



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

February 2, 2017

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

Packet Pages:

1. Agenda
- 2-6. Draft meeting minutes from 01/05/17
- 7-15. Monthly reports
- 16-22. A-1 Farmland Preservation Zoning District information
23. Public hearing notice
- 24-31. Rezone request information for Marjorie E. Lind

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

AGENDA

Date: Thursday, February 2, 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 01/05/17 minutes
7. Public comments – 3-minute limit
8. Public appearances
9. Correspondence
10. Department activity reports
 - a. Permits & others
 - b. Violation reports
11. Department/Committee Activity
 - a. Exclusive agriculture zoning district update
 - b. Stormwater and Erosion Control Ordinance update
12. County Surveyor position update
13. 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.
14. Reconvene to open session to discuss findings of closed session.
15. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
March 2, 2017
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

6:30 p.m. Public Hearing

Item I: Owner: Marjorie E Lind **General legal description:** White Ridge Rd, Parcel #002-00209-0300, Part of the NE¼ of Section 13, T17N, R13E, Town of Berlin, ±6.6 acres **Request:** Rezone from A-1 Exclusive Agriculture to R-4 Rural Residential District.

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

16. 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, January 5, 2017**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:16 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, Michael Starshak, Peter Wallace

Absent:

**Also Present: Matt Kirkman, Land Use Planning and Zoning Director
Missy Sorenson, Code Enforcement Officer
Krista Kamke, Code Enforcement Officer
Carole DeCramer, Committee Secretary
Dawn Klockow, Corporation Counsel**

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Slate/Wallace, unanimously carried, to approve the minutes of 12/1/16.

ELECTION OF COMMITTEE VICE CHAIR

On a motion by Reabe/Wallace, unanimously carried, to elect Robert Lyon as Committee Vice Chair.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

WisLine for Land Use Planning and Zoning, January 18th

Kirkman shared and explained a brochure regarding land use, planning, and zoning teleconferences offered by the UW-Extension. Committee members are invited to attend. The first teleconference is scheduled for January 18th and is titled *Ethics and Open Government Laws for Planning Body Members*. The second teleconference is *Insights on Recent Changes to Wisconsin Land Use Law* and the third is *Case Law and Legislative Update*.

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman explained the monthly financial reports for the month of December.

b. Violations

Kirkman discussed the list of land use violations. Sorenson explained that the violations that are on the septic violations report are all pumping violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Exclusive Agriculture Zoning District Update

Kirkman reviewed why the county is going through the Exclusive Agriculture Zoning District update. The county is given a year to bring the ordinance in line with the Farmland Preservation Plan. The update has to be completed by the end of 2017.

Ken Jaworski, Martenson & Eisele – There are two components to this process: 1) the text, and 2) the mapping portion that coincide with the Farmland Preservation Plan.

The committee discussed whether they would prefer using permitted uses or conditional uses for accessory uses. Starshak, Wallace, Reabe, and Lyon stated that they would prefer the conditional uses. The committee would have a little more oversight as to how it would be organized/setup. Slate stated that he feels the ordinance should be less restrictive. There should be less government oversight.

Motion by Lyon/Wallace, carried on a 4-1 voice vote (Slate – nay), to make D(4) conditional uses. See below.

Proposed 350-27 A-1 Farmland Preservation Zoning District

- (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.

Motion by Slate/Reabe, unanimously carried, to strike (3)(c)(ii). See below.

Proposed 350-27 A-1 Farmland Preservation Zoning District

- (3) Area, Height and Yard Requirements:
 - (c) Dimensional standards

- (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.~~

Kirkman went on to discuss the proposed maps. He explained that there are split-zoned parcels that must be resolved. The committee directed Kirkman to go ahead with his plan to contact the six zoned towns and those property owners with the split-zoned parcels.

b. Stormwater and Erosion Control Ordinance Update

Kirkman explained that Land Conservation has approached him regarding giving the Land Use Planning and Zoning Department the Stormwater and Erosion Control Ordinance. This may be problematic in that the department may not have staff enough to take that on. Starshak asked that Kirkman meet with Land Conservationist Paul Gunderson to work out a cost analysis for this proposal and present it at the February meeting.

c. Board of Adjustment 12/16/16 Decision Update – Zodang, LLC

Kirkman explained the process that Zodang, LLC followed when applying for a variance from the Board of Adjustment. There was, originally, some confusion for the applicant when dealing with the Department of Transportation. That was resolved and the Board of Adjustment, ultimately, granted the variance request.

COUNTY SURVEYOR POSITION UPDATE

Kirkman – A meeting with County Administrator Cathy Schmit and Corporation Counsel Dawn Klockow is scheduled for tomorrow for further discussion on the contract.

6:26 p.m. The committee recessed until 6:30 p.m.

6:30 p.m. Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee for public hearing items and read the rules of public hearing.

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: 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

John Lueck, 216 S. South Street, Kingston – Questioned what the Slepickas' intent is and thought the Slepickas were buying land in the opposite direction

of what they are. Kirkman explained the request and resolved Mr. Lueck's confusion.

James M. Slepicka, Sr., W6842 Jolin Road – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion & Deliberation

Kirkman explained the request. The Town of Marquette approved the request.

c) Committee Decision

On a motion by Slate/Reabe, unanimously carried on roll call (5-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

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

William Krebs, N7545 Forest Ridge Road – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion & Deliberation

Sorenson explained the request. The Town of Berlin approved the request.

c) Committee Decision

On a motion by Slate/Reabe, unanimously carried on roll call (5-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

The committee continued with the business meeting, closed session.

6:45 p.m. 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.

On a motion by Starshak/Slate, unanimously carried on roll call (5-ayes, 0-nays), to move to 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.

RECONVENE TO OPEN SESSION TO DISCUSS FINDINGS OF CLOSED SESSION

7:10 p.m. Slate asked to be excused.

7:16 p.m. On a motion by Reabe/Lyon, unanimously carried on roll call (5-ayes, 0-nays, to reconvene to open session.

Findings of closed session:

Corporation Counsel will do more research on the issue and keep the committee apprised.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Exclusive Agriculture Zoning District Update
- Stormwater and Erosion Control Ordinance Update

b. Meeting Date

February 2, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

7:18 p.m. On a motion by Wallace/Lyon, unanimously carried, the meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

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

FEES RECEIVED		DECEMBER				YEAR TO DATE				BUDGET	
		2015		2016		2015		2016		2016	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS											
Residential	New	1	150	4	2,200	68	14,050	71	20,500	-	
	Alterations	1	150	-	-	62	8,600	58	8,800	-	
Commercial	New	-	-	-	-	35	5,000	11	1,400	-	
	Alterations	-	-	-	-	4	500	5	1,750	-	
Agricultural	New	-	-	-	-	31	4,800	27	4,050	-	
	Alterations	-	-	-	-	9	1,850	13	1,500	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
Total		2	\$ 300	4	\$ 2,200	209	\$ 34,800	185	\$ 38,000	\$ 25,000	152%
SANITARY PERMITS (POWTS)											
Residential	New	-	-	3	840	22	6,235	22	6,385	-	
	Replacement	-	-	3	840	48	13,535	50	14,300	-	
	Reconnect	-	-	-	-	2	560	1	280	-	
	Modify	-	-	-	-	7	1,050	9	1,350	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	3	860	6	1,905	-	
	Replacement	4	1,270	-	-	5	1,625	2	560	-	
	Reconnect	-	-	-	-	1	280	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Total		4	\$ 1,270	6	\$ 1,680	88	\$ 24,145	90	\$ 24,780	\$ 15,000	165%
NON-METALLIC MINING PERMITS											
Annual Permit Fees		-	-	-	-	18	14,300	18	14,300	-	
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,300	\$ -	
BOARD OF ADJUSTMENT											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		-	-	-	-	1	375	4	1,500	-	
Appeals		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	-	\$ -	1	\$ 375	4	\$ 1,500	\$ 2,000	75%
PLANNING & ZONING COMMITTEE											
Zoning Change		-	-	2	750	14	5,250	16	6,000	-	
Conditional Use Permits		-	-	-	-	6	2,250	5	1,875	-	
Variances/Amendments		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	2	\$ 750	20	\$ 7,500	21	\$ 7,875	\$ 5,000	158%
MISC.											
Rental Weatherization		-	-	3	75	11	300	12	300	500	
Wisconsin Fund		-	-	-	-	-	-	-	-	500	
Applied Funds - Code Enforcement		-	-	-	-	2	200	-	12,222	-	
Total		-	\$ -	3	\$ 75	13	\$ 500	-	\$ 12,522	\$ 1,000	1252%
SURVEYOR											
Certified Survey Maps		4	705	-	-	22	3,855	29	4,905	4,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
Total		4	\$ 705	-	\$ -	22	\$ 3,855	29	\$ 4,905	\$ 4,000	123%
GIS (Geographic Information System)											
Map Sales		-	-	-	-	2	165	2	315	500	
Land Records Transfer		-	2,416	-	2,728	4	28,184	2	30,584	25,000	
Total		-	\$ 2,416	-	\$ 2,728	6	\$ 28,349	4	\$ 30,899	\$ 25,500	
GRAND TOTAL		10	4,691	15	7,433	371	113,824	347	134,781	\$ 77,500	174%

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:

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

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

GREEN LAKE COUNTY

For 12/01/16 - 12/31/16

Revenue Summary Report

FJRES01A

Periods 12 - 12

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	75.00	300.00	200.00	60.00
16-100-10-44400-000-000 Land Use Permits	25,000.00	2,200.00	38,000.00	-13,000.00	152.00
16-100-10-44400-001-000 BOA Public Hearing	2,000.00	.00	1,500.00	500.00	75.00
16-100-10-44400-002-000 PZ Public Hearing	5,000.00	750.00	7,875.00	-2,875.00	157.50
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	1,680.00	24,780.00	-9,780.00	165.20
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	.00	315.00	185.00	63.00
16-100-10-46762-000-000 Certified Survey Maps	4,000.00	.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	.00	12,221.94	185,163.37	6.19
10 Land Use Planning and Zoning	274,885.31	4,705.00	104,196.94	170,688.37	37.91

For 12/01/16 - 12/31/16

Expenditure Summary Report

FJEXS01A

Periods 12 - 12

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
10 Land Use Planning and Zoning						
53610 Code Enforcement						
16-100-10-53610-110-000	Salaries	290,700.80	.00	18,812.66	267,164.41	23,536.39 91.90
16-100-10-53610-140-000	Meeting Payments	1,000.00	.00	379.92	649.26	350.74 64.93
16-100-10-53610-151-000	Social Security	22,238.61	.00	1,407.13	21,469.28	769.33 96.54
16-100-10-53610-153-000	Ret. Employer Share	19,186.25	.00	1,241.63	16,278.44	2,907.81 84.84
16-100-10-53610-154-000	Health Insurance	47,888.58	.00	4,858.28	40,482.44	7,406.14 84.53
16-100-10-53610-155-000	Life Insurance	885.24	.00	37.81	546.52	338.72 61.74
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	.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	.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	505.00	1,384.00	-384.00 138.40
16-100-10-53610-320-001	Publications-PZ Public Hearing	1,500.00	.00	.00	3,085.75	-1,585.75 **
16-100-10-53610-321-000	Seminars	1,000.00	99.00	50.00	1,002.00	-101.00 110.10
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	82.33	545.79	454.21 54.58
16-100-10-53610-810-000	Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	2,202.89	2,202.89	-202.89 110.14
53610 Code Enforcement		401,399.48	99.00	29,577.65	359,060.59	42,239.89 89.48
53610 Code Enforcement						
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	1,407.10	6,163.18	102,452.93 5.67
53610 Code Enforcement		197,385.31	.00	1,407.10	6,163.18	191,222.13 3.12
10 Land Use Planning and Zoning		598,784.79	99.00	30,984.75	365,223.77	233,462.02 61.01

GREEN LAKE COUNTY

For 12/01/16 - 12/31/16

Revenue Summary Report

FJRES01A

Periods 12 - 12

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	2,728.00	30,584.00	-5,584.00	122.34
20 GIS	151,000.00	2,728.00	128,496.00	22,504.00	85.10

GREEN LAKE COUNTY

For 12/01/16 - 12/31/16

Expenditure Summary Report

FJEXS01A

Periods 12 - 12

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>
20 GIS						
100 General Fund						
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	.00	82.00	952.24	47.76	95.22
16-100-20-51711-301-000 WLIP Strategic Grant	50,000.00	.00	.00	.00	50,000.00	.00
100 General Fund	151,000.00	.00	82.00	18,304.24	132,695.76	12.12
20 GIS	151,000.00	.00	82.00	18,304.24	132,695.76	12.12

Land Use Permits December 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>								
	Dobbs	Ryan	White Ridge Rd	Prn	New	Res	\$285,000.00	\$400.00
<i>Summary for 'Mncp' = TBE (1 detail record)</i>								
Sum							\$285,000.00	\$400.00
Standard							18.70%	18.18%
<i>TBY</i>								
	Stevens	Joanne	W1002 State Road 23/49 #	Prn	New	Res	\$20,000.00	\$300.00
	Rauschenberger	Thomas/Judith	W3029 Orchard Ave	Prn	New	Res	\$440,000.00	\$600.00
<i>Summary for 'Mncp' = TBY (2 detail records)</i>								
Sum							\$460,000.00	\$900.00
Standard							30.19%	40.91%
<i>TGL</i>								
	Chaplin	Dennis/Sue	W3246 County Road K	Prn	New	Res	\$778,700.00	\$900.00
<i>Summary for 'Mncp' = TGL (1 detail record)</i>								
Sum							\$778,700.00	\$900.00
Standard							51.11%	40.91%
Grand Total							\$1,523,700.00	\$2,200.00

Sanitary Permits December 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>						
	Repl	Bitney	Rebecca	W530 STH 91	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TBE (1 detail record)</i>						
Sum						\$280.00
Standard						16.67%
<i>TBY</i>						
	Repl	Family Trust	Stellmacher	N6860 Forest Ridge Rd	single fam frame exist	\$280.00
	Recn	Stevens	Joanne	W1002 STH 23/49 #28	mobile home new	\$280.00
<i>Summary for 'Mncp Code' = TBY (2 detail records)</i>						
Sum						\$560.00
Standard						33.33%
<i>TGL</i>						
	Repl	Neuman	Wayne	W2436 CTH K	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TGL (1 detail record)</i>						
Sum						\$280.00
Standard						16.67%
<i>TPR</i>						
	Recn	Gensch	William & Lorna	N5414 CTH T	single fam frame new	\$280.00
	Recn	Rogers	Thomas	N5044 Bend Rd	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TPR (2 detail records)</i>						
Sum						\$560.00
Standard						33.33%
Grand Total						\$1,680.00

Wednesday, December 28, 2016

Page 1 of 1

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>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

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) A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
 - i. It is conducted on a farm by an owner or operator of that farm.
 - ii. It requires no buildings, structures, or improvements other than those described in Section 350-27 D. (1) or 350-27 D. (3).
 - iii. It employs no more than 4 full-time employees annually.
 - iv. It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- (c) 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.
- (d) 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.
- (e) 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).
- (f) Oil and gas exploration or production that is licensed by the Department of Natural Resources under Subchapter II of Chapter 295, Wisconsin Statutes.
- (g) Private airport or air strip qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (h) Dog kennels qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (i) 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.
- (j) Shooting Ranges meeting the requirements in Ch. 91.01(1)(d), Wis. Stats.
- (k) 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.
- (l) Slaughtering of livestock from the A-1 District.
- (m) 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.
- (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.
- (5) The above Section B (1-4) does not apply to any of the following situations:
- (6) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Ch. 91, Wis. Stats.
- (7) 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) 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 "agricultural 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 landowner.

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

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, February 2, 2017, at 6:30 p.m.* to consider the following item:

Item I: Owner: Marjorie E Lind **General legal description:** White Ridge Rd, Parcel #002-00209-0300, Part of the NE¼ of Section 13, T17N, R13E, Town of Berlin, ±6.6 acres **Request:** Rezone from A-1 Exclusive Agriculture to R-4 Rural Residential District.

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

Publish: January 16, 2017
January 23, 2017

ITEM I: ZONING CHANGE

OWNER:
Marjorie E. Lind

APPLICANT:
same

REQUEST: The owner/applicant is requesting a zoning change from A-1 Exclusive Agriculture District to R-4 Rural Residential District, ±6.60 acres

PARCEL NUMBER / LOCATION: The owner's parcel number is 002-00209-0300, located in the NE¼, Section 13, T17N, R13E, Town of Berlin. The site proposed for zoning change is located on White Ridge Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is A-1 Exclusive Agriculture District and lands surrounding the subject site are A-1, 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 predominant soils on the proposed lot are KdB (Kidder fine sandy loam with slopes ranging from 2% to 6%). These soils are suitable for all farm and vegetable crops grown in the county.

According to Flood Boundary and Floodway Map Panel 55047C0060C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The owner would like to rezone the ±6.60 acres to R-4, Rural Residential. The applicant recently sold ±100 acres that was under the City of Berlin's ETZA zoning. By doing this, it created a ±6.60 acre parcel under County zoning, which is a nonconforming size in the A-1 district. Therefore, a rezone is necessary to bring this new parcel in compliance.

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

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district (A-1 Exclusive Agriculture District in Green Lake County) 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. **The 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 new 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 future land use is projected to be agricultural.**

- 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 affect 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. **This request allows the property to remain in a zoning district that allows agricultural uses; therefore, it will not impair or limit current or future agricultural use.**

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 December 2, 2016.

Please type or use black ink

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

C4385

GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 11-16-16

Zone Change from A-1 to R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Marjorie E. Lind

Mailing Address W270 White Ridge Rd, Berlin, WI 54923

Phone Number 920-361-0893

Signature Marjorie Eva Lind Date Nov 8, 2016

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date Nov 8, 2016

PROPERTY INFORMATION

Town of Berlin Parcel Numbers (affected) 002-00209-⁰³⁰⁰~~000~~ Acres (affected) 6.60

Lot - Block - Subdivision -

Section 13 Town 17 North Range 13 East

Location of Property White Ridge Rd

Legal Description see attached Plat of Survey

Current Zoning Classification A-1 Current Use of Property Ag.

Detailed Description of Proposed Use Due to land transfer this parcel/lot was left out on its own and created a violation of the land division + zoning ordinances. This rezone will resolve the violation w/ a recorded CSM.

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

PLAT OF SURVEY

PART OF THE N.W. 1/4 OF THE N.E. 1/4, SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN; WHICH IS BOUND AND DESCRIBED AS FOLLOWS;

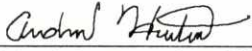
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°02'01" EAST ALONG THE NORTH LINE OF SAID N.E. 1/4, 309.44 FEET; THENCE SOUTHEASTERLY 195.38 FEET ALONG THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2177 AND THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 122.99 FEET AND WHOSE CHORD BEARS SOUTH 45°28'14" EAST 175.48 FEET; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°00'43" EAST 197.00 FEET TO THE S.W. CORNER OF SAID LOT 2; THENCE NORTH 88°57'41" EAST ALONG THE SOUTH LINE OF SAID LOT 2, 24.74 FEET TO THE WEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 357886; THENCE SOUTH 00°17'31" EAST ALONG SAID WEST LINE, 330.25 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3562; THENCE SOUTH 88°57'05" WEST ALONG THE NORTH LINE OF SAID LOT 1, 457.90 FEET TO A POINT ON THE WEST LINE OF SAID N.E. 1/4; THENCE NORTH 00°16'32" WEST ALONG SAID WEST LINE, 653.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6.60 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I Andrew Hunter, Wisconsin Professional Land Surveyor, certify that I have surveyed the above described property and that, to the best of my knowledge and belief, the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, boundary fences, apparent easements, roadways and visible encroachments, if any.

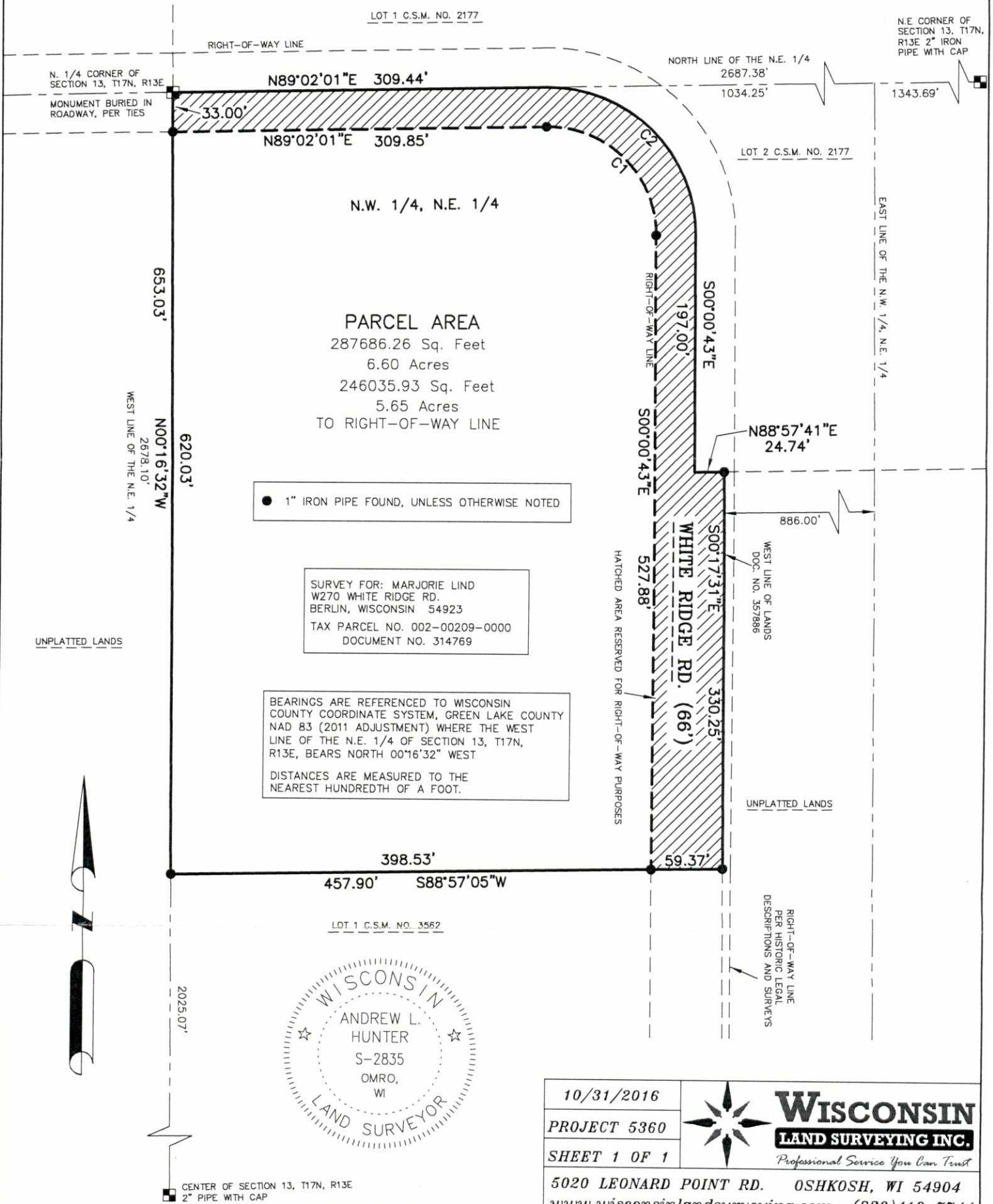
This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

Dated: October 31, 2016



Andrew Hunter, Professional Land Surveyor S - 2835

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	142.99'	89.99'	91°01'14"	S45°27'39"E	128.41'
C2	195.38'	122.99'	91°01'14"	S45°28'14"E	175.48'

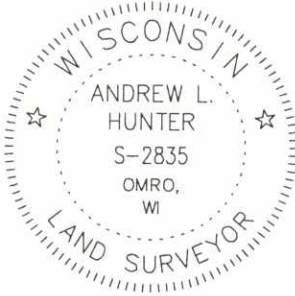


PARCEL AREA
 287686.26 Sq. Feet
 6.60 Acres
 246035.93 Sq. Feet
 5.65 Acres
 TO RIGHT-OF-WAY LINE

● 1" IRON PIPE FOUND, UNLESS OTHERWISE NOTED

SURVEY FOR: MARJORIE LIND
 W270 WHITE RIDGE RD.
 BERLIN, WISCONSIN 54923
 TAX PARCEL NO. 002-00209-0000
 DOCUMENT NO. 314769

BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, GREEN LAKE COUNTY NAD 83 (2011 ADJUSTMENT) WHERE THE WEST LINE OF THE N.E. 1/4 OF SECTION 13, T17N, R13E, BEARS NORTH 00°16'32" WEST
 DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

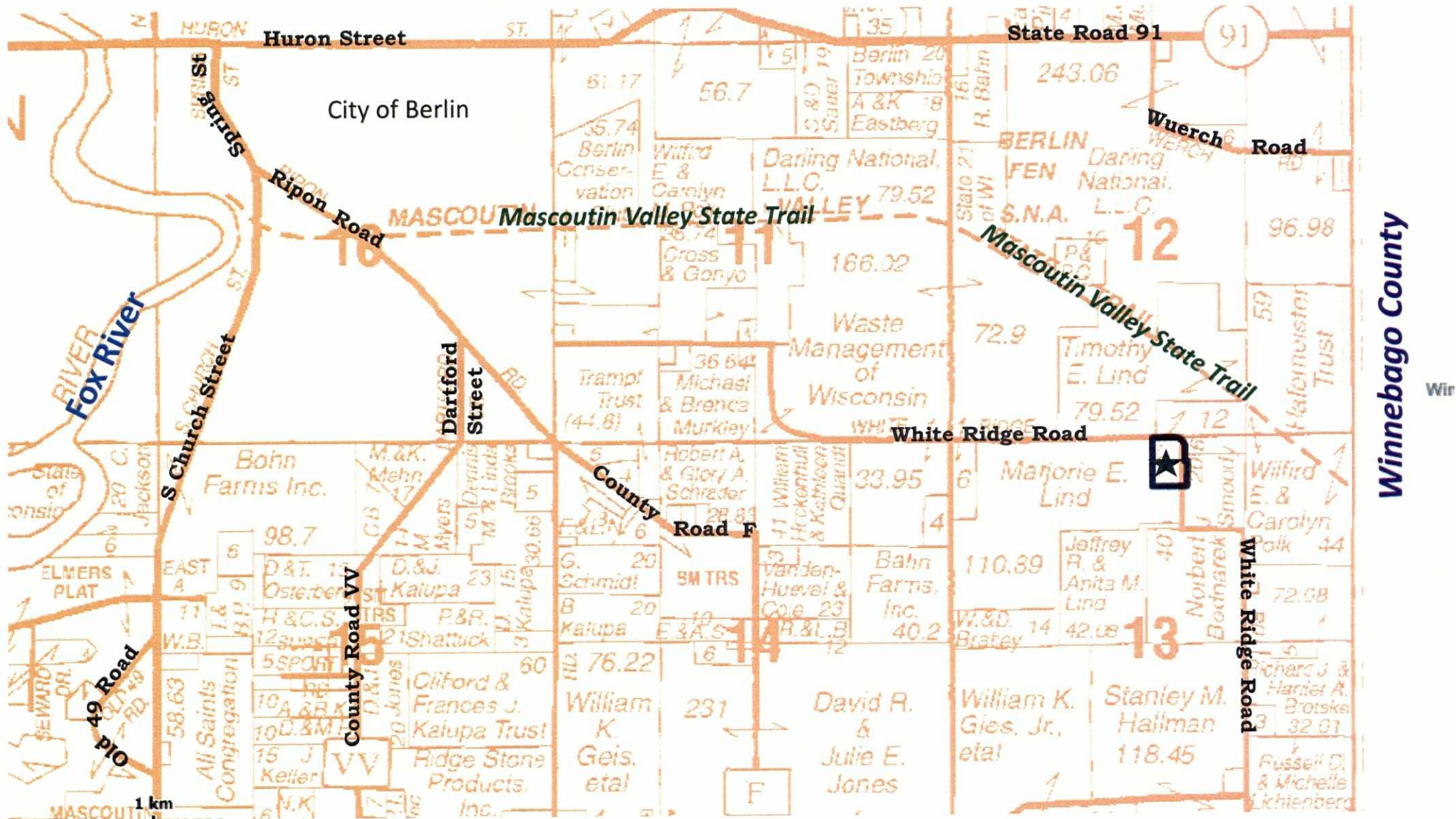


10/31/2016	 WISCONSIN LAND SURVEYING INC. <i>Professional Service You Can Trust</i>
PROJECT 5360	
SHEET 1 OF 1	
5020 LEONARD POINT RD. OSHKOSH, WI 54904 www.wisconsinlandsurveying.com (920)410-7744	

Owner: Marjorie E. Lind

White Ridge Road, Town of Berlin, Parcel #002-00209-0000, Part of the NE¼ of Section 13, T17N, T13E

Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District, ±6.6 acres

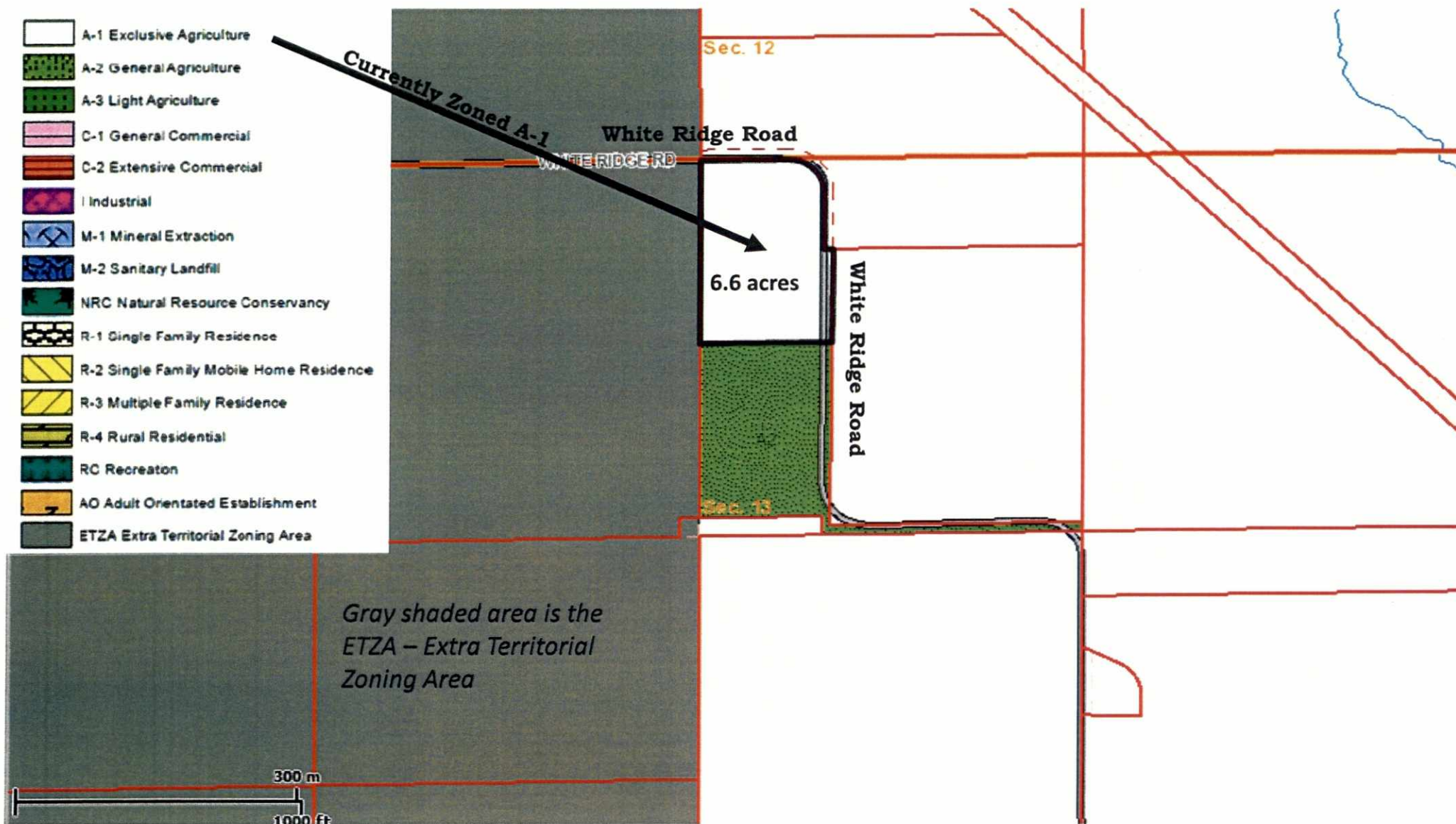


Green Lake County Land Use Planning & Zoning Committee Public Hearing 02/02/17

Owner: Marjorie E. Lind

White Ridge Road, Town of Berlin, Parcel #002-00209-0000, Part of the NE¼ of Section 13, T17N, T13E

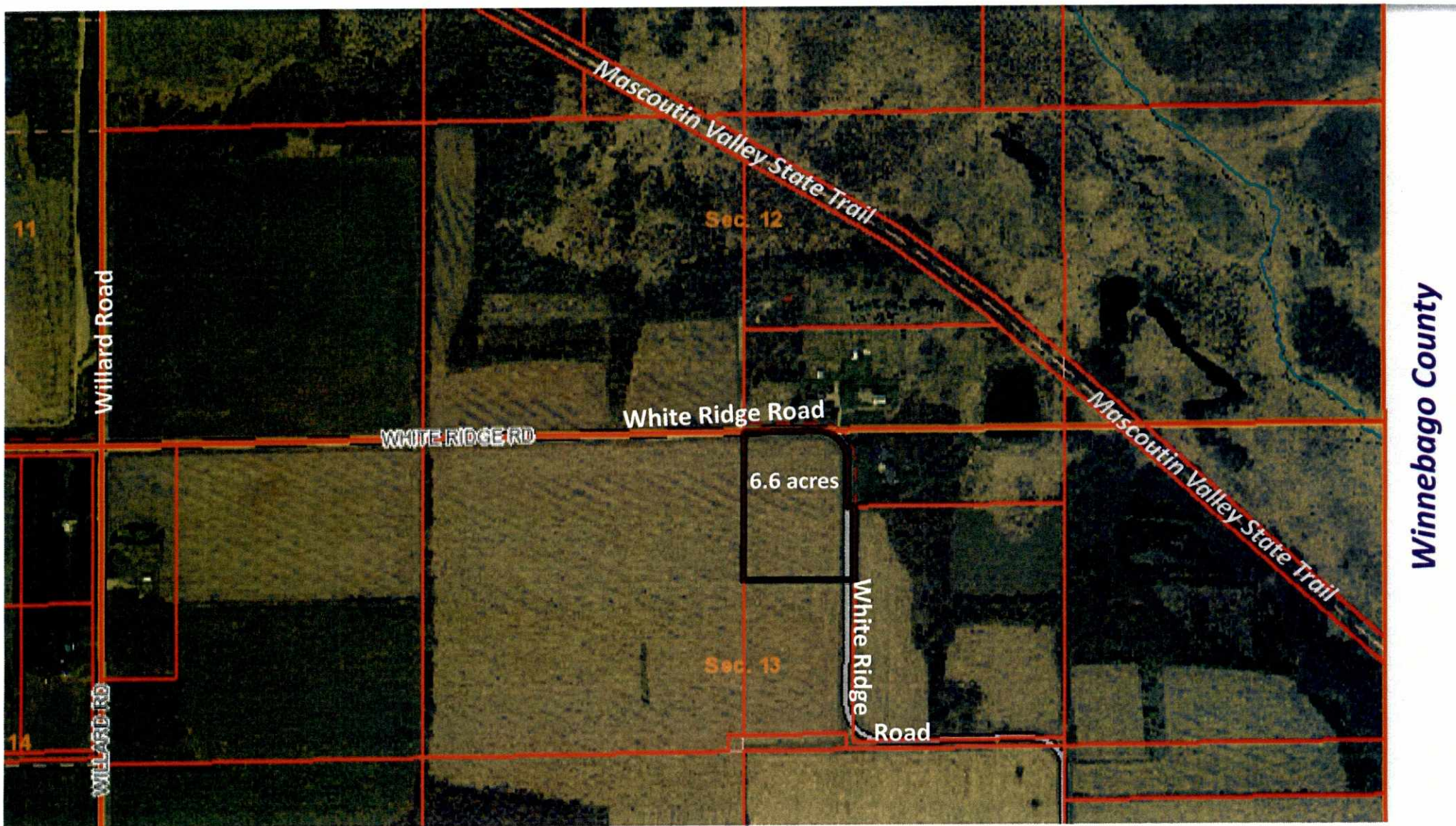
Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District, ±6.6 acres



Green Lake County Land Use Planning & Zoning Committee Public Hearing 02/02/17

Owner: Marjorie E. Lind

**White Ridge Road, Town of Berlin, Parcel #002-00209-0000, Part of the NE¼ of Section 13, T17N, T13E
Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District, ±6.6 acres**



Green Lake County Land Use Planning & Zoning Committee Public Hearing 02/02/17

Owner: Marjorie E. Lind

**White Ridge Road, Town of Berlin, Parcel #002-00209-0000, Part of the NE¼ of Section 13, T17N, T13E
Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District, ±6.6 acres**



Green Lake County Land Use Planning & Zoning Committee Public Hearing 02/02/17