District.

**PARCEL NUMBER / LOCATION:** Parcel #014-00408-0000, being Lot 3 of CSM 501, located in Gov't Lot 4 lying south of the river, located in Section 32, T15N, R11E, Town of Marquette, being 25,000 square feet in area. The subject site is located at W6842 Jolin Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The subject parcel is presently zoned R-2, Single-Family Mobile Home Residential and is currently occupied by a mobile home. The subject parcel is surrounded by lands zoned R-1, Single-Family Residence District. There are several R-2 zoned parcels in this area; however the vast majority of surrounding lands are zoned R-1, and occupied by single-family dwellings.

The subject site is located within 1000 feet of Lake Puckaway and, as a result, is located within the jurisdiction of the Shoreland Zoning Ordinance. The subject site is not in the floodplain according to flood map #55047C155C.

**ADDITIONAL INFORMATION / ANALYSIS:** The subject site was created by CSM 501 back in 1971 as Lot 3. Lot 2 of CSM 501 is immediately north, and Lot 3 of CSM 501 is immediately north of Lot 2 and abutting Lake Puckaway. In 1978, previous owners (Mazurek & Fuentes) successfully petitioned to have the subject site rezoned from R-1 to R-2. Soon afterwards, a 14ft by 55ft mobile home was located on the property as well as a 3-bedroom septic system. In 1994, a land use permit was issued for a replacement mobile home (16' x 76') which was subsequently located on site and reconnected to the existing POWTS. In 2000, the owner of Lots 1 and 2 of CSM 501 (to the north) recorded CSM 2683 which combined these lots with the lot to the east. The CSM revealed that the mobile home, authorized in 1994 on Lot 3 of CSM 501, encroached several feet onto the newly combined Lot 1 of CSM 2683.

The present situation of a mobile home spanning a lot line and two different zoning districts represents a zoning predicament. The owners, prior to purchasing Lot 3 of CSM 501, were aware of this predicament and hoped to resolve it themselves. The major concern of the Land Use Planning & Zoning Department is the potential for a new split-zoned parcel. With things moving in a direction of parcel based zoning, split-zoned parcels are no longer feasible. In order to resolve the mobile home encroachment issue, the owners would either have to rezone the lands containing the mobile home encroachment to R-2, Single-Family Mobile Home Residence District or rezone Lot 3 of CSM 501 to R-1, Single-Family Residence District. The applicant chose the former as the prior option is significantly more difficult. See below...

The Green Lake County Zoning Ordinance requires a property owner, petitioning to rezone lands to R-2, to obtain the signatures of 80% of the owners (mostly seasonal) within 1.5 miles of the property proposed to be rezoned. From the GIS site, we identified 330 parcels within 1.5 miles. This would be an enormous undertaking on the part of the owners and, if successful,

would rezone lands into a district that they have no intention of utilizing in the future. Rather, the owners have indicated that it is their intent to construct a conventional single-family dwelling when the, already 22-year-old, mobile home outlives its usefulness.

Rather, the more prudent direction is to recognize that there is no public interest advantage in perpetuating the practice of locating mobile home after mobile home in a neighborhood that is predominately R-1, Single-Family Residence district. Now, with a cooperative property owner, it makes zoning sense to return the subject site to its pre-1978 zoning condition of R-1. The proposed rezone creates a nonconformity with the existing mobile home. This will be handled similarly to the large farm buildings (greater than 1500 square feet) that are not permitted on R-4 zoned properties, but if they existed prior to rezone, are allowed to remain as legal non-conforming structures. The bottom line is that the existing mobile home will be allowed to be maintained, but will not be able to be replaced.

This area of the County is a residential area consisting of mostly seasonal single-family dwellings. It should also be noted that the Town's comprehensive plan shows the current and future use of the subject site to be residential. The same plan indicates that the largest part of the Town's future growth will be invested in single-family housing.

**SUGGESTED ZONING CHANGE CRITERIA:** When considering a request for zoning change, recent court cases have cited the following decision-making criteria:

- a) consistency with long-range planning (comprehensive plan)
- b) nature and character of parcel
- c) use of surrounding land
- d) overall scheme or zoning map
- e) consideration of interest of public health, morals, and safety
- f) promote public welfare, convenience, and general prosperity

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

- ❑ The Town's comprehensive plan indicates the subject site to be residential. The present residential zoning and the proposed residential zoning are consistent with the Town's comprehensive plan.
- ❑ The nature and character of the parcel is conducive to residential uses.
- ❑ The use of the surrounding lands is seasonal residential.
- ❑ The overall zoning scheme appears to be residential. The proposed rezone is consistent with that scheme.
- ❑ The zoning ordinance requires the applicant proposing to rezone to R-2, to present a signed petition of 80% of the property owners within 1.5 miles of the property proposed to be rezoned. The framers of the zoning ordinance felt it necessary that extreme oversight be taken in these cases. However, the proposed R-1 zoning is not as controversial, so it would appear the request is consistent with community goals relating to public health, morals, and safety as well as the public welfare, convenience, and general prosperity.

**TOWN OF MARQUETTE:** An Action Form requesting the Town of Marquette's input related to this zoning change request was mailed to the Town Clerk on November 4, 2016.

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 Oct 14, 2016

Zone Change from R2 to R1

Conditional Use Permit for \_\_\_\_\_

Other \_\_\_\_\_

**PROPERTY OWNER / APPLICANT**

Name James M Stepicka Sr and Sandra K Stepicka

Mailing Address W5171 Oakland Dr, Rio, WI 53960

Phone Number 608-445-1306; 608-445-1305

Signature James M Stepicka Sandra K Stepicka Date Oct 14, 2016

**AGENT IF OTHER THAN OWNER**

Name Same

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY INFORMATION**

Town of Marquette Parcel Numbers (affected) 014-00408-0000 Acres (affected) \_\_\_\_\_

Lot 3 Block - Subdivision CSM 501

Section 32 Town 15 North Range 11 East

Location of Property W6842 Jolin Rd

Legal Description Lot 3 of CSM 501, located in the SW 1/4 of the NW 1/4

Current Zoning Classification R-2 Current Use of Property Residential

Detailed Description of Proposed Use Present condition is that mobile home encroaches on lands to the east. Desire to buy lands to the east and combine with existing. Need Rezone + CSM to accomplish.

**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



CERTIFIED SURVEY MAP 501

STATE OF WISCONSIN)  
COUNTY OF GREEN LAKE) S.S.

I, Robert G. Bruce,  
Green Lake County

Surveyor, do hereby certify that by the order of Robert Unger, owner, I have made a survey of a part of Government Lot 4 of Section 32, Town 15 North, Range 11 East, Town of Marquette, Green Lake County, Wisconsin, which is more particularly described as follows:

Commencing at the West one-quarter corner of said Section 32, thence  $N06^{\circ}34'E$ , 294.75 feet; thence  $S86^{\circ}11'20"E$ , 739.30 feet to the point of beginning; thence  $N03^{\circ}40'E$ , 680.56 feet to a meander corner which is 76.00 feet± from the South shore of the channel; thence along the meander line  $N70^{\circ}39'E$ , 108.77 feet to a meander corner which is 102.00 feet± South of the South shore of the channel; thence  $S03^{\circ}40'W$ , 723.36 feet; thence  $N86^{\circ}11'20"W$ , 100.00 feet to the point of beginning. Together with the lands between the herein described meander line and Lake Puckaway. Together with all riparian rights. Subject to a right-of-way in common being 33 feet in width which is more particularly described as drawn on Certified Survey Map #501. The intent of this survey is to include the lands lying between the dredged channel and Lake Puckaway as a part of Lot 1 of this proposed Certified Survey Map.

I further certify that the within drawing is a correct representation of the boundaries surveyed and that I have fully complied with the provisions of Chapter 236 of the revised statutes of the State of Wisconsin in surveying and mapping the same.

*Robert G. Bruce*  
Robert G. Bruce, Registered Land  
Surveyor, Certificate S-900

STATE OF WISCONSIN)  
COUNTY OF GREEN LAKE) S.S.

Received for record this  
2nd. day of June 1971

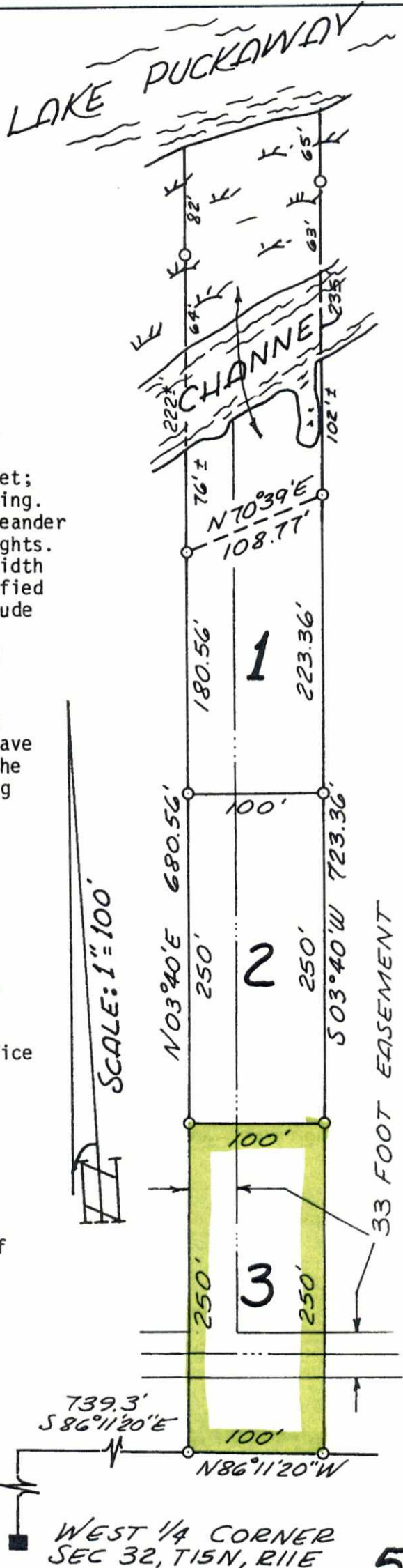
at 4:00 o'clock P.M. and recorded in Volume Two of  
Certified Survey Maps for Green Lake County in the Office  
of the Register of Deeds on page 501.

*Floyd W. Kallas*  
Floyd W. Kallas, Register of Deeds

This Certified Survey Map  
is also a part of Lot 13 of  
the unrecorded plat of  
"Puckaway Shores".



○ 1" x 24" iron pipe



Proposed CSM Esgar / Slepicka

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 916-481

DRAFTED BY: B.ANDERSON

CHECKED BY: RWC

PROJ. 615-359

DWG. 916-481

SHEET 1 OF 4



SEAL:



**GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING LOT 1, G.S.M. NO. 2790 AS RECORDED IN VOL 14 OF G.S.M.'S, PG. 2790 AND LOT 3, G.S.M. NO. 501 AS RECORDED IN VOL 2 OF G.S.M.'S, PG. 501, LOCATED IN GOVERNMENT LOT 4, SECTION 32, T. 15 N, R. 11 E, TOWN OF MARQUETTE, GREEN LAKE COUNTY, WISCONSIN. CONTAINING: 171,691 SQ.FT.± (3.94 ACRES)±**



**SCALE: 1" = 100'**



**LAKE PUCKAWAY**

**CHANNEL**

**BASIS OF BEARINGS:** IS THE WEST LINE OF GOVERNMENT LOT 4, SECTION 32, WHICH BEARS N00°25'48"W, AS REFERENCED TO GREEN LAKE COUNTY COORDINATE SYSTEM, NAD83(91).

**LEGEND**

- 3/4" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 1 1/4" IRON PIPE FND.
- ⊕ BRASS CAP IN CONC. FND.
- ⊙ WELL
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT
- ⊙ POWER POLE
- OHE- OVERHEAD UTILITY LINE
- ( ) PREVIOUS SURVEY OR RECORD INFO.

LOT 9 | LOT 10 | LOT 11 | LOT 12

BY OTHERS

16' R/W EASEMENT  
PER VOL. 207  
PGS. 341-342

33' WIDE EASEMENT  
PER C.S.M. 2790 &  
C.S.M. 501

P.O.S.  
(615-359)

**LOT 1**

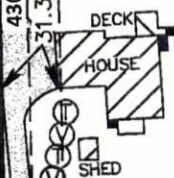
126,979 SQ.FT.±  
(2.91 ACRES)±

LOT 15 | LOT 16

BY OTHERS

C.O.S. BY BRUCE

LOT 1  
C.S.M. 2790



**OWNER:**  
**LOT 1** JEFFREY W. & VICTORIA ESGAR  
449 W. WISCONSIN AVE. UNIT 8  
OCONOMOWOC, WI. 53066

**CLIENT/OWNER:**  
**LOT 2** JAMES & SANDRA SLEPICKA  
W5171 OAKLAND DR.  
RIO, WI 53960

Proposed CSM EsGAR / Slepicka

As prepared by:  
**GA GROTHMAN & ASSOCIATES S.C.**  
 LAND SURVEYORS  
 625 EAST SLIPER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 916-481**

DRAFTED BY: B.ANDERSON  
 CHECKED BY: RWC  
 PROJ. 615-359  
 DWG. 916-481 SHEET 2 OF 4

SEAL:  
 WISCONSIN  
 SCOTT P. HEWITT  
 S-2223  
 PORTAGE  
 LAND SURVEYOR

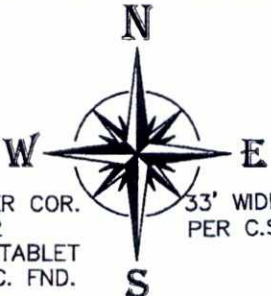
*Scott P. Hewitt*  
 11-22-16

**GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

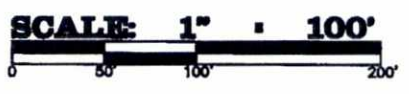
Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING LOT 1, C.S.M. NO. 2790 AS RECORDED IN VOL 14 OF C.S.M.'S, PG. 2790 AND LOT 3, C.S.M. NO. 501 AS RECORDED IN VOL 2 OF C.S.M.'S, PG. 501, LOCATED IN GOVERNMENT LOT 4, SECTION 32, T. 15 N, R. 11 E, TOWN OF MARQUETTE, GREEN LAKE COUNTY, WISCONSIN**

CONTAINING: 171,691 SQ. FT. ±  
 (3.94 ACRES) ±

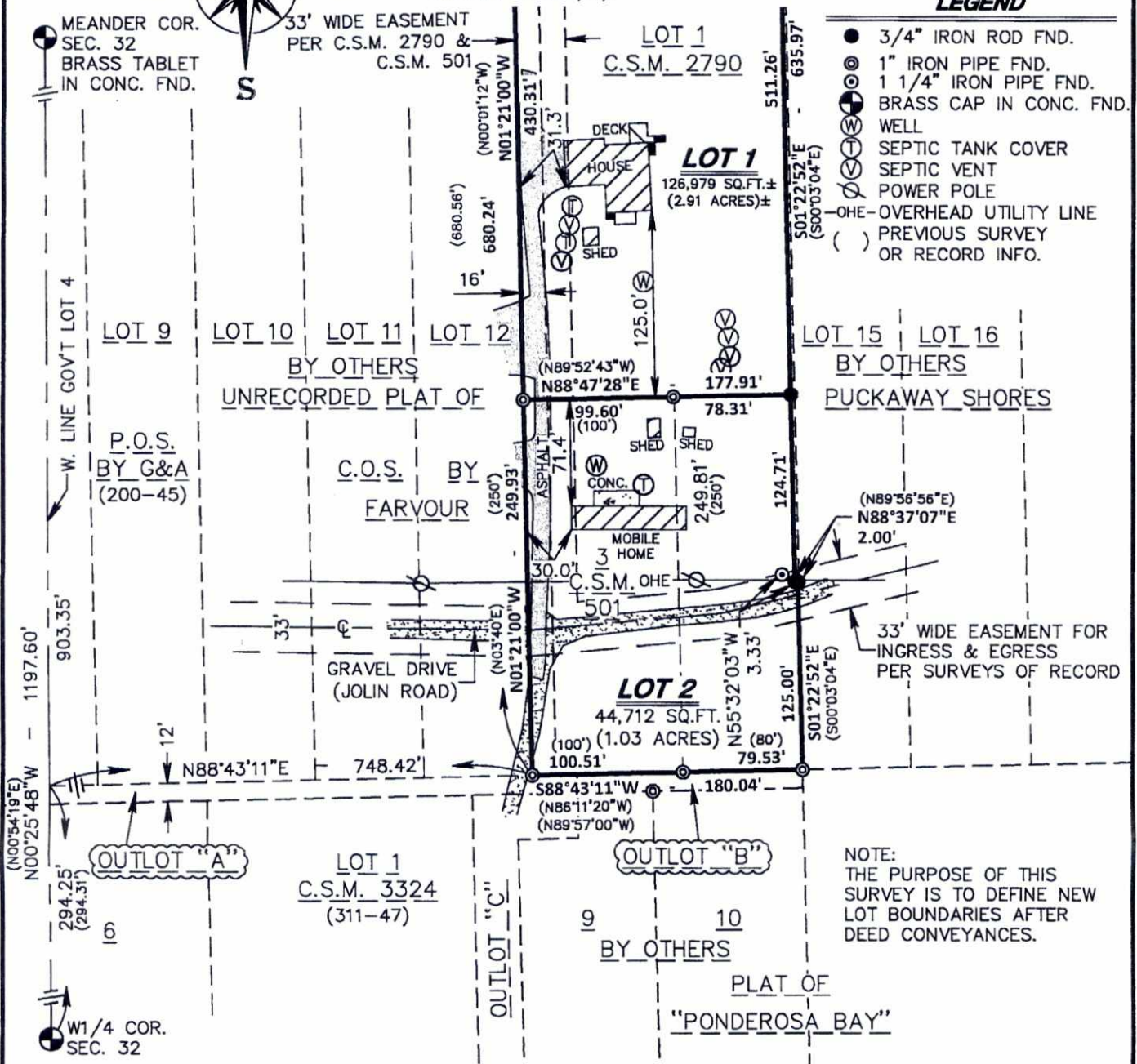


**BASIS OF BEARINGS:** IS THE WEST LINE OF GOVERNMENT LOT 4, SECTION 32, WHICH BEARS N00°25'48"W, AS REFERENCED TO GREEN LAKE COUNTY COORDINATE SYSTEM, NAD83(91).



**LEGEND**

- 3/4" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 1 1/4" IRON PIPE FND.
- ⊙ BRASS CAP IN CONC. FND.
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- ⊙ SEPTIC VENT
- ⊙ POWER POLE
- O— OVERHEAD UTILITY LINE
- ( ) PREVIOUS SURVEY OR RECORD INFO.



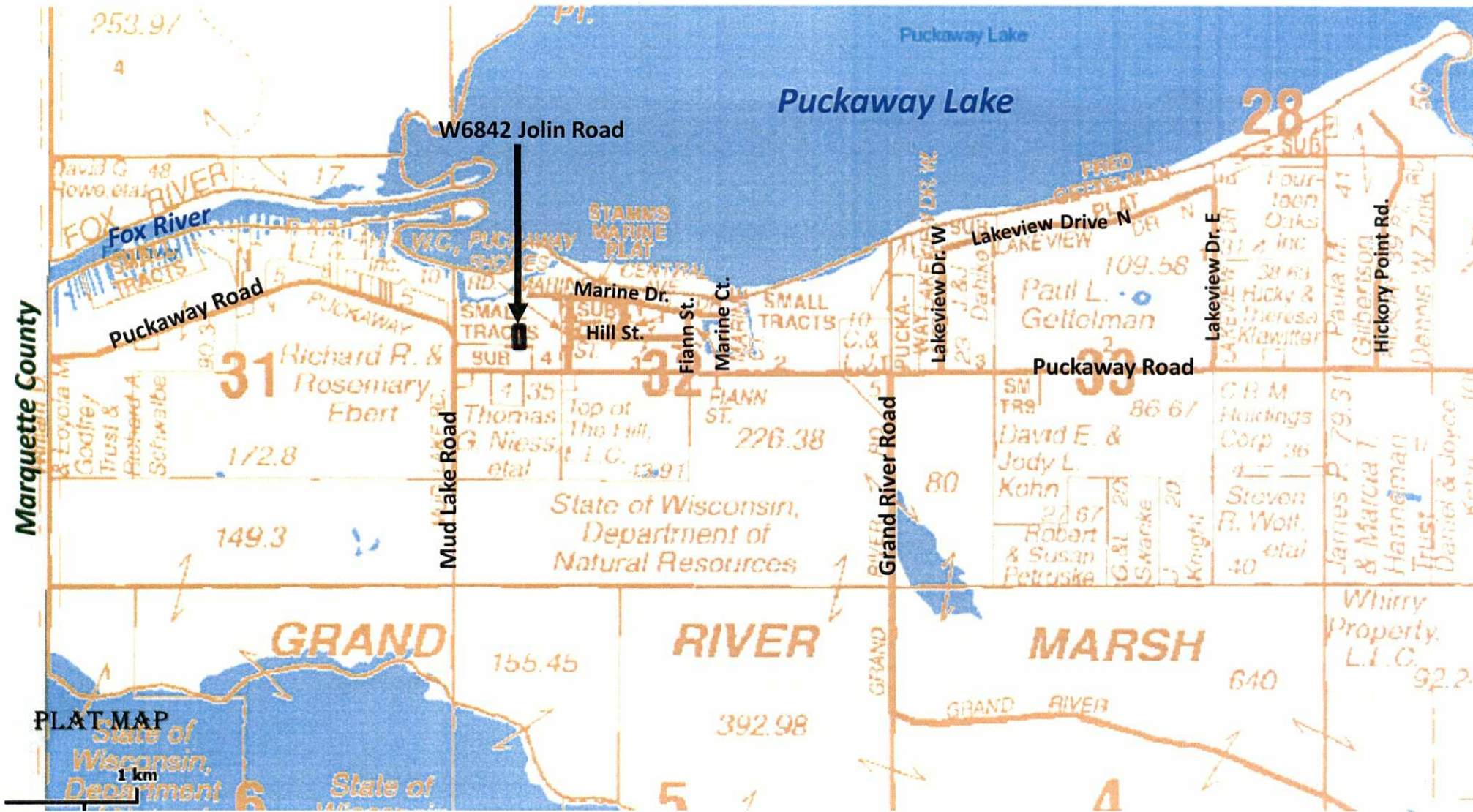
**OWNER LOT 1** JEFFREY W. & VICTORIA ESGAR  
 449 W. WISCONSIN AVE. UNIT 8  
 OCONOMOWOC, WI. 53066

**CLIENT/OWNER LOT 2** JAMES & SANDRA SLEPICKA  
 W5171 OAKLAND DR.  
 RIO, WI 53960

**James M. Slepicka, Sr. & Sandra K. Slepicka**

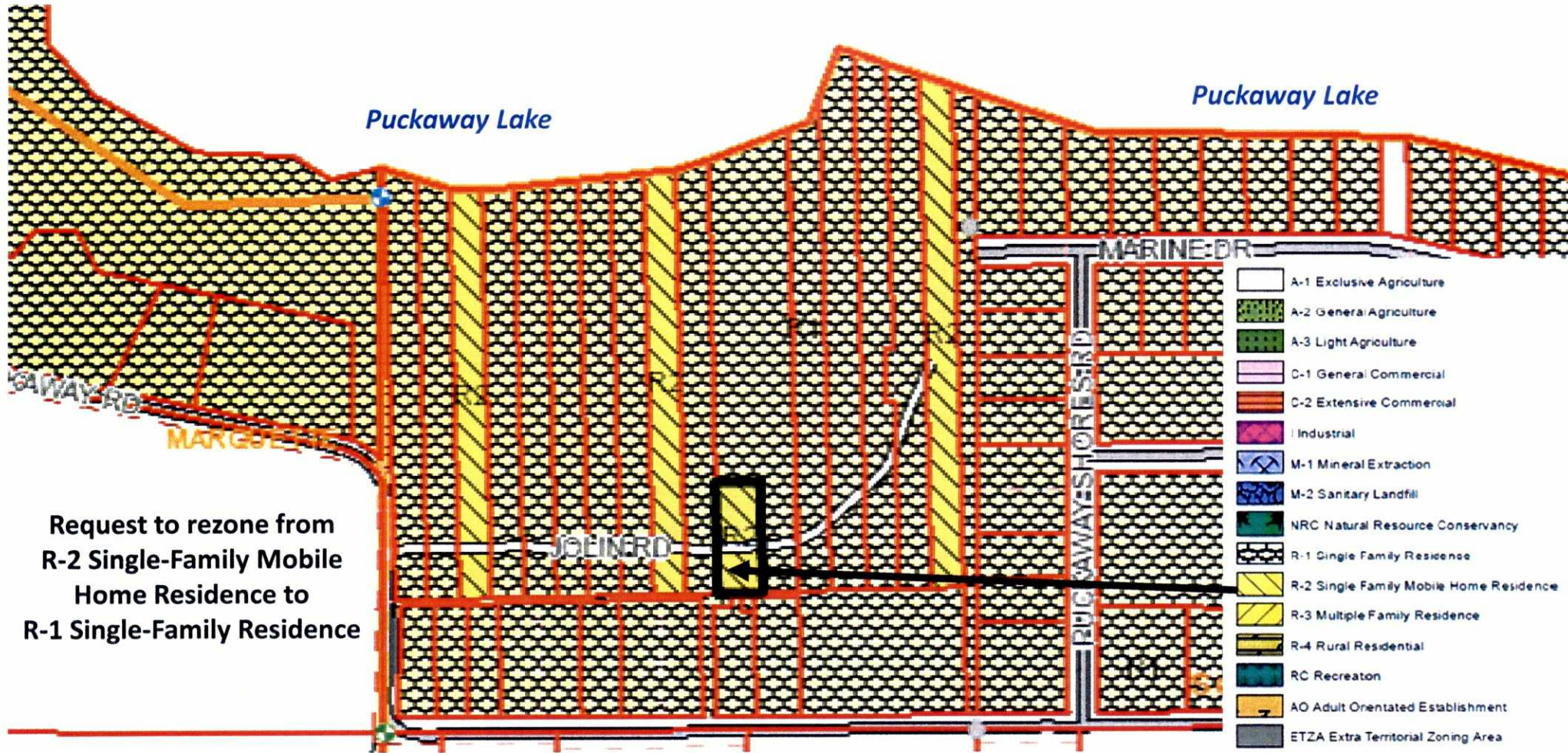
**W6842 Jolin Road, Town of Marquette, Parcel #014-00408-0000,**

**Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E**



**Land Use Planning & Zoning Public Hearing 01/05/17**

**James M. Slepicka, Sr. & Sandra K. Slepicka**  
**W6842 Jolin Road, Town of Marquette, Parcel #014-00408-0000,**  
**Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E**

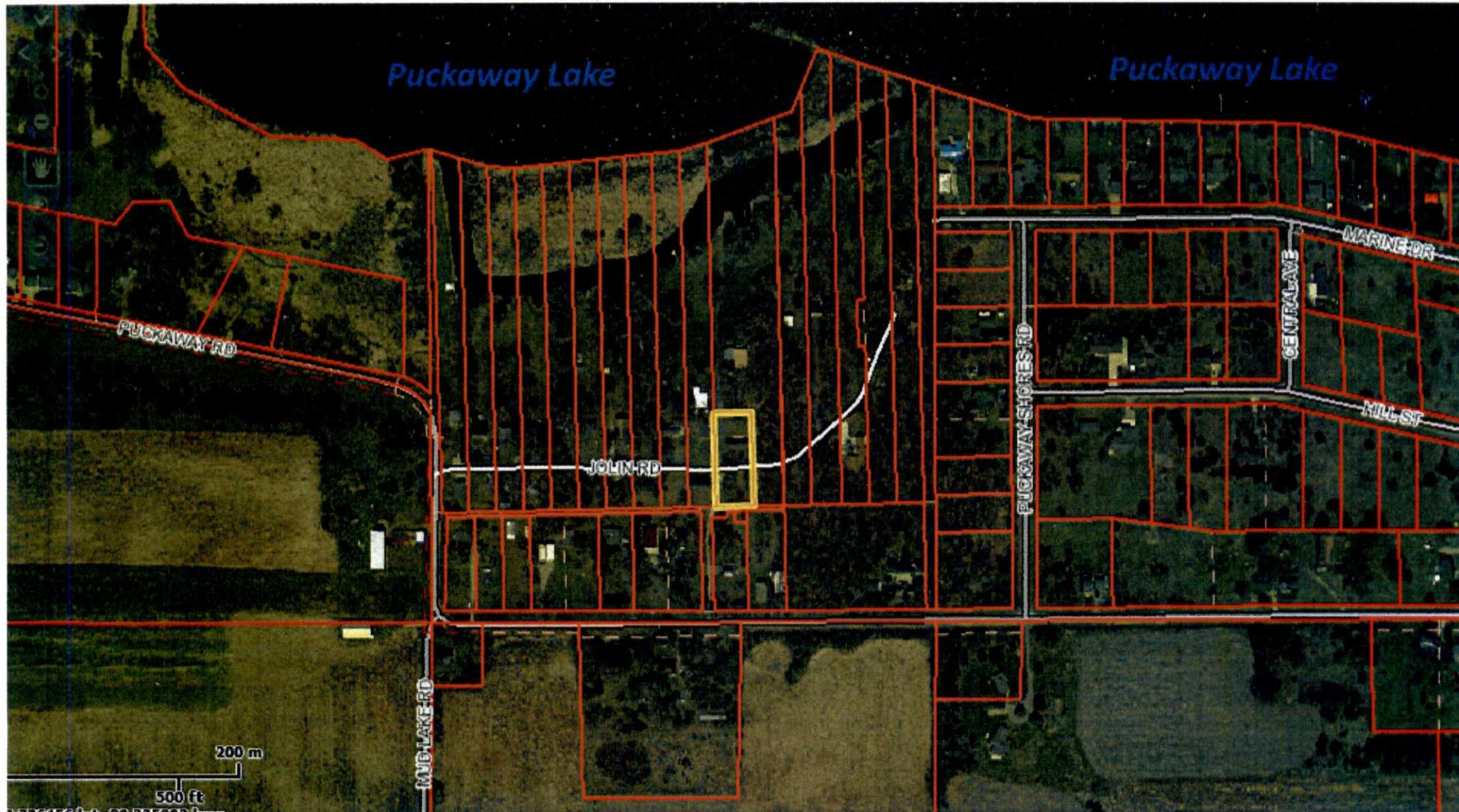


**Request to rezone from  
R-2 Single-Family Mobile  
Home Residence to  
R-1 Single-Family Residence**

**ZONING MAP**

**Land Use Planning & Zoning Public Hearing 01/05/17**

**James M. Slepicka, Sr. & Sandra K. Slepicka**  
**W6842 Jolin Road, Town of Marquette, Parcel #014-00408-0000,**  
**Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E**



**Land Use Planning & Zoning Public Hearing 01/05/17**

**James M. Slepicka, Sr. & Sandra K. Slepicka**  
**W6842 Jolin Road, Town of Marquette, Parcel #014-00408-0000,**  
**Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E**



**Land Use Planning & Zoning Public Hearing 01/05/17**

# TOWN BOARD ACTION

Rezoning Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on 12-08-16.

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.**

**Owner:** James M. Slepicka, Sr. & Sandra K. Slepicka

**General legal description:** Lot 3 Certified Survey Map 501, Part of Government Lot 4, Section 32, T15N, R11E, Town of Marquette

**Parcel number:** #014-00408-0000

**Location of request:** W6842 Jolin Road

**Planned public hearing date:** January 5, 2017

**Request:** Rezone from R-2 Single-Family Mobile Home District to R-1 Single-Family Residence District.

James A. Tillmeyer  
Town Representative

12-8-16  
Date Signed

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the Land Use Planning & Zoning Office by: **December 19, 2016**



**Item II:**

**Owners:**

William E. & Jeanette M. Krebs

**General legal description:**

N7545 Forest Ridge Road, Parcel #002-00651-0000, #002-00652-0000, #002-00652-0200, Part of the NE¼, Section 34, T17N, R13E, Town of Berlin

**Request:**

Rezone from A-2 General Agriculture to R-4 Rural Residential (±5 acres) and A-1 (±3 acres).

ITEM II: ZONING CHANGE

**OWNER:**

William E. & Jeanette M. Krebs

**APPLICANT:**

Same

**REQUEST:** The owners/applicants are requesting a zoning change from A-2 General Agriculture District to A-1 Exclusive Agriculture District and R-4, Rural Residence District, ±5 acres (R-4) and ±3 acres (A-1).

**PARCEL NUMBER / LOCATION:** The affected parcel numbers are 002-00651-0000, 002-00652-0000 & 002-00652-0200, located in the S½ of the NE¼, Section 34, T17N, R13E, Town of Berlin. The site proposed for zoning change is located at N7545 Forest Ridge Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcel in question is A-2 General Agriculture District and lands surrounding the subject site are A-1, Exclusive 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-Rotamer-Grelton 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 KdB, KdC2, OkB, OaB and Os. 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 owners had rezoned the ±8.3262 acres to A-2, General Agriculture a year ago. They would like to make the lot size smaller (±5.0 acres), which requires them to rezone the parcel to R-4. The remaining ±3.3262 acres need to be rezoned back to A-1. The owners plan to retain the ±81 acres of agricultural and hunting land and sell off the subject site that includes the dwelling and detached garage. The remaining acres will stay in A-1, Exclusive Agriculture zoning.

The 2016 Green Lake County comprehensive plan map designates the future land use of this area to be predominantly agricultural.

**SUGGESTED ZONING CHANGE CRITERIA:** When considering a request for zoning change, recent court cases have cited the following decision-making criteria:

- a) consistency with long-range planning (comprehensive plan)
- b) nature and character of parcel
- c) use of surrounding land
- d) overall scheme or zoning map
- e) consideration of interest of public health, morals, and safety
- f) promote public welfare, convenience, and general prosperity

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

- ❑ The County's comprehensive plan indicates this area as agricultural so the proposed rezone is consistent with the County's comprehensive plan.
- ❑ The nature and character of the parcel is conducive to the historical and current uses.
- ❑ The use of the surrounding lands appears to be agricultural, woodlands, and residential. The proposed rezone is consistent with the surrounding uses.
- ❑ The overall zoning scheme appears to be agricultural and residential. The proposed rezone is consistent with that scheme.
- ❑ The proposed rezone will not have a negative impact on the public health, morals, or safety.
- ❑ The proposed rezone will promote the public welfare, convenience and general prosperity.

**TOWN OF BERLIN:** An Action Form requesting the Town of Berlin's input related to this zoning change request was mailed to the Town Clerk on November 4, 2016.

# CONCEPT PLAN

CONCEPT PLAN FOR WILLIAM E. KREBS AND JEANETTE M. KREBS, LOCATED IN PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWN 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)  
WILLIAM AND JEANETTE KREBS  
N7545 FOREST RIDGE ROAD  
BERLIN, WISCONSIN 54923

WILLIAM E. AND  
JEANETTE M. KREBS

TAX PARCEL NO. 002-00652-0000

UNPLATTED  
LANDS

*Donald W. Lenz*

DONALD W. LENZ - WI P.L.S. No. S-2003  
Dated this 31st Day of October 2016



UNPLATTED  
LANDS



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

WILLIAM E. AND  
JEANETTE M. KREBS

TAX PARCEL NO. 002-00652-0200

GROSS AREA  
5.0008 ACRES  
217,836 SQ. FT.  
NET AREA  
4.8635 ACRES  
211,852 SQ. FT.

WILLIAM E. AND  
JEANETTE M. KREBS  
TAX PARCEL NO. 002-00652-0200

R-4 ZONING  
PROPOSED  
LOT 1

WILLIAM E. AND  
JEANETTE M. KREBS

ERIC W. AND  
TONIA L. KREBS  
TAX PARCEL NO. 002-00652-0100  
LOT 1  
CSM NO. 2332

WILLIAM E. AND  
JEANETTE M. KREBS

TAX PARCEL NO. 002-00652-0000

UNPLATTED  
LANDS

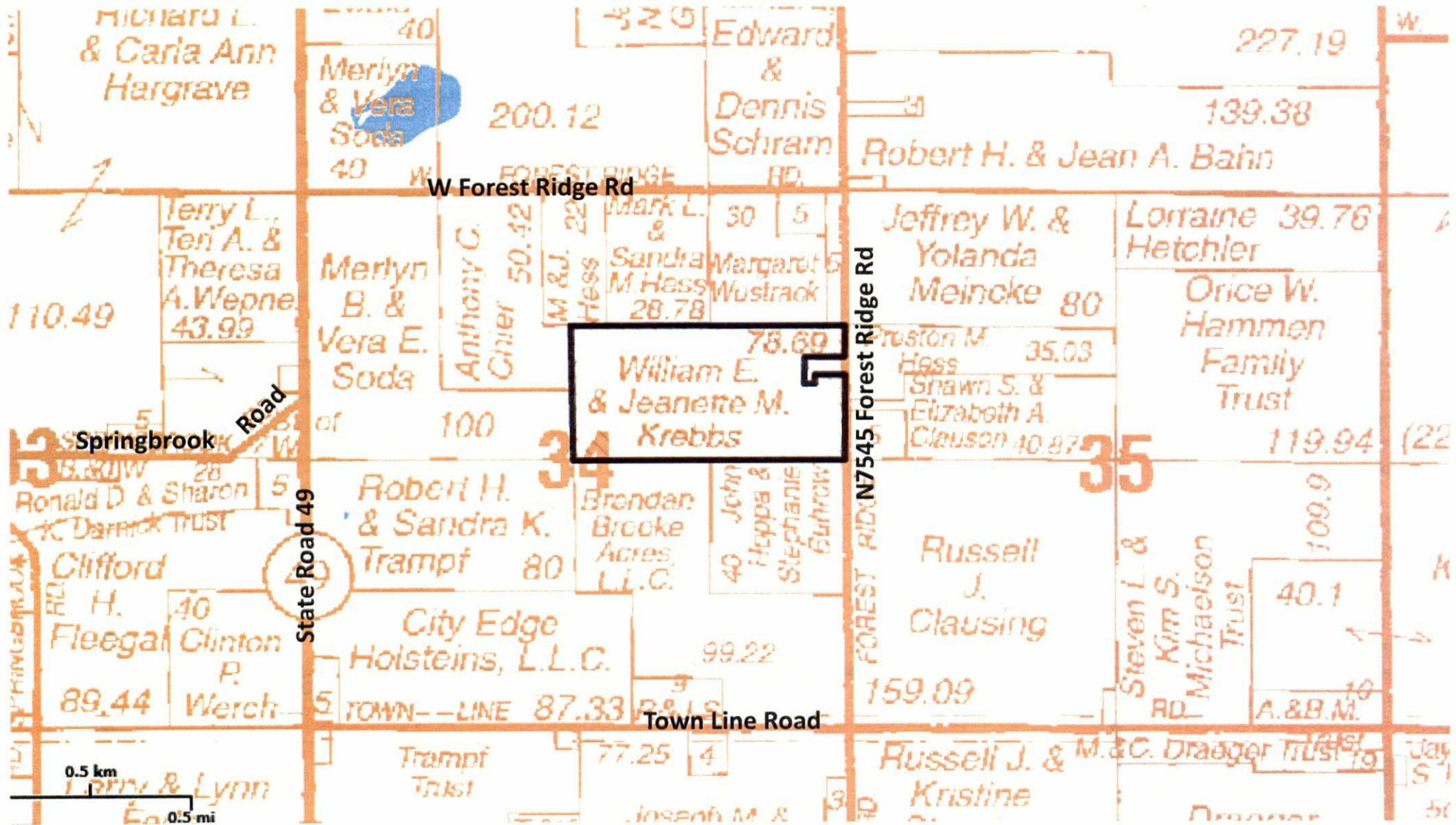
SE 1/4  
NE 1/4

ROAD  
RIDGE  
FOREST

**William E. & Jeanette M. Krebs, N7545 Forest Ridge Road, Town of Berlin**

**Parcels #002-00651-0000, #002-00652-0000, & #002-00652-0200, Part of the NE¼, Section 34, T17N, R13E**

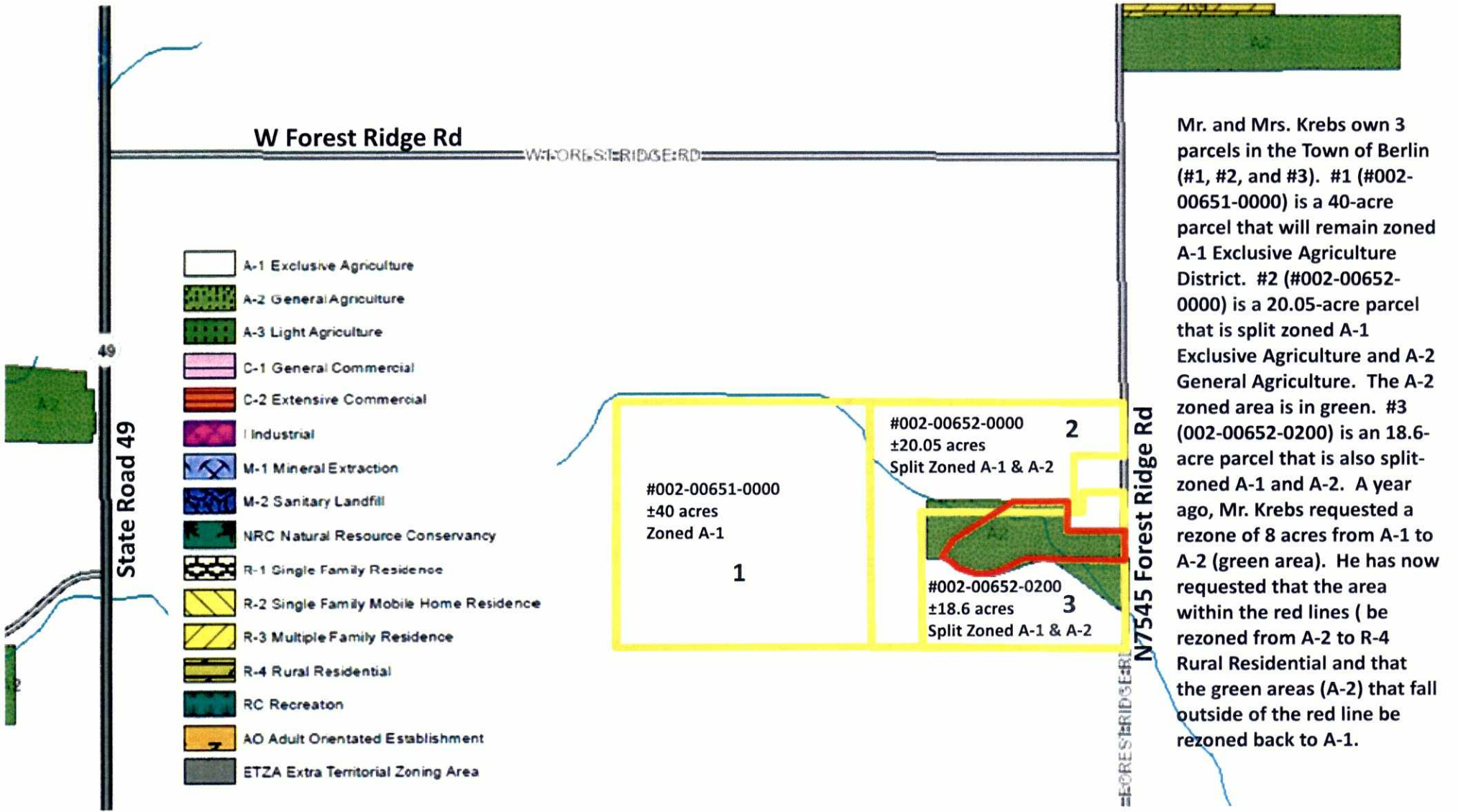
**Request to rezone A-2 General Agriculture to R-4 Rural Residential (±5.0 acres) and A-1 Exclusive Agriculture (±3.0 acres)**



# William E. & Jeanette M. Krebs, N7545 Forest Ridge Road, Town of Berlin

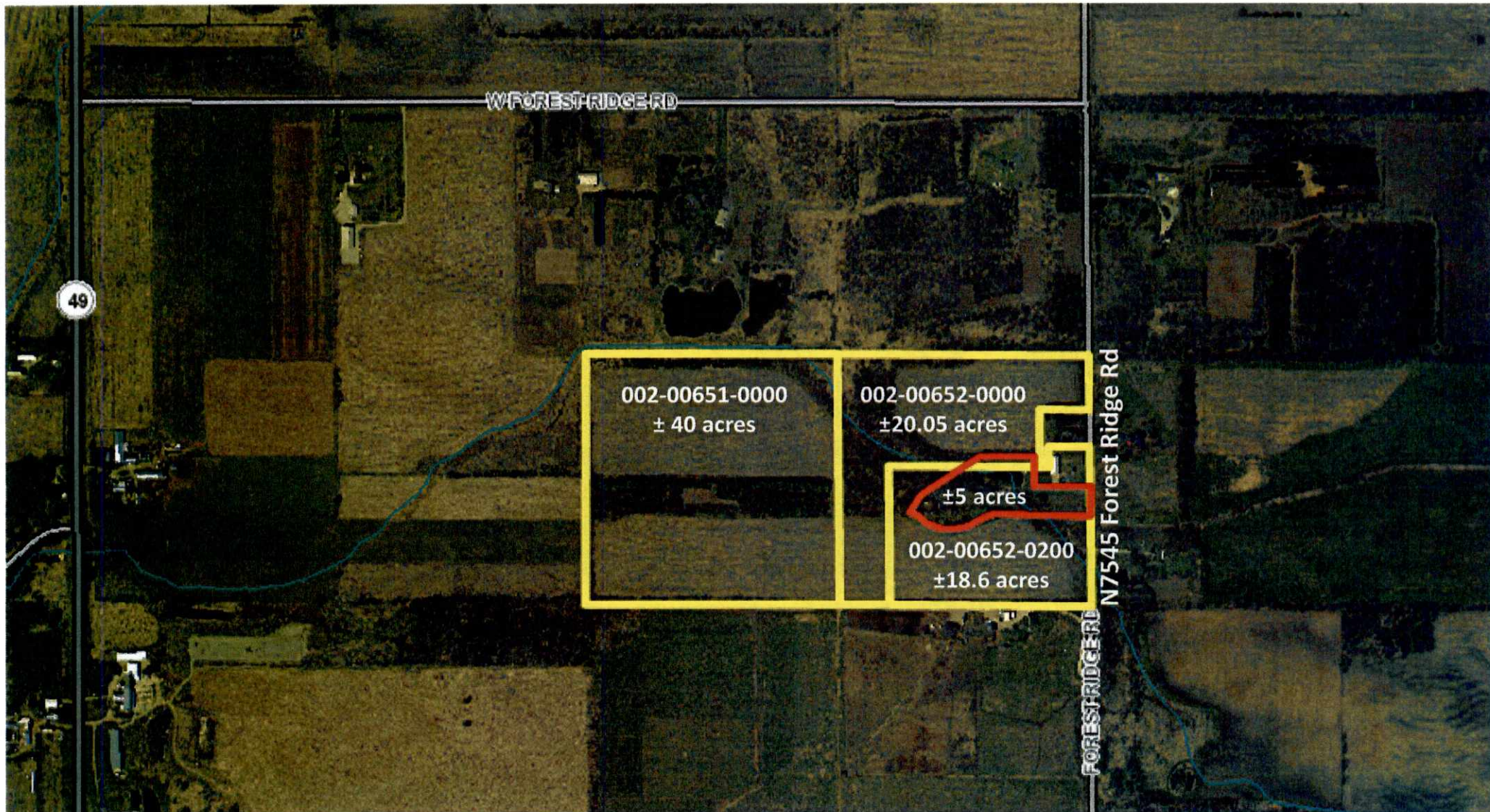
Parcels #002-00651-0000, #002-00652-0000, & #002-00652-0200, Part of the NE¼, Section 34, T17N, R13E

Request to rezone A-2 General Agriculture to R-4 Rural Residential (±5.0 acres) and A-1 Exclusive Agriculture (±3.0 acres)



**William E. & Jeanette M. Krebs, N7545 Forest Ridge Road, Town of Berlin**

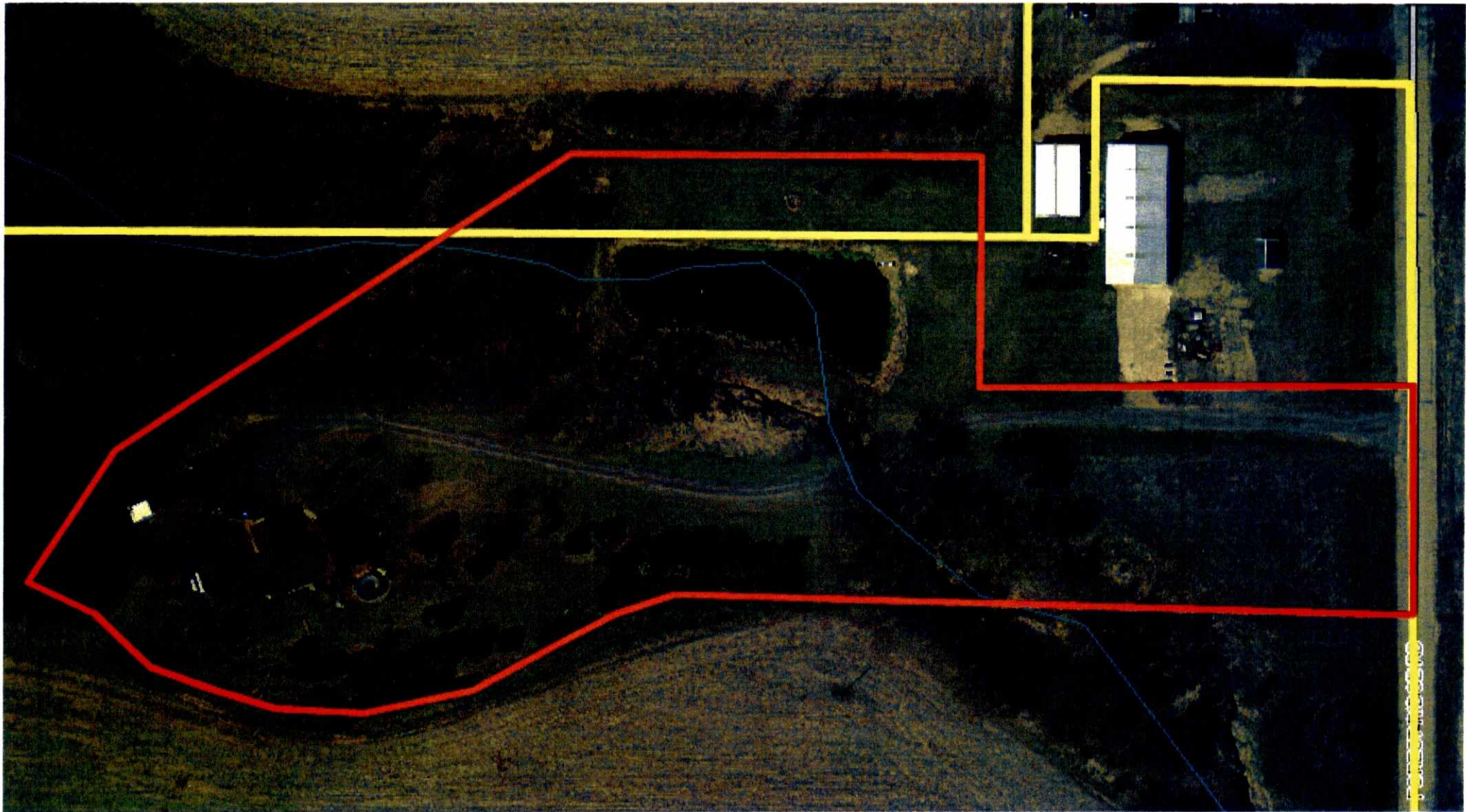
**Parcels #002-00651-0000, #002-00652-0000, & #002-00652-0200, Part of the NE<sup>1</sup>/<sub>4</sub>, Section 34, T17N, R13E  
Request to rezone A-2 General Agriculture to R-4 Rural Residential (±5.0 acres) and A-1 Exclusive Agriculture (±3.0 acres)**



**William E. & Jeanette M. Krebs, N7545 Forest Ridge Road, Town of Berlin**

**Parcels #002-00651-0000, #002-00652-0000, & #002-00652-0200, Part of the NE¼, Section 34, T17N, R13E**

**Request to rezone A-2 General Agriculture to R-4 Rural Residential (±5.0 acres) and A-1 Exclusive Agriculture (±3.0 acres)**





# William E. & Jeanette M. Krebs, N7545 Forest Ridge Road, Town of Berlin

Parcels #002-00651-0000, #002-00652-0000, & #002-00652-0200, Part of the NE¼, Section 34, T17N, R13E

Request to rezone A-2 General Agriculture to R-4 Rural Residential (±5.0 acres) and A-1 Exclusive Agriculture (±3.0 acres)

Mr. and Mrs. Krebs own 3 parcels in the Town of Berlin (Figure 1a – Existing Configuration). #1 #002-00651-0000) is a ± 40-acre parcel that will remain zoned A-1 Exclusive Agriculture District. #2 (#002-00652-0000) is a ± 20.05-acre parcel that is split-zoned A-1 Exclusive Agriculture and A-2 General Agriculture. The A-2 zoned area is in green. #3 (002-00652-0200) is an ±18.6-acre parcel that is also split-zoned A-1 and A-2. A year ago, Mr. Krebs requested a rezone of #8 acres from A-1 to A-2 (green area). He is now requesting that 5 acres of the previously-zoned A-2, 8-acre area be rezoned from A-2 to R-4 Rural Residential (Figure 2a – Proposed Configuration). The remaining 3 acres would be rezoned back to the original A-1 Exclusive Agriculture District.

Figure 1a – Existing Configuration

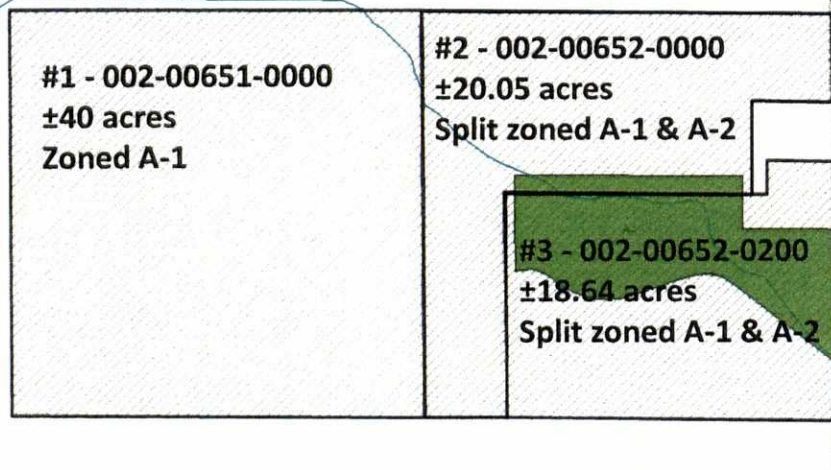


Figure 2a – Proposed Configuration

