



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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**February 4, 2016**

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, February 4, 2016:**

Packet Pages:

1. Cover Sheet
2. Agenda
- 3-7. Draft minutes from the January 7, 2015 meeting
- 8-12. December financial reports
13. Land Use Permit report
14. Sanitary Permit report
15. Public hearing notices
- 16-25. Material for public hearing Item I: Robin's Nest Resorts, LLC – Rezone Request
- 26-35. Material for public hearing Item II: Robin's Nest Resorts, LLC – Conditional Use Permit Request
- Amended 2/5/16**
- 36. January Claims**
- 37-38. Violation Reports**
- 39-40. Town Board Action Forms**



## GREEN LAKE COUNTY Land Use Planning & Zoning Committee

Michael Starshak, Chairman      Nick Toney, Vice Chair  
Ben Moderow      Harley Reabe      Rich Slate

### AGENDA

*All line items are subject to any and all action by this committee, unless noted.*

**Date: February 4, 2016      Time: 4:30 p.m.**

**Government Center, West Wing, Lower Level**

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Roll Call
5. Approval of Agenda
6. Minutes 01/07/16
7. Public Comments – 3 Minute Limit
8. Public Appearances
9. Correspondence
10. Purchases
11. Claims
12. Department Activity Reports
  - a. Permits & others
  - b. Violation Reports
13. Department/Committee Activity
  - a. Farmland Preservation Plan and Comprehensive Plan Updates
  - b. Shoreland Protection Ordinance
14. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
March 3, 2016  
Business meeting 4:30 p.m.  
Public Hearing 5:30 p.m.

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

### **5:30 p.m. Public Hearing**

**Item I:** **Owner:** Robin's Nest Resorts, LLC **Agent:** Don Dysland **General legal description:** Parcels #014-00288-0104 & #014-00288-0105, being Lots 3 & 4 of Certified Survey Map 3424, All located in Gov't Lot 2, lying south of the river, located on Puckaway Rd in Section 31, T15N, R11E, Town of Marquette, ±5.1 acres **Request:** Rezone request from R-1 Single-Family Residence District to RC Recreational District.

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

**Item II:** **Owner:** Robin's Nest Resorts, LLC **Agent:** Don Dysland **General legal description:** Parcel #014-00289-0100, being Lot 1 of Certified Survey Map 3410, and Parcels #014-00288-0104 & #014-00288-0105, being Lots 3 & 4 of Certified Survey 3424, all located in part of Gov't Lot 2, lying south of the river, located at W7004 Puckaway Rd in Section 31, T15N, R11E, Town of Marquette, ±13.87 acres **Request:** Conditional use permit request to expand an RV campground.

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

15. Adjourn

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, January 7, 2016**

**CALL TO ORDER**

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:34 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: **Ben Moderow, Harley Reabe, Rich Slate, Michael Starshak**

Absent: **Nick Toney**

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**Motion by Slate/Reabe, unanimously carried, to approve the December 3<sup>rd</sup> minutes.**

**PUBLIC COMMENT** - None

**PUBLIC APPEARANCES** - None

**CORRESPONDENCE**

**a. 2016 Committee Meeting Calendar**

**Motion by Moderow/Slate, unanimously carried, to approve the 2016 committee meeting calendar.**

**PURCHASES** - None

**CLAIMS**

Claims totaling \$1,609.24 were submitted.

**Motion by Reabe/Moderow, unanimously carried, to approve for payment the claims in the amount of \$1,609.24.**

**DEPARTMENT ACTIVITY REPORTS**

**a. Permits & others**

Shute – Discussed the monthly reports.

Sorenson - Reported that the newly implemented septic maintenance program has contributed to the greater amount of septic permits.

Kirkman - Added that the reason for the increase in land use permits is that there were several larger permits issued for projects on Big Green Lake and a local campground applied for quite a few land use permits for sheds, decks, and other miscellaneous structures.

#### **b. Violations**

Shute, Sorenson, and Kirkman – Discussed the land use and sanitary violation reports.

**Motion by Slate/Moderow, unanimously carried, to approve the monthly activity reports.**

#### **DEPARTMENT/COMMITTEE ACTIVITY**

##### **a. Report on shoreland zoning update**

Shute – Provided the committee with a written report on the DNR training/meeting on the rule changes to NR115 related to shoreland zoning. The DNR has taken the approach that none of the actions that have occurred will change the deadline for updated ordinances. They are encouraging the counties to move forward with ordinance amendments. Shute discussed the ordinance standards fixed by law that are proposed in the Governor's 2015-2017 Budget Bill. Those include the following: minimum lot and parcel size, building setbacks, vegetation, land-disturbing activity, impervious surfaces, height, and nonconforming structures.

#### **FUTURE COMMITTEE ACTIVITIES**

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

##### **b. Meeting dates**

February 4, 2016

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m.

**5:18 p.m. Recess until 5:30 p.m.**

**5:30 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:** Dennis J. Cotterill **General legal description:** Parcel #010-00197-0000, W1202 Mackford Hill Rd, A part of the SW¼ of Section 10, T14N, R13E, Town of Mackford, ±3.7835 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District.

a) Public Hearing

David Cotterill, Brandon, WI – Spoke in favor of this request. Explained that he'd like to purchase the rezoned property and then build a new residence.

Attorney Steve Sorenson, 479 Golf Hill Court, Green Lake, WI, representing A F Gelhar, Inc. – Stated that the Gelhars have a 30-year lease on this property and a right of first refusal. Indicated that this has been discussed with Dennis Cotterill. Under the terms of the agreement, A F Gelhar can oppose this request but won't because, currently, they have no plans to mine near the proposed site. At the present time, the company will mine just the balance of this property. This needs to be disclosed to the future buyer and the Land Use Planning & Zoning Committee in the event the company would want to use the site for anything, they have the right to do that. There are no immediate plans to use this area; the property owner and buyer should be aware that the possibility exists. The committee needs to know this to avoid future conflicts. In the future, no one wants the new property owner raising issues about mining.

David Cotterill – How far away would they have to stay from the lot lines?

Attorney Sorenson – The lease agreement states that they can mine any part of that property. That means, if they want to mine under buildings, they can. Again, there are no plans to do that, since there is no sand in that area. However, the company has the right to do whatever they want with the entire property.

Shute – Reiterated that regardless of a certified survey map creating new boundaries, the lease covers the entire property. Any berming or mining could cross new boundary lines.

Attorney Sorenson – Yes. Anyone buying property within this area is subject to the lease agreement.

David Cotterill – The lease started in 2010 and is a 30-year lease?

Attorney Sorenson – There is an automatic renewal provision for an additional 30 years, so it's really a 60-year lease.

Public hearing closed.

b) Committee Discussion & Deliberation

Missy Sorenson – The Town of Mackford approved the request.

Moderow – Stated that the committee, when looking at this request, is looking only at the feasibility of the rezone. Whatever happens between the seller and buyer in the future, is between them?

Missy Sorenson – Yes.

Slate – Questioned why the name on the application (Dennis Cotterill) is different than the person who is speaking for the request (David Cotterill).

Missy Sorenson explained that, at the time the application was submitted, she was not aware that Dennis Cotterill would be purchasing the property from Darrell and Nancy Cotterill.

**Motion by Slate/Reabe, unanimously carried, to suspend the rules to allow David Cotterill to speak.**

David Cotterill – Said that the almost four acres will be rezoned to rural residential. To become an A-2 General Agriculture parcel, another rezone request would be necessary?

Starshak – Yes.

c) Committee Decision

**Motion by Slate/Moderow, unanimously carried on roll call (4-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.**

**Item II: Owner:** Rene A. Gellings **Agent:** Steve Eisenga **General legal description:** Parcel #012-00398-0000, W3877 County Road X, A part of the SW¼ of Section 21, T14N, R12E, Town of Manchester, ±33.63 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District (±3.37 acres) and A-2 General Agriculture District (±30.26 acres).

a) Public Hearing

Steve Eisenga, Fox Lake, WI – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion & Deliberation

Kirkman – Explained the request; the Town of Manchester did approve of the request.

c) Committee Decision

**Motion Reabe/Slate unanimously carried on roll call (4-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.**

**Item III: Applicant:** Green Lake County Land Use Planning & Zoning Committee. **Explanation:** Adopt ordinance amending the Green Lake County Farmland Preservation Plan.

a) Public Hearing

No one appeared.

Public hearing closed.

b) Committee Discussion & Deliberation

Ken Jaworski, Martenson & Eisele – This has been a two-year process. The Farmland Preservation Plan was certified in July, 2015. The only step left is the approval by the County Board. Once adopted (February, 2016), Al Shute will forward the adopted ordinance to DATCP. You will then receive a close out letter and the new plan will be effective for 10 years.

c) Committee Decision

**Motion Slate/Reabe, unanimously carried on roll call (4-ayes, 0-nays), to approve the amended Farmland Preservation Plan as presented and forward to the county board for final action.**

**Item IV:** **Applicant:** Green Lake County Land Use Planning & Zoning Committee. **Explanation:** Adopt ordinance amending the Green Lake County Comprehensive Plan.

a) Public Hearing

No one appeared.

Public hearing closed.

b) Committee Discussion & Deliberation

Ken Jaworski, Martenson & Eisele – The Green Lake County Farmland Preservation and the Comprehensive Plans were recently used by DATCP for a training session on how to integrate the two plans when going through a comprehensive revision. The Farmland Preservation Plan is one component of the Comprehensive Plan. The Parks Plan and the Health and Human Services Plan (CHIP) are also components of the comp plan. When a change is made to any of the plans, the Comprehensive Plan has to be amended.

Shute – Final county board approval is scheduled the board's February 16<sup>th</sup> meeting. Mr. Jaworski will be at that meeting to answer questions.

c) Committee Decision

**Motion Slate/Reabe, unanimously carried on roll call (4-ayes, 0-nays), to approve the amended Comprehensive Plan as presented and forward to the county board for final action.**

**ADJOURN**

**6:09 Motion by Moderow/Reabe, unanimously carried, to adjourn.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**

GREEN LAKE COUNTY  
LAND USE PLANNING ZONING DEPARTMENT

FEES RECEIVED		December				YEAR TO DATE				BUDGET
		2014		2015		2014		2015		2015
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	5	650	1	150	83	17,150	68	14,050	-
	Alterations	1	150	1	150	46	5,850	62	8,600	-
Commercial	New	1	150	-	-	11	1,500	35	5,000	-
	Alterations	-	-	-	-	5	950	4	500	-
Agricultural	New	1	150	-	-	19	3,550	31	4,800	-
	Alterations	-	-	-	-	9	1,750	9	1,850	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		8	\$ 1,100	2	\$ 300	173	\$ 30,750	209	\$ 34,800	\$ 25,000
SANITARY PERMITS (POWTS)										
Residential	New	1	280	-	-	11	3,080	22	6,235	-
	Replacement	-	-	-	-	34	10,045	48	13,535	-
	Reconnect	-	-	-	-	2	560	2	560	-
	Modify	3	375	-	-	6	750	7	1,050	-
	Repairs	-	-	-	-	1	150	-	-	-
	Additional Fees	-	-	-	-	1	75	-	-	-
Commercial	New	-	-	-	-	1	280	3	860	-
	Replacement	1	280	4	1,270	1	280	5	1,625	-
	Reconnect	-	-	-	-	-	-	1	280	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
	Total	5	\$ 935	4	\$ 1,270	57	\$ 15,220	88	\$ 24,145	\$ 15,000
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,100	17	14,300	-
Total		-	\$ -	-	\$ -	18	\$ 14,100	17	\$ 14,300	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	-	-	2	750	1	375	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	-	\$ -	2	\$ 750	1	\$ 375	\$ 2,000
PLANNING & ZONING COMMITTEE										
Zoning Change		2	750	-	-	21	7,875	14	5,250	-
Conditional Use Permits		-	-	-	-	5	1,875	6	2,250	-
Variances/Amendments		-	-	-	-	-	-	-	-	-
Total		2	\$ 750	-	\$ -	26	\$ 9,750	20	\$ 7,500	\$ 5,000
MISC.										
Rental Weatherization		1	25	-	-	14	355	12	300	500
Wisconsin Fund		-	-	-	-	2	200	-	-	500
Misc. Fees		-	-	-	-	2	200	2	200	-
Total		1	\$ 25	-	\$ -	18	\$ 755	14	\$ 500	\$ 1,000
SURVEYOR										
Certified Survey Maps		4	690	4	705	18	3,630	22	3,855	4,000
Preliminary Plats		-	-	-	-	1	290	-	-	-
Final Plats		-	-	-	-	1	290	-	-	-
Total		4	\$ 690	4	\$ 705	20	\$ 4,210	22	\$ 3,855	\$ 4,000
GIS (Geographic Information System)										
Map Sales		-	-	-	-	-	317	2	165	500
Land Records Transfer		-	2,328	-	2,416	-	27,272	2	28,184	33,000
Total		-	\$ 2,328	-	\$ 2,416	-	\$ 27,589	4	\$ 28,349	\$ 33,500
GRAND TOTAL		20	5,828	10	4,691	314	103,124	371	113,824	\$ 85,500



For 12/01/15 - 12/31/15

Periods 12 - 12

GREEN LAKE COUNTY

Revenue Summary Report

Land Use & Zoning Month End Revenue

FJRES01A

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					
15-100-10-43589-000-000 Rental Weatherization	500.00	.00	300.00	200.00	60.00
15-100-10-44400-000-000 Land Use Permits	25,000.00	300.00	34,800.00	-9,800.00	139.20
15-100-10-44400-001-000 BOA Public Hearing	2,000.00	.00	750.00	1,250.00	37.50
15-100-10-44400-002-000 PZ Public Hearing	5,000.00	.00	7,125.00	-2,125.00	142.50
15-100-10-44400-003-000 Misc	.00	.00	200.00	-200.00	.00
15-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,300.00	-14,300.00	.00
15-100-10-44410-000-000 Sanitary Permits	15,000.00	1,270.00	24,145.00	-9,145.00	160.97
15-100-10-44411-000-000 Wisconsin Fund Applications	500.00	.00	.00	500.00	.00
15-100-10-46131-001-000 GIS Map Sales	500.00	.00	165.00	335.00	33.00
15-100-10-46762-000-000 Certified Survey Maps	4,000.00	705.00	3,855.00	145.00	96.38
15-100-10-47411-000-000 Interdepartment transfer/Land Records	33,000.00	.00	.00	33,000.00	.00
15-101-10-49320-000-000 Applied Funds Code Enforcement	228,084.46	.00	.00	228,084.46	.00
10 Land Use Planning and Zoning	313,584.46	2,275.00	85,640.00	227,944.46	27.31

Run Date 01/07/16 10:01 AM

## GREEN LAKE COUNTY

Page No 1

For 12/01/15 - 12/31/15

## Expenditure Summary Report

FJEXS01A

Periods 12 - 12

## Land Use &amp; 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>						
15-100-10-53610-110-000 Salaries	290,700.80	.00	22,592.48	279,258.02	11,442.78	96.06
15-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	298.26	701.74	29.83
15-100-10-53610-151-000 Social Security	22,238.61	.00	1,676.58	21,683.78	554.83	97.51
15-100-10-53610-153-000 Ret. Employer Share	19,767.65	.00	1,520.60	19,644.60	123.05	99.38
15-100-10-53610-154-000 Health Insurance	46,306.32	.00	3,428.22	44,938.18	1,368.14	97.05
15-100-10-53610-155-000 Life Insurance	846.36	.00	73.77	869.04	-22.68	102.68
15-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	.00	5,000.00	.00
15-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	.00	.00	5,000.00	.00
15-100-10-53610-210-003 Professional Services - GIS	1,000.00	.00	.00	.00	1,000.00	.00
15-100-10-53610-310-000 Office Supplies	200.00	.00	19.04	193.03	6.97	96.52
15-100-10-53610-312-000 Field Supplies	300.00	.00	.00	5.66	294.34	1.89
15-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	.00	277.50	722.50	27.75
15-100-10-53610-320-001 Publications-PZ Public Hearing	1,500.00	.00	238.00	2,774.00	-1,274.00	184.93
15-100-10-53610-321-000 Seminars	1,000.00	.00	40.00	708.90	291.10	70.89
15-100-10-53610-324-000 Member Dues	500.00	.00	.00	170.00	330.00	34.00
15-100-10-53610-330-000 Travel	1,000.00	.00	157.56	1,150.03	-150.03	115.00
15-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	.00	2,124.42	-1,124.42	**
15-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
<b>53610 Code Enforcement</b>	<b>400,359.74</b>	<b>.00</b>	<b>29,746.25</b>	<b>374,095.42</b>	<b>26,264.32</b>	<b>93.44</b>
<b>53610 Code Enforcement</b>						
15-101-10-53610-999-000 Carryover Non-Metallic Mining	73,562.00	.00	.00	10,700.00	62,862.00	14.55
15-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	23,907.20	.00	.00	.00	23,907.20	.00
15-101-10-53610-999-004 Professional Services	130,615.26	.00	3,581.59	32,999.15	97,616.11	25.26
<b>53610 Code Enforcement</b>	<b>228,084.46</b>	<b>.00</b>	<b>3,581.59</b>	<b>43,699.15</b>	<b>184,385.31</b>	<b>19.16</b>
<b>10 Land Use Planning and Zoning</b>	<b>628,444.20</b>	<b>.00</b>	<b>33,327.84</b>	<b>417,794.57</b>	<b>210,649.63</b>	<b>66.48</b>

For 12/01/15 - 12/31/15

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					
15-100-20-43691-000-000 Land Info Bd Grant	70,024.00	.00	70,024.00	.00	100.00
15-100-20-43691-301-000 WLIP Education Grant	1,000.00	.00	1,000.00	.00	100.00
15-100-20-46131-000-000 County Land Records	33,000.00	2,416.00	28,184.00	4,816.00	85.41
20 GIS	104,024.00	2,416.00	99,208.00	4,816.00	95.37

Run Date 01/07/16 10:02 AM

## GREEN LAKE COUNTY

Page No 1

For 12/01/15 - 12/31/15

## Expenditure Summary Report

FJEXS01A

Periods 12 - 12

Land Use &amp; 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						
15-100-20-51711-120-000 GIS Specialist Wage Cont Interdept Trans	33,000.00	.00	.00	.00	33,000.00	.00
15-100-20-51711-240-000 WLIP Base Grant	70,024.00	.00	2,142.86	2,142.86	67,881.14	3.06
15-100-20-51711-246-000 WLIP Education Grant	1,000.00	180.00	51.42	1,066.82	-246.82	124.68
100 General Fund	104,024.00	180.00	2,194.28	3,209.68	100,634.32	3.26
20 GIS	104,024.00	180.00	2,194.28	3,209.68	100,634.32	3.26

## Land Use Permits      December 2015

<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>TMC</i>								
	Daane	Daniel	W993 Hickory Dr	Acc	New	Res	\$16,000.00	\$150.00
<i>Summary for 'Mncp' = TMC (1 detail record)</i>								
<b>Sum</b>							<b>\$16,000.00</b>	<b>\$150.00</b>
<b>Standard</b>							<b>21.05%</b>	<b>50.00%</b>
<i>TMN</i>								
	Lenz	Wade W	W2933 County Road X	Prn	Alt	Res	\$60,000.00	\$150.00
<i>Summary for 'Mncp' = TMN (1 detail record)</i>								
<b>Sum</b>							<b>\$60,000.00</b>	<b>\$150.00</b>
<b>Standard</b>							<b>78.95%</b>	<b>50.00%</b>
<b>Grand Total</b>							<b>\$76,000.00</b>	<b>\$300.00</b>

## Sanitary Permits    December 2015

<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	Schuster	Kain	W2143 CTH F	single fam frame exist	\$355.00
<i>Summary for 'Mncp Code' = TBE (1 detail record)</i>						
<b>Sum</b>						<b>\$355.00</b>
<b>Standard</b>						<b>27.95%</b>
<i>TBY</i>						
	Repl	Mullowney	Cynthia	N5836 Lakeview Dr	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TBY (1 detail record)</i>						
<b>Sum</b>						<b>\$280.00</b>
<b>Standard</b>						<b>22.05%</b>
<i>TPR</i>						
	Repl	Deuro	Jerome	N5129 Fox River Ln	single fam frame exist	\$355.00
	Repl	Reetz	Randal	W4446 Reetz Rd	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TPR (2 detail records)</i>						
<b>Sum</b>						<b>\$635.00</b>
<b>Standard</b>						<b>50.00%</b>
<b>Grand Total</b>						<b>\$1,270.00</b>

# 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 4, 2016, at 5:30 p.m.** to consider the following items:

**Item I:** **Owner:** Robin's Nest Resorts, LLC **Agent:** Don Dysland **General legal description:** Parcels #014-00288-0104 & #014-00288-0105, being Lots 3 & 4 of Certified Survey Map 3424, All located in Gov't Lot 2, lying south of the river, located on Puckaway Rd in Section 31, T15N, R11E, Town of Marquette, ±5.1 acres **Request:** Rezone request from R-1 Single-Family Residence District to RC Recreational District.

**Item II:** **Owner:** Robin's Nest Resorts, LLC **Agent:** Don Dysland **General legal description:** Parcel #014-00289-0100, being Lot 1 of Certified Survey Map 3410, and Parcels #014-00288-0104 & #014-00288-0105, being Lots 3 & 4 of Certified Survey 3424, all located in part of Gov't Lot 2, lying south of the river, located at W7004 Puckaway Rd in Section 31, T15N, R11E, Town of Marquette, ±13.87 acres **Request:** Conditional use permit request to expand an RV campground.

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 21, 2016  
January 28, 2016*

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

February 4, 2016

**ITEM I: REZONE**

**OWNERS:**

Robin's Nest Resorts, LLC

**APPLICANT:**

Don Dysland

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

**PARCEL NUMBER / LOCATION:** Parcels #014-00288-0104 and #014-00288-0105, being Lots 3 & 4 of CSM 3424, all located in Gov't Lot 2 lying south of the river, located in Section 31, T15N, R11E, Town of Marquette, being ±5.1 acres. The subject site is located on Puckaway Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** Both parcels are presently zoned R-1, Single-Family Residential and are currently being used agriculturally. East and west of the subject are residentially zoned lands. To the south and across Puckaway Road are lands zone A-1, Exclusive Agriculture. North of the subject site are lands zoned RC (Recreational) and are also part of the RV Campground that is proposing this rezone.

Both parcels are located with 1000 feet of Lake Puckaway and, as a result, are located within the jurisdiction of the Shoreland Zoning Ordinance. Neither parcel is in the Floodplain according to flood map #55047C155C.

**ADDITIONAL INFORMATION / ANALYSIS:** The 5.1 acre site proposed for rezone is the remaining land south of the existing RV campground and north of Puckaway Road. In 2012, 1.1 acres, just south of the original RV campground boundaries, were rezoned from R-1 to RC. That rezone was to accommodate a campground expansion. Presently, the campground owner would like to expand the campground again. Along with this rezone, a conditional use permit is required to expand the RV campground.

The Recreational Zoning district has limited permitted uses. However, the zoning ordinance provides for many uses that may be allowed by conditional use permit including campgrounds. If the rezone request were to be approved, all of the uses listed as conditional uses in the recreational zoning district can be allowed with P&Z Committee oversight. It is the rezone request that either approves or denies the use of the property as provided in the zoning ordinance.

This area of the County is a recreational area consisting of mostly seasonal single-family residences, a few campgrounds, and a mobile home community. It should also be noted that the Town's comprehensive plan shows the current and future use of the subject site to be agricultural. The same plan indicates that the largest part of the Town's future growth will be invested in single-family housing. Consequently, the Town is not looking to the subject site to accomplish their comprehensive plan's stated goals.

**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 Town's comprehensive plan indicates the subject site to be agricultural. The present residential zoning and the proposed recreational zoning are inconsistent with the Town's comprehensive plan.
- The nature and character of the parcel is conducive to the RV campground use. Especially, considering the subject site is not in the floodplain and would allow the campground more space to locate camping units in case of a flood.
- The use of the surrounding lands appears to be seasonal residential. Residential and recreational uses tend to be conflicting land uses; however, there have been few to no complaints about the campground use under the current owner. Priority must be given to maintaining (by CUP) the cohesive existence between these uses.
- The overall zoning scheme appears to be a mix of residential and recreational. The proposed rezone is consistent with that scheme.
- The RV campground has operated for years just north of this location. The addition of more lands to be incorporated into this activity should not negatively impact the public health, morals, or safety. On the contrary, the subject site is out of the floodplain and will provide the campground with additional space to relocate camping units in the floodplain or in case of a flood.
- The welfare, convenience, and general prosperity of the public is tied to a cohesive existence of traditionally incompatible uses that have, under the current owner, managed to defy that trend. The Committee, through the CUP, can help maintain these interests.

**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 December 9, 2015.

Please type or use black ink

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

### GENERAL APPLICATION

Fee 375.00 <sup>Rezone</sup> COP (not refundable)

Date 11-30-15

Zone Change from R-1 to RC

Conditional Use Permit for Expand RV campground

Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT

Name Robin's Nest Resort LLC

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

#### AGENT, IF OTHER THAN OWNER

Name Don Dysland

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

#### PROPERTY INFORMATION

Town of Marquette

Lot 4 Block —

Subdivision

Affected Parcel Numbers

014-00288-0104 <sup>Rezone</sup>

014-00288-0105

014-00289-0100 <sup>COP</sup>

Acres

5.7

4.4 (for Rezone)

8.69 (included for COP)

Section 31 Town 15 North Range 11 East

Location of Property W7004 Puckaway Road

Legal Description Lot 4 of CSM 3424 and Lot 1 of CSM 3410 located in Section 31, T15N, R11E, Town of Marquette, Green Lake County, WI.

Current Zoning Classification R-1

Current Use of Property Ag

RC (existing RV campground)

Detailed Description of Proposed Use In order to expand the RV campground the above lands need to be rezoned to RC. Then a COP needs to be approved to expand the campground as proposed. See attached narrative explaining the proposed expansion.

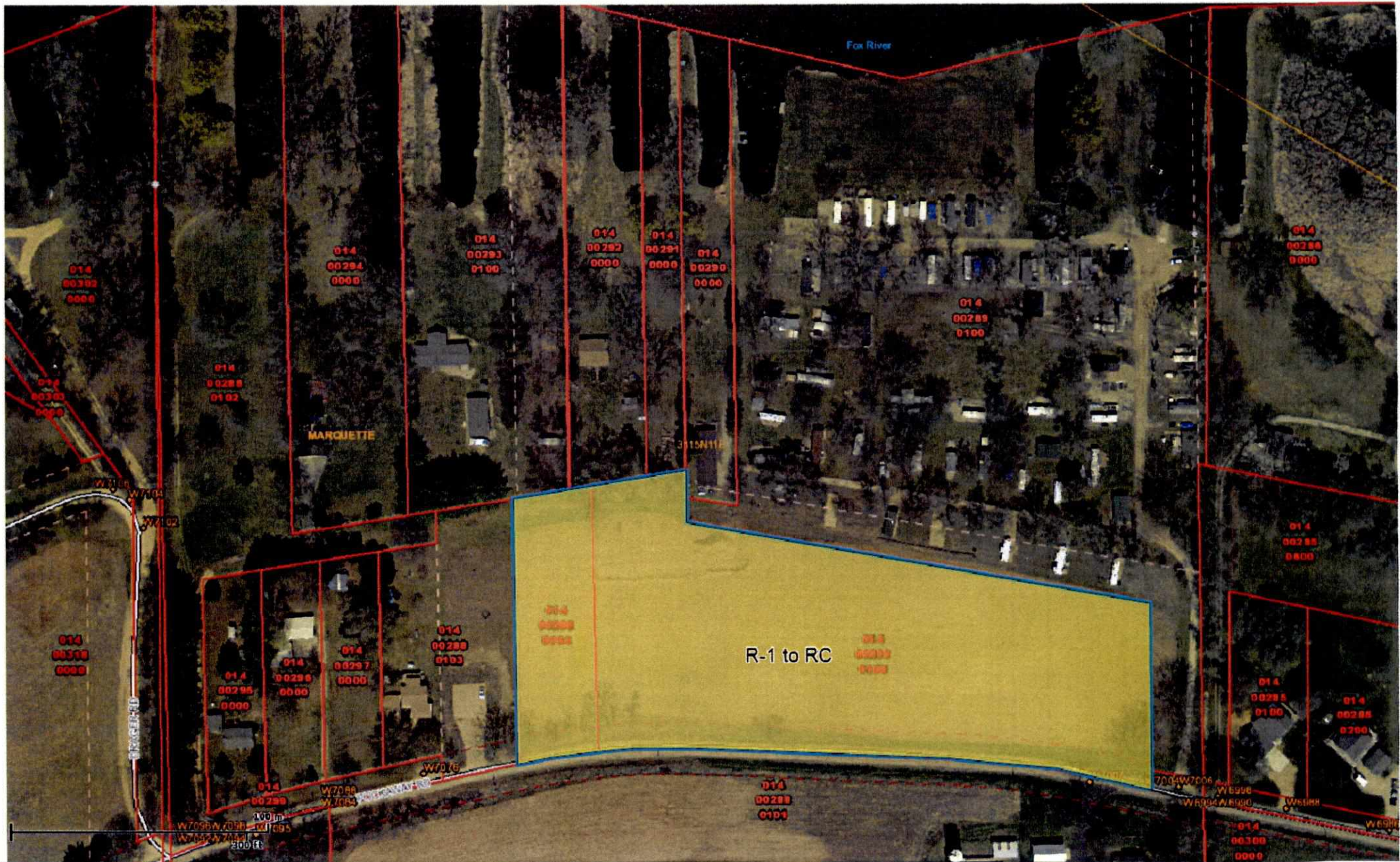
PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change, Ordinance Amendment \$375  
Conditional Use Permit \$375  
Plat Review \$200, Plus \$15 Per Lot

(8/06)



## Green Lake County, WI



GIS Viewer Map. Green Lake County, WI. Mon Nov 30 2015 11:05:35 AM.

*Ben K. Johnson* 11/30/15





CSM3424

RECORDED ON:

01/10/2013

08:30AM

REC FEE: \$30.00

VOL. 19 OF CSM PG. 3424

SARAH GUENTHER  
REGISTER OF DEEDS  
GREEN LAKE, WI  
TRANSFER FEE:

As prepared by:

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

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G &amp; A FILE NO. 812-355

DRAFTED BY: J. BROST

CHECKED BY: SPH

PROJ. 1101-866

DWG. 812355

SHEET 1 OF 3

SEAL:



## GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3424

## GENERAL LOCATION

BEING A PART OF GOVERNMENT LOT 2, SECTION 31, T. 15 N, R. 11 E,  
TOWN OF MARQUETTE, GREEN LAKE COUNTY, WISCONSIN

CONTAINING: 404,591 SQ. FT. ± - 9.29 ACRES ±

Volume 19, Page 3424

## LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS./L.F.)
- 3/4" IRON ROD FND.
- ⊙ 3/4" IRON PIPE FND.
- ⊗ 1" IRON PIPE FND.
- △ P.K. NAIL SET
- R.R. SPIKE FND.
- ⊕ BRASS TABLET IN CONC. FND.
- ⊗ 2" IRON PIPE W/BRASS CAP FND.
- ⊕ BRASS CAP IN CONC. FND.
- EXISTING FENCE
- ( ) PREVIOUS SURVEY OR RECORD DATA

## LINE TABLE

LINE	BEARING	DIST
1-2	N77°30'00"W	1355.44
2-3	N77°30'00"W	67.64
1-3	N77°30'00"W	1423.08
3-4	S00°07'42"E	25.36
6-5	S77°59'21"W	159.19
6-7	N77°59'21"E	76.53
5-7	N77°59'21"E	235.72

NOTE: THE PURPOSE OF THIS SURVEY IS TO CREATE THREE BUILDABLE PARCELS.

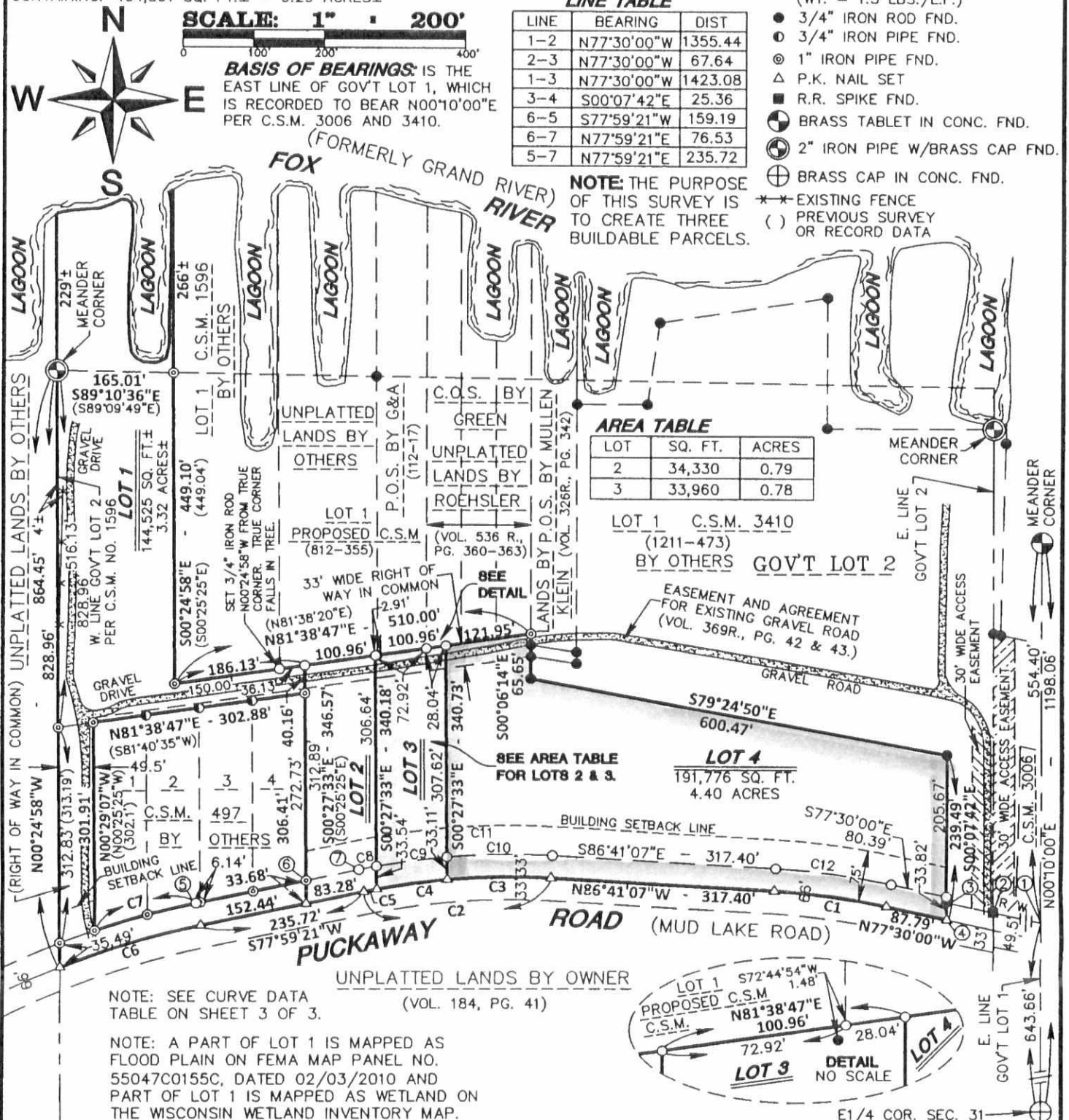
## AREA TABLE

LOT	SQ. FT.	ACRES
2	34,330	0.79
3	33,960	0.78

LOT 1 C.S.M. 3410 (1211-473)  
BY OTHERS GOV'T LOT 2

EASEMENT AND AGREEMENT FOR EXISTING GRAVEL ROAD (VOL. 369R., PG. 42 & 43.)

LOT 4  
191,776 SQ. FT.  
4.40 ACRES



NOTE: SEE CURVE DATA TABLE ON SHEET 3 OF 3.

NOTE: A PART OF LOT 1 IS MAPPED AS FLOODPLAIN ON FEMA MAP PANEL NO. 55047C0155C, DATED 02/03/2010 AND PART OF LOT 1 IS MAPPED AS WETLAND ON THE WISCONSIN WETLAND INVENTORY MAP.

## OWNER:

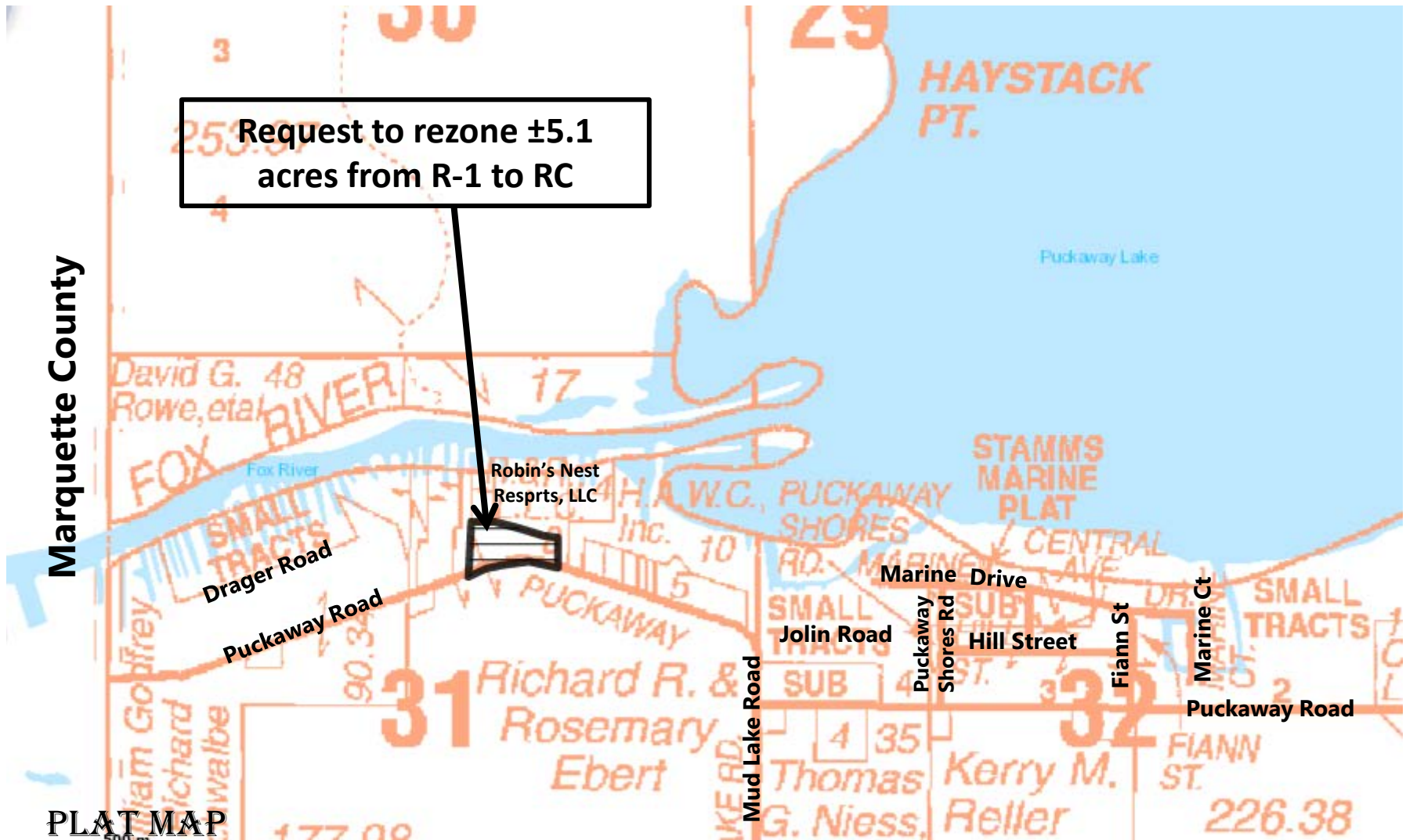
RICHARD & ROSEMARY EBERT  
W7007 PUCKAWAY ROAD  
MARKESAN, WI 53946

## CLIENT:

RICHARD & ROSEMARY EBERT  
W7007 PUCKAWAY ROAD  
MARKESAN, WI 53946

**Applicant:** Robin's Nest Resorts, LLC    **Agent:** Don Dysland

**Parcels #014-00288-0104 & #014-00288-0105, Lots 3 & 4 Certified Survey Map 3424, being part of Government Lot 2, Section 31, T15N, T11E, Town of Marquette, ±5.1 acres, Puckaway Road**

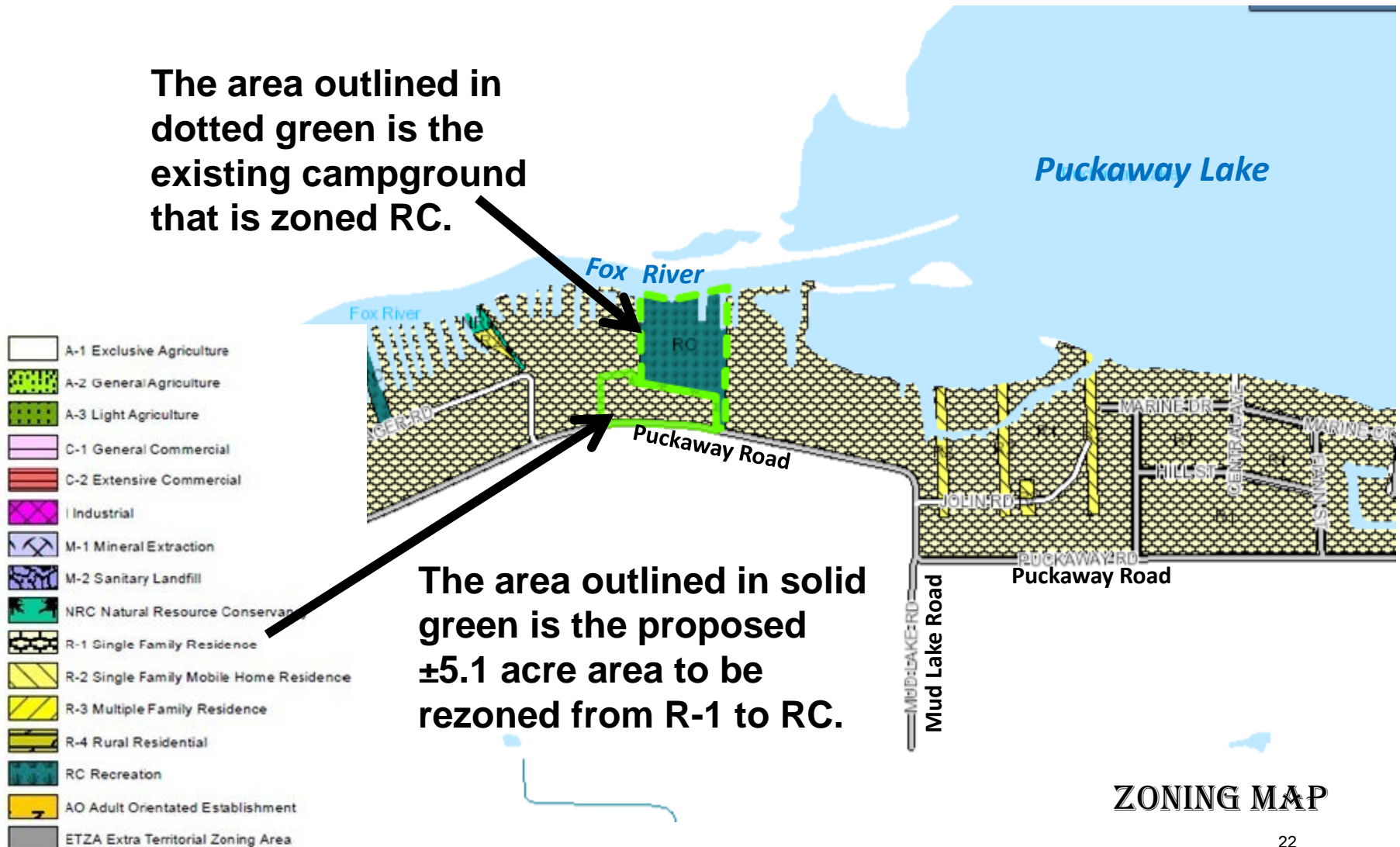


**Applicant:** Robin's Nest Resorts, LLC      **Agent:** Don Dysland

**Parcels #014-00288-0104 & #014-00288-0105, Lots 3 & 4 Certified Survey Map 3424, being part of Government Lot 2, Section 31, T15N, T11E, Town of Marquette, ±5.1 acres, Puckaway Road**

The area outlined in dotted green is the existing campground that is zoned RC.

The area outlined in solid green is the proposed ±5.1 acre area to be rezoned from R-1 to RC.



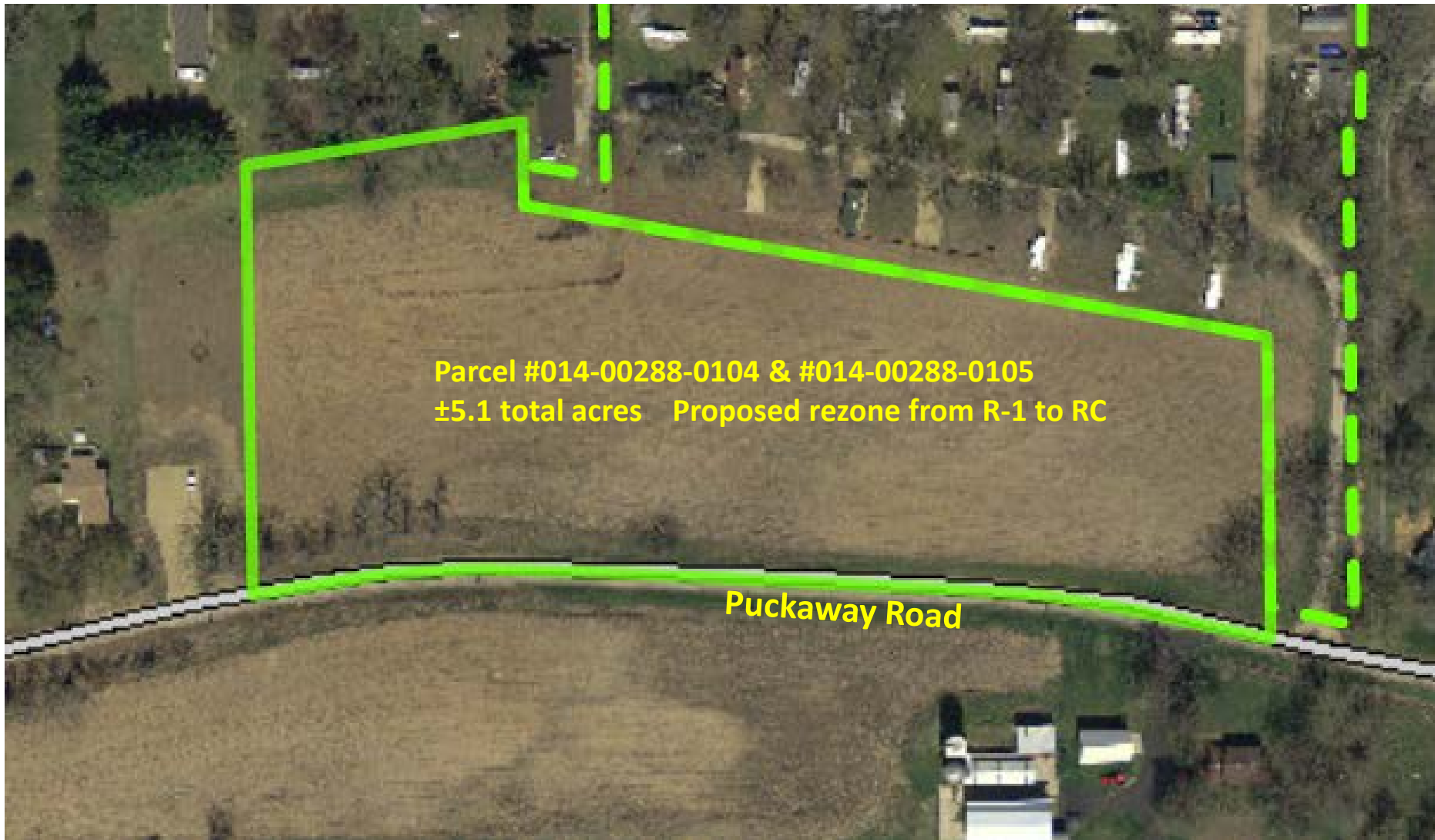


**Applicant: Robin's Nest Resorts, LLC    Agent: Don Dysland**  
**Parcels #014-00288-0104 & #014-00288-0105, Lots 3 & 4 Certified Survey Map 3424, being part of  
Government Lot 2, Section 31, T15N, T11E, Town of Marquette, ±5.1 acres, Puckaway Road**



**Applicant:** Robin's Nest Resorts, LLC    **Agent:** Don Dysland

**Parcel #014-00288-0104 & #014-00288-0105, Lots 3 & 4 Certified Survey Map 3424, being part of Government Lot 2, Section 31, T15N, T11E, Town of Marquette, ±5.1 acres, Puckaway Road**



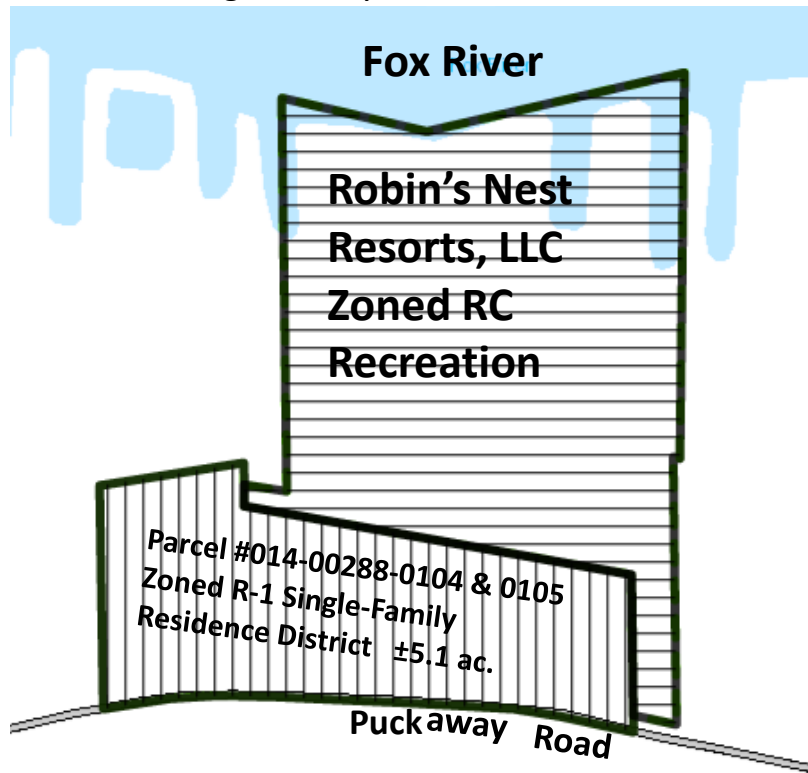


**Applicant: Robin's Nest Resorts, LLC    Agent: Don Dysland**

**Parcel #014-00288-0104 & #014-00288-0105, Lots 3 & 4 Certified Survey Map 3424, being part of Government Lot 2, Section 31, T15N, T11E, Town of Marquette, ±5.1 acres, Puckaway Road  
Rezone request from R-1 Single-Family Residence District to RC Recreation District**

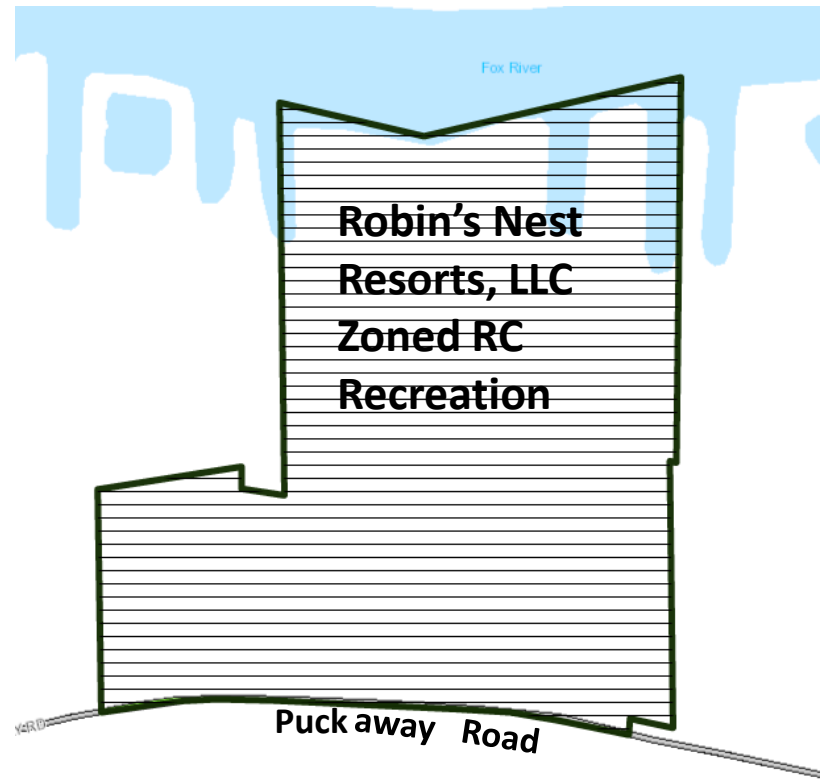
### **Current Configuration:**

Parcel #014-00288-0104 &  
#014-00288-0105, ±5.1 acres  
Zoned R-1 Single-Family Residential



### **Proposed Configuration:**

Parcel #014-00288-0104 & #014-00288-0105  
combined with the Robin's Nest Resorts, LLC &  
rezoned to RC Recreation (for campground expansion)



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

February 4, 2016

**ITEM II:                      CONDITIONAL USE PERMIT**

**OWNERS:**

Robin's Nest Resorts, LLC

**AGENT:**

Don Dysland

**REQUEST:** The owner is requesting a conditional use permit to expand an RV campground.

**PARCEL NUMBER / LOCATION:** Parcel #014-00289-0100, being Lot 1 of CSM 3410, and parcels #014-00288-0104 and #014-00288-0105, being Lots 3 & 4 of CSM 3424, all located in part of Government Lot 2 lying south of the river, located in Section 31, T15N, R11E, Town of Marquette, being ±13.87 acres. The subject site is located at W7004 Puckaway Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** Parcel #014-00289-0000 is zoned RC and is currently being used as a campground primarily for pull behind campers and park model trailers. Parcels #014-00288-0104 and #014-00288-0105 are presently zoned R-1, Single-Family Residential and are currently being used agriculturally. East and west of the subject site are residentially zoned lands. To the south and across Puckaway Road are lands zone A-1, Exclusive Agricultural. North of the subject site is the Fox River.

All of the subject parcels are located with 1000 feet of Lake Puckaway and, as a result, are located within the jurisdiction of the Shoreland Zoning Ordinance. According to flood map #55047C0155C, only parcel 014-00289-0100 is located in the floodplain (both floodway and flood-fringe).

**ADDITIONAL INFORMATION / ANALYSIS:** In 2009, Robin's Nest Resorts, LLC obtained a conditional use permit (CUP) to operate and expand the existing campground to 50 RV camping units. The 2009 CUP also carried a condition that all 6 of the camping unit sites in the floodway be relocated out of the floodway by December 1, 2015. In 2012, prompted by the 2015 abandonment of the floodway camping unit sites, the owner purchased additional lands to the south and obtained a CUP to expand to 60 camping unit sites. More recently, the owner obtained a CUP to add onto his residence as well as an extension of the deadline to remove certain camping unit sites from the floodway until December 31, 2016.

The current condition of the RV campground is that the owner is only utilizing 50 camping unit sites. The owner also has explained that he has **no plans to increase** the number of camping unit sites on the original campground property. He doesn't like the density of these sites, and intends to reorganize to relieve the density and develop larger sites as the mobile homes, six of which remain (including the caretaker's residence), leave the campground. Consequently, in order to grow the campground, the owner has purchased 5.1 acres of land to the south. Presently, the owner is requesting to expand to 74 total camping unit sites.

The additional sites would average 50ft wide by 80ft long (4000sqft) and would be accessible via the campground's main driveway. A second driveway access to Puckaway Road has not been proposed. A vegetative screen has been proposed along the west end of the campground expansion to lessen the visual impact on the neighboring residences. East of the vegetative screen is shown to be "reserved for boat and trailer parking."

The owner has explained to staff that the wastewater from an additional 24 camping unit sites will be serviced by the existing holding tank. Based on the size of the existing holding tank, the extra wastewater will not exceed the maximum flow specified by DSPS 383.

The goal of this conditional use permit review should be to determine if the proposed expansion can be safely allowed and to further condition the campground in the interest of health, safety, and general welfare of the public without making the operation of the campground economically infeasible.

**GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:**

- a) Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; and that the persons or agencies responsible for the establishments of the proposed use shall be able to provide adequately any such service; and
- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

**COUNTY STAFF COMMENTS:** The Committee shall determine if the request meets the standards of a conditional use permit as listed above. The following conditions are presently attached to the owner's CUP.

- 1) Each camping unit shall not exceed 400 square feet or the maximum square footage as allowed by the State regulations for a camping unit, whichever is smaller.
- 2) Evidence of approval from the appropriate State and/or local regulatory agency for the campground expansion.
- 3) Effective dust control measures shall be provided for entrances and internal roads within the campground.
- 4) An independent structure such as a deck, landing/stairway, not to exceed 200 square feet in area shall be allowed. Also, one non-permanent storage structure per unit, not to exceed 50 square feet in area shall be allowed. All of the above require a one-time land use permit per unit.
- 5) That all existing camping units, except the westerly two camping units, along with any utility service hook-ups located in the floodway be removed from the floodway before December 1, 2015; the westerly two camping units, along with any utility service hook-ups, located in the floodway, be removed from the floodway by December 31, 2016.

- 6) The campground owner shall provide within 60 days of the CUP request, an update comprehensive site plan for the entire campground area. Said plan shall be received, reviewed and approved by the Land Use Planning & Zoning Department and supersede any prior plan approvals for this campground operation. The plan shall be professionally prepared to scale and accurately show:
  - The camping unit sites approved by the 2009 CUP. These sites shall be based on the 2009 density ratio of 2,800sqft (40'x 70') per camping unit site.
  - The camping unit sites approved by the 2012 CUP. These sites shall be 4,000qft (50'x 80') per camping unit site.
  - Identify camping unit sites by number and identify roads, river, and north arrow.
  - Floodway and flood-fringe boundaries along with adequate storage area for any personal property removed during a flood event.
  - POWTS detail such as tank, vents, etc.
- 7) Preparation and recording of a Certified Survey Map for the new property boundary to include all lands regulated by this CUP.
- 8) Any expansion or structural alterations of existing building structures (non-camping units) shall require review and approval by the Land Use Planning and Zoning Committee.
- 9) The campground must meet all 12 provisions of Section 300-21. of the County Floodplain Zoning Ordinance including annual update of Emergency Evacuation Plan which is due for 2015.
- 10) The dwelling expansion must meet all applicable ordinance standards including Section 300-18, Article V and Article VII of the County Floodplain Zoning Ordinance.
- 11) In the event that the Emergency Evacuation Plan is executed prior to December 31, 2016, no camping units may be allowed to return to the floodway.
- 12) The vacated camping unit sites (floodway) may only be used for temporary camping, not to exceed 10 consecutive days, and shall not be connected to utilities (i.e. electricity, water, and wastewater.)

If the Committee moves to approve this request the following conditions may be appropriate:

- 13) The updated comprehensive site plan shall include all camping unit sites approved by this request. The dimensions of each site shall be described on the plan as well as each site shall be numbered. Also, the plan shall identify all new roads, accesses, parking areas, and vegetative screening.

**TOWN OF MARQUETTE:** An Action Form requesting Town of Marquette input related to this conditional use permit was mailed to the Town Clerk on December 9, 2015

Please type or use black ink

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

### GENERAL APPLICATION

Fee 375.00 <sup>Rezone</sup> CUP (not refundable)

Date 11-30-15

Zone Change from R-1 to RC

Conditional Use Permit for Expand RV campground

Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT

Name Robin's Nest Resort sLLC

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

#### AGENT, IF OTHER THAN OWNER

Name Don Dysland

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

#### PROPERTY INFORMATION

Town of Marquette Affected Parcel Numbers 014-00288-0105 Acres 4.4 <sup>Rezone</sup> (for Rezone)  
Lot 4 Block — Subdivision CSM 3424 and Lot 1 of CSM 3410 <sup>CUP</sup> 8.69 (included for CUP)

Section 31 Town 15 North Range 11 East

Location of Property W7007 Puckaway Road

Legal Description Lot 4 of CSM 3424 and Lot 1 of CSM 3410 located in Section 31, T15N, R11E, Town of Marquette, Green Lake County, WI.

Current Zoning Classification R-1 Current Use of Property Ag.  
RC (existing RV campground)

Detailed Description of Proposed Use In order to expand the RV campground the above lands need to be rezoned to RC. Then a CUP needs to be approved to expand the campground as proposed. See attached narrative explaining the proposed expansion.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change, Ordinance Amendment \$375  
Conditional Use Permit \$375  
Plat Review \$200, Plus \$15 Per Lot

(8/06)

Conditional Use Permit  
Rivers End Resort  
Lake Puckaway

12/1/2015

We are appearing before the zoning board to request an expansion of our campground, Rivers End Resort.

The new sites will be located in the newly purchased parcel bought from Richard Ebert. This expansion is the 2<sup>nd</sup> stage of expansion by Rivers End. All the new sites (24 of them) will be outside of the floodplain area, and serviced by existing sewer.

Since I purchased the resort in 2007, we have made numerous improvements in the infrastructure and aesthetics of this property. We've installed new electric service, new water lines, and are in the process of adding a new well to service the newest sites. We've removed 5 of the six front units, drained and capped the water lines and refreshed the area with topsoil and gravel. The 6<sup>th</sup> unit will be moved across the front drive in August of 2016, when one of the residents leaves. This move will keep us well within compliance of our last zoning agreement. When we first started we had 37 operational sites and 13 sites which needed work. The 2012 CUP expansion brought us up to 60 sites, but we needed 6 of them for the re-settlement of the front sites that were in the flood area. This put us at a net 54 sites. We stated in the 2012 CUP that we wanted a total of 100 sites. This is still our goal

The landscaping for the new area is also on our list of things we will accomplish this coming year. Fruit trees, hardwoods and conifers will be planted amongst the new sites. We want a true park like setting.

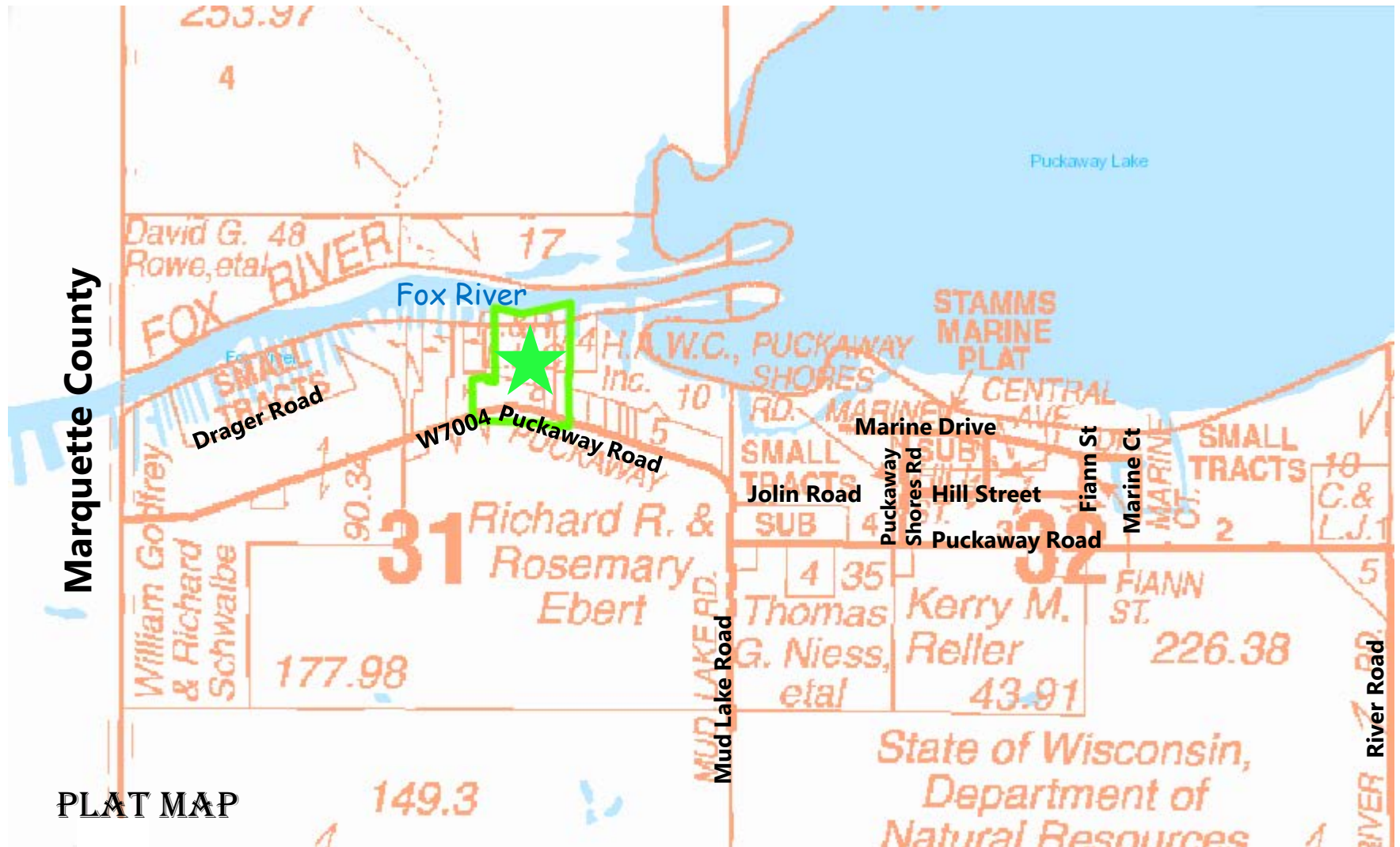
 Date 12/1/15  
Don Dysland



31

Applicant: Robin's Nest Resorts, LLC    Agent: Don Dysland

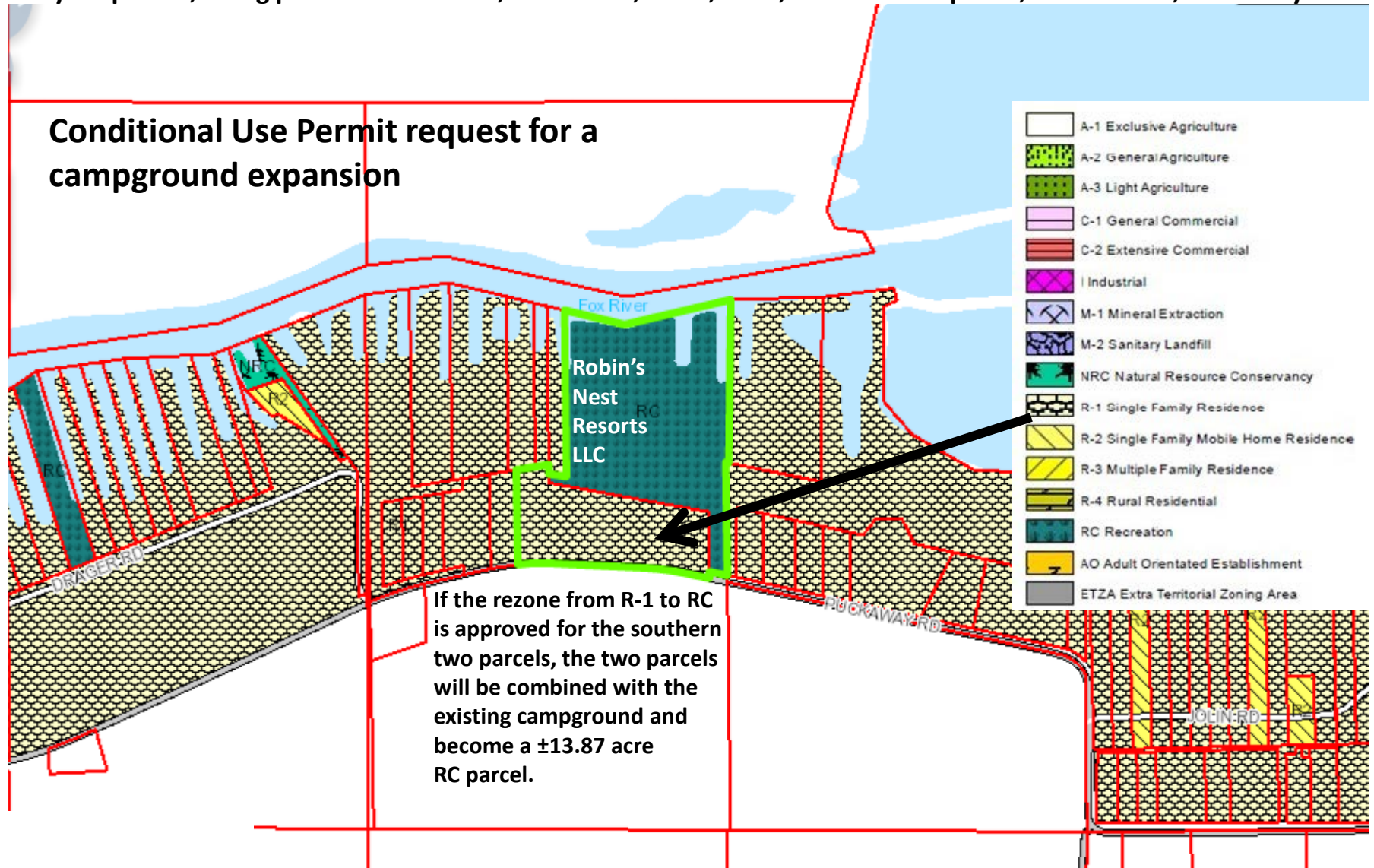
Parcel #014-00289-0100, #014-00288-0104, #014-00288-0105, Lot 1 Certified Survey Map 3410, & Lots 3 & 4 Certified Survey Map 3424, being part of Gov't. Lot 2, Section 31, T15N, T11E, Town of Marquette, ±13.87acres, Puckaway Road





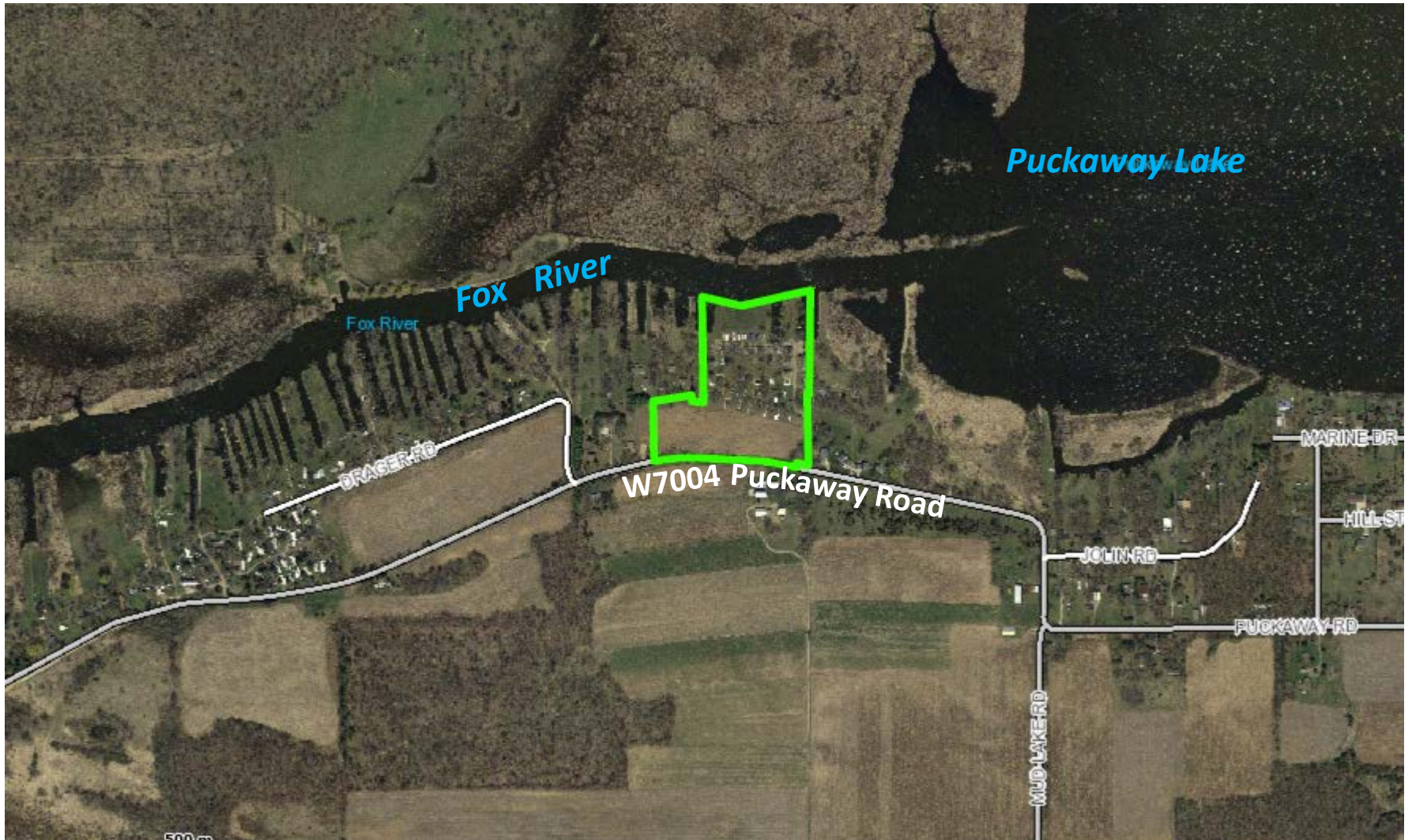
**Parcel #014-00289-0100, #014-00288-0104, #014-00288-0105, Lot 1 Certified Survey Map 3410, & Lots 3 & 4 Certified Survey Map 3424, being part of Gov't. Lot 2, Section 31, T15N, T11E, Town of Marquette, ±13.87 acres, Puckaway Road**

## Conditional Use Permit request for a campground expansion



**Applicant:** Robin's Nest Resorts, LLC    **Agent:** Don Dysland

**Parcel #014-00289-0100, #014-00288-0104, #014-00288-0105, Lot 1 Certified Survey Map 3410, & Lots 3 & 4 Certified Survey Map 3424, being part of Gov't. Lot 2, Section 31, T15N, T11E, Town of Marquette, ±13.87acres, Puckaway Road**





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Planning & Zoning Public Hearing 02/04/16  
Conditional Use Permit request for a campground expansion

**GREEN LAKE COUNTY**  
**LAND USE PLANNING AND ZONING COMMITTEE**  
**February 4, 2016**

We, the undersigned members of the Land Use Planning and Zoning Committee, Green Lake County Board of Supervisors, have of this date reviewed the below listed *Claims for Payment* as indicated:

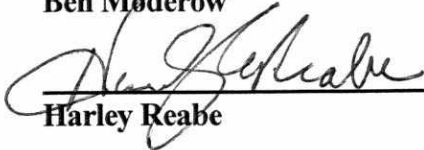
Green Lake County Highway Dept. January zoning fuel	16-100-10-53610-352-000	39.80
Berlin Journal P&Z public hearing notice 2/4/16	16-100-10-53610-320-001	277.50
Cherokee Enterprises Matt Kirkman & Missy Sorenson (\$15/each) Continuing education course re: POWTS	16-100-10-53610-321-000	30.00
Rockford Map Publishers, Inc. 2016 Plat Book License Renewal	16-100-10-53610-310-000	85.00
WI County Surveyors' Association Alan K. Shute annual membership	16-100-10-53610-324-000	100.00
WI Society of Land Surveyors Alan K. Shute annual membership	16-100-10-53610-324-000	170.00
Alan K. Shute Reimburse mileage to Surveyors' Institute	16-100-10-53610-352-000	63.72
<b><u>Total Claims</u></b>		<b><u>\$766.02</u></b>



Michael Starshak, Committee Chair



Ben Moderow



Harley Reabe

Rich Slate



Nick Toney

Land Use Violations and Citations

Mncp	First Name	Last Name	Site Address	Notice	Corp Counsel	Disposition	Violation Notes
TBY							
		Yukon Storage et al.	W1734 North St	10/5/2015			No LUP for Mini-Warehousing Expansion, Needs CUP, Update(2-2-16) Declaration being revised by S.Sorenson, CUP to be applied for
	Keith A	Meyer	N6640 County Road PP	1/22/2010	2/17/2010		Subdivided lands without CSM and proper rezone (Update 2-2-16) Per C.Counsel, File lawsuit February 2016.
TMC							
	Randall/Deborah	Schure	Schure Rd	4/5/2010			Land division without CSM or rezone. Update (12-3-14) C.Counsel to resolve after Meyer violation.
TPR							
	Rebecca & Charles	Van Scyoc	N4322 S. Lakeshore Dr.	1/4/2016			No LUP for Patio, Patio in 75ft setback (Update 1-18-16) Owner to remove patio by April 1, 2016 or send to C.Counsel.

Sanitation Violation Report

Mncp	Current First	Current Last	Site Address	Complaint Invest	Vio Notice	C Counsel	Disposition	Violation Notes
TBE								
	David & Julie	Jones	N8570 CTH F		4/1/2015	5/27/2015		
	David & Julie	Jones	N8228 STH 49		7/1/2015	8/27/2015		
	David & Julie	Jones	N8184 STH 49		7/1/2015	8/27/2015		
	David & Julie	Jones	W1016 CTH AA		7/1/2015	8/27/2015		
	David & Julie	Jones	N8486 CTH F		7/1/2015	8/27/2015		
	David & Julie	Jones	W985 CTH V		7/1/2015	8/27/2015		
TBY								
	Julie A	Chier	N6201 N Lawson Dr		9/1/2015	10/2/2015		Pumped by March's but hasn't paid; therefore no report yet
	Keith A	Meyer	N6640 CTH PP		7/1/2015	8/27/2015		
TKG								
	Rhonda K	Barker	W6521 W North St		9/1/2015	10/2/2015		
	Lavern & Wilma	Yoder	W5702 STH 44		7/1/2015	8/27/2015		
	Robert M & Christi	Caloun	W5370 East Ln		9/1/2015	10/2/2015		On Jeff's Pumping schedule this week
	Jeffrey B & Dawn	Wescott	W6428 Military Rd		10/2/2015			
TMC								
	Jeffrey A & Rochell	Laper	N1811 Village Rd		11/5/2015			
TMN								
	Clint & Melissa	Dornfeld	N167 CTH M		11/5/2015			
TMQ								
	Alan J	Wells	W6468 Puckaway R		7/1/2015	8/27/2015		
TPR								
	Our	Home LLC	W5802 Oxbow Trl		7/1/2015	8/27/2015		
	Monina	Thatcher	N5818 Oak Tree Acr		11/5/2015			
	Lyle & Grace	Budnick Trust	W3949 CTH T		9/1/2015	10/2/2015		
	Lyle M & Grace E	Budnick Trust	N5046 Westchester		7/1/2015	8/27/2015		
		MAS Rentals LLC	N5513 CTH C	8/11/2011	8/11/2011	12/29/2015		Corp Counsel sent letter out on 12.29.15



# TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

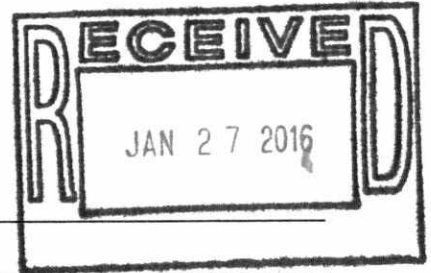
Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on Tuesday Jan 26th 2016

Does not object to and approves of X

No action taken \_\_\_\_\_

Objects to and requests denial of \_\_\_\_\_

Reason(s) for objection \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**Owner:** Robin's Nest Resorts, LLC

**Agent:** Don Dysland

**General legal description:** Lots 3 & 4 Certified Survey Map 3424, being a part of Government Lot 2, Section 31, T15N, R11E, Town of Marquette, ±5.1 acres

**Parcel number:** #014-00288-0104 & #014-00288-0105

**Location of request:** Puckaway Road

**Planned public hearing date:** February 4, 2016

**Request:** Rezone request from R-1 Single-Family Residence Residential District to RC Recreation

James Stellmacher  
Town Representative

1-26-16  
Date Signed

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

Please return this form to the Land Use Planning Office by: January 25, 2016

# TOWN BOARD ACTION

Conditional Use Request

Dear Land Use Planning and Zoning Committee:

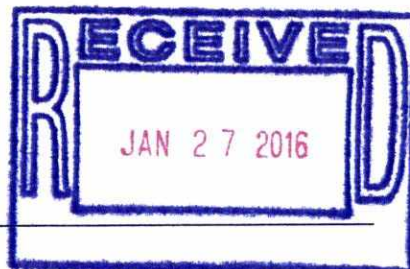
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No action taken \_\_\_\_\_

Objects to and requests denial of \_\_\_\_\_

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**Owner:** Robin's Nest Resorts, LLC

**Agent:** Don Dysland

**General legal description:** Lot 1 Certified Survey Map 3410, and Lots 3 & 4 Certified Survey Map 3424, being a part of Government Lot 2, Section 31, T15N, R11E, Town of Marquette, ±13.87 acres

**Parcel number:** #014-00289-0100, #014-00288-0104, #014-00288-0105

**Location of request:** W7004 Puckaway Road

**Planned public hearing date:** February 4, 2016

**Request:** Conditional Use Permit request for a campground expansion.

James A. Hellmacher  
Town Representative

1-26-16  
Date Signed

**NOTES:** Town Board Recommends not to exceed 74  
units total. Also recommends putting up privacy  
fence starting on Puckaway Road set back  
150' ft north 8' high and then strongly suggest to  
proceed further north to right of way go east 150 ft.

Please return this form to the Land Use Planning Office by: January 25, 2016