



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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March 3, 2016

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, March 3, 2016:**

Packet Pages:

- 1. Amended Agenda 03/02/16**
- 2-6. Draft minutes from the February 4, 2016 meeting
7. Claims
- 8-13. January financial reports
14. Land Use Permit report
15. Sanitary Permit report
- 16-17. Violation reports
18. Public hearing notice
- 19-28. Meeting material for public hearing Item I: Ellwyn and Donna Klingbeil – Rezone Request
29. Town Board action form

**Amended 03/08/16 (post meeting information)**

- 30. 2016 Budget Restricted Funds**
- 31. 2016 Budget Committed Funds**



**GREEN LAKE COUNTY  
Land Use Planning & Zoning Committee**

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

**\*AMENDED AGENDA**

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

**Date: March 3, 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 02/04/16
7. Public Comments – 3 Minute Limit
8. Public Appearances
  - \*a. **Alan K. Shute, County Surveyor/Land Development Director**  
**Future Land Use Planning and Zoning Department**
9. Correspondence
10. Purchases
11. Claims
12. Committed Funds
13. Department Activity Reports
  - a. Permits & others
  - b. Violation Reports
14. Department/Committee Activity
  - a. Update on Shoreland Zoning Ordinance
15. Discussion on Robin's Nest Resorts, LLC fees for the 05/05/16 public hearing requests
16. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
April 7, 2016  
Business meeting 4:30 p.m.  
Public Hearing 5:30 p.m.

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

**Item I: Owner:** Ellwyn & Donna Klingbeil **Agents:** Ronald L. & Madeline Klingbeil **General legal description:** W2352 Northwest Rd, Parcel #004-00422-0000 & #004-00423-0100, Part of the NW¼ & SW¼ of Section 18, T16N, R13E, Lying north of Northwest Road, Town of Brooklyn, ±23.043 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District.

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

17. Adjourn

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

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

**CALL TO ORDER**

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:32 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 (4:38 p.m.), Michael Starshak, Nick Toney**

**Absent:**

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

**APPROVAL OF MINUTES**

**Motion by Reabe/Toney, unanimously carried, to approve the corrected January 7<sup>th</sup> minutes.**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES - None**

**CORRESPONDENCE**

**Shute** – Explained the WisLine brochure that each committee member received regarding training seminars provided by UW-Extension. The sessions take place in the Extension’s conference room, second floor of the Government Center (West Addition) and includes the following: *Understanding Local Sign Codes* (January 20<sup>th</sup>), *Promoting Local Protection of Wetlands and Updates to the Shoreland Zoning Program* (February 17<sup>th</sup>), *Housing and the Community* (March 16<sup>th</sup>), *Community Vitality and Placemaking* (April 20<sup>th</sup>), and *Case Law and Legislative Update* (May 18<sup>th</sup>). The committee members are welcome to attend the sessions. These sessions may count as continuing education credit for staff members.

**PURCHASES - None**

**CLAIMS**

Claims totaling \$766.02 were submitted.

**Motion by Reabe/Moderow, unanimously carried, to approve for payment the claims in the amount of \$766.02.**

**4:38 P.M. Motion by Moderow/Toney, unanimously carried, to seat Committee Member Slate.**

**DEPARTMENT ACTIVITY REPORTS**

**a. Permits & others**

Shute – Discussed the monthly reports.

Slate requested that these reports be sent with the meeting packet.

**b. Violations**

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

**Motion by Reabe/Toney, unanimously carried, to approve the monthly activity reports.**

**DEPARTMENT/COMMITTEE ACTIVITY**

**a. Farmland Preservation Plan & Comprehensive Plan Updates**

**b. Shoreland Protection Ordinance**

Shute – The draft shoreland protection ordinance is complete, based on the DNR model ordinance, and the process that they ask we use, after the department completes the draft, is that it be forwarded to the DNR so they can do a courtesy review to make sure that everything is included. It then goes through the regular process that the department implements.

Reabe inquired about the setback and asked that Corporation Counsel look into that.

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items**

- Update on shoreland zoning
- Fees for the Robin’s Nest Resorts, LLC requests

**b. Meeting dates**

March 3, 2016

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m.

**5:05 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:** 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

Don Dysland, Robin's Nest Resorts, LLC, W340 N4867 Road O, Nashotah, WI - Spoke in favor of the request.

Wilfred Wiedenbeck, W6580 State Road 60, Arlington, WI - Requested a delay for further study.

Dennis Page, W3692 County Road J, Montello, WI – Asked questions pertaining more to the conditional use permit request. (Mr. Page was advised by Chair Starshak that his questions would be answered during the second request hearing when the land use is discussed.)

Don Waldrop, W6988 Puckaway Road, Markesan, WI – Requested a delay for further study.

Julie Mathias, W6895 Puckaway Road, Markesan - Advised that this should be carefully considered and asked that the Town and County take the time to do this.

Randy Schmidt, W6990-W6998 Puckaway Road, Markesan, WI - Spoke in favor of the resort.

James Harter, W7076 Puckaway Road, Markesan, WI – Spoke against the request, referencing the Town of Marquette Comprehensive Plan. Requested a delay for further study.

Richard Pergande, W7194 Drager Road, Markesan, WI - Spoke in favor of the request.

Kristin Marwitz, W9075 Puckaway Road, Markesan, WI – Asked the difference between the recreational zoning and the residential zoning, and how this would affect property taxes.

Phil Anastasi, W6766 Hill Street, Town of Marquette – Advised that the notice for the Town of Marquette's January meeting did not give citizens ample time to prepare for the meeting and, consequently, the residents were not prepared for or not aware of the meeting. Recommended that the committee table the request until the July meeting and send the request back to the Town of Marquette. This will allow the Town to meet in June when the full-time and part-time residents are available and given an opportunity to speak.

Public hearing closed.

Kirkman – Summarized the staff report for this request. The Town's Comprehensive Plan is agricultural. Asked that the committee look at the staff comments in regard to recent court cases. The committee should follow criteria when considering zoning changes; i.e., consistency with long-range planning, nature and character of the parcel, use of surrounding land, overall scheme or zoning map, public health, morals and safety, promote public welfare, convenience, and general prosperity. On January 26<sup>th</sup>, the Town of Marquette did not object to and approved of the zoning request.

b) Committee Discussion & Deliberation

Slate – Directed to Mr. Dysland: It appears that they want to postpone. Would you object to this?

Dysland – I would prefer not to postpone it or, at least, shorten it.

Reabe – It appears that there is a conflict with the Town’s Comprehensive Plan and its intended use. Suggested that this request go back to the Town of Marquette in order to give the citizens more of a chance for dialog with the citizens.

Toney and Moderow – Agreed with Reabe.

Starshak – The committee has had several emails regarding this request. The Town’s Comprehensive Plan talks about agriculture in this area. Already it’s not zoned according to the Comprehensive Plan. This brings up a question mark. There is concern about the development and the committee appreciates that everyone has shown up to voice concerns. It’s important that the public gets accurate information in order to make judgements on the requests. There have been a number of requests to delay this committee’s decision in order to send it back to the Town of Marquette in order for them to re-hear it and give them another opportunity. That decision would be up to this committee at this point.

c) Committee Decision

**Motion by Reabe to delay the Land Use Planning & Zoning Committee’s action on this request until the month of June. *Motion died for lack of second.***

When asked by Slate what timeline would work best for him, Mr. Dysland stated that he’d be comfortable with this committee bringing the requests back for the May 5<sup>th</sup> meeting.

**Motion by Slate/Moderow, unanimously carried on roll call (5-eyes, 0-nays), to adjourn the hearing on the rezone request until the May 5<sup>th</sup> meeting.**

**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

The committee agreed that the conditional use permit request public hearing should be heard at the May meeting following the rezone request public hearing. This will give the Town of Marquette an opportunity to re-hear the request.

**On a motion by Reabe/Moderow, unanimously carried on roll call (5-eyes, 0-nays), to adjourn the public hearing for the conditional use permit request until the May 5<sup>th</sup> meeting.**

Green Lake County Supervisor Joy Waterbury - So far the committee has restricted the public hearing to the zoning request and now that is postponed. If that zoning request comes back unmodified, what becomes of the status of the conditional use permit request?

Starshak explained that, just like the rezone request, the conditional use permit request will also be adjourned until the May meeting.

Corporation Counsel Klockow, after reading Statute 59.69(5)e(4), advised the committee that the motion they made to adjourn this request until May, may not be appropriate. According to the statute, as soon as possible after the public hearing, the committee shall act on the petition either approving, modify and approving, or disproving it. You can only do one of these three things.

Slate questioned if the public hearing for the second question be called to order before the motion can be made to adjourn it until the May meeting. The committee agreed. Starshak then explained to the audience that they are welcome to express their concerns and ask questions; however, the public hearing for the conditional use permit request will be adjourned just like the rezone request public hearing.

**On a motion by Slate/Reabe, unanimously carried on roll call (5-eyes, 0-nays), to rescind the previous motion.**

The public hearing was called to order.

Don Waldrop, W6988 Puckaway Road, Markesan, WI – There are six families that are part of the Willow Cove Homeowners’ Association, of which he is a member. Would like to see a more comprehensive site plan with a smaller footprint for the campground, possible green space, and site and sound barriers.

James Stellmacher, W4025 County Road H, Markesan, WI, Town of Marquette Chairman - There will be a meeting, second Thursday in March. The Town would like Mr. Dysland and the Planning and Zoning Committee to attend.

Bob Muchka, W6848 Puckaway Road, Markesan, WI – Expressed concerns for the campground’s waste water management system. Requested that the DNR and Rural Water Association are contacted for their opinions on the impact of the campground expansion.

Faith Pergande, W7194 Drager Road, Markesan, WI – Spoke for the request.

Don Dysland, Robin’s Nest Resorts, LLC, W340 N4867 Road O, Nashotah, WI – Addressed many of the concerns and some of the misinformation that went out via letters and emails.

Public hearing adjourned.

- b) Committee Discussion & Deliberation
- c) Committee Decision

**Motion by Slate/Moderow, unanimously carried by roll call (5-eyes, 0-nays) to adjourn the public hearing until the May 5<sup>th</sup> meeting.**

**ADJOURN**

**6:18 p.m. The meeting was adjourned.**

**RECORDED BY**

Carole DeCramer, Committee Secretary

**APPROVED ON:**

**GREEN LAKE COUNTY**  
**LAND USE PLANNING AND ZONING COMMITTEE**  
**March 3, 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:

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No claims as of 02/10/16

**Total Claims** **\$0**

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**Michael Starshak, Committee Chair**

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**Rich Slate**

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**Ben Moderow**

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**Nick Toney**

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**Harley Reabe**



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

FEES RECEIVED		January				YEAR TO DATE				BUDGET
		2015		2016		2015		2016		2016
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
<b>LAND USE PERMITS</b>										
Residential	New	2	150	1	500	2	150	1	500	-
	Alterations	1	150	1	150	1	150	1	150	-
Commercial	New	-	-	2	550	-	-	2	550	-
	Alterations	-	-	-	-	-	-	-	-	-
Agricultural	New	2	150	-	-	2	150	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
<b>Total</b>		5	\$ 450	4	\$ 1,200	5	\$ 450	4	\$ 1,200	\$ 25,000
<b>SANITARY PERMITS (POWTS)</b>										
Residential	New	-	-	1	280	-	-	1	280	-
	Replacement	1	280	2	560	1	280	2	560	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	-	-	-	-	-	-	-
	Replacement	-	-	-	-	-	-	-	-	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
<b>Total</b>		1	\$ 280	3	\$ 840	1	\$ 280	3	\$ 840	\$ 15,000
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees		-	-	13	10,900	-	-	13	10,900	-
<b>Total</b>		-	\$ -	13	\$ 10,900	-	\$ -	13	\$ 10,900	\$ -
<b>BOARD OF ADJUSTMENT</b>										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	-	-	-	-	-	-	-
Appeals		-	-	-	-	-	-	-	-	-
<b>Total</b>		-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 2,000
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change		-	-	1	375	-	-	1	375	-
Conditional Use Permits		-	-	-	-	-	-	-	-	-
Variances/Amendments		-	-	-	-	-	-	-	-	-
<b>Total</b>		-	\$ -	1	\$ 375	-	\$ -	1	\$ 375	\$ 5,000
<b>MISC.</b>										
Rental Weatherization		1	25	-	-	1	25	-	-	500
Wisconsin Fund		-	-	-	-	-	-	-	-	500
Misc. Fees		-	-	-	-	-	-	-	-	-
<b>Total</b>		1	\$ 25	-	\$ -	1	\$ 25	-	\$ -	\$ 1,000
<b>SURVEYOR</b>										
Certified Survey Maps		1	165	2	360	1	165	2	360	4,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
<b>Total</b>		1	\$ 165	2	\$ 360	1	\$ 165	2	\$ 360	\$ 4,000
<b>GIS (Geographic Information System)</b>										
Map Sales		-	-	-	15	-	-	-	15	500
Land Records Transfer		-	2,304	-	2,344	-	2,304	-	2,344	25,000
<b>Total</b>		-	\$ 2,304	-	\$ 2,359	-	\$ 2,304	-	\$ 2,359	\$ 25,500
<b>GRAND TOTAL</b>		8	3,224	23	16,034	8	3,224	23	16,034	\$ 77,500

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

**Municipalities are abbreviated using three letters:**

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

**Other abbreviations:**

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

GREEN LAKE COUNTY

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

Revenue Summary Report

FJRES01A

Periods 01 - 01

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
16-100-10-43589-000-000 Rental Weatherization	500.00	.00	.00	500.00	.00
16-100-10-44400-000-000 Land Use Permits	25,000.00	1,200.00	1,200.00	23,800.00	4.80
16-100-10-44400-001-000 BOA Public Hearing	2,000.00	.00	.00	2,000.00	.00
16-100-10-44400-002-000 PZ Public Hearing	5,000.00	375.00	375.00	4,625.00	7.50
16-100-10-44409-000-000 Non-Metallic Mining	.00	10,900.00	10,900.00	-10,900.00	.00
16-100-10-44410-000-000 Sanitary Permits	15,000.00	840.00	840.00	14,160.00	5.60
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	15.00	15.00	485.00	3.00
16-100-10-46762-000-000 Certified Survey Maps	4,000.00	360.00	360.00	3,640.00	9.00
16-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	77,500.00	13,690.00	13,690.00	63,810.00	17.66

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

Expenditure Summary Report

FJEXS01A

Periods 01 - 01

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
16-100-10-53610-110-000 Salaries	290,700.80	.00	5,618.60	5,618.60	285,082.20	1.93
16-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	.00	1,000.00	.00
16-100-10-53610-151-000 Social Security	22,238.61	.00	1,691.42	1,691.42	20,547.19	7.61
16-100-10-53610-153-000 Ret. Employer Share	19,186.25	.00	1,479.58	1,479.58	17,706.67	7.71
16-100-10-53610-154-000 Health Insurance	47,888.58	.00	7,408.98	7,408.98	40,479.60	15.47
16-100-10-53610-155-000 Life Insurance	885.24	.00	73.77	73.77	811.47	8.33
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	.00	5,000.00	.00
16-100-10-53610-210-003 Professional Services - GIS	1,000.00	.00	.00	.00	1,000.00	.00
16-100-10-53610-310-000 Office Supplies	200.00	.00	85.00	85.00	115.00	42.50
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	317.00	317.00	683.00	31.70
16-100-10-53610-320-001 Publications-PZ Public Hearing	1,500.00	.00	238.00	238.00	1,262.00	15.87
16-100-10-53610-321-000 Seminars	1,000.00	438.00	15.00	15.00	547.00	45.30
16-100-10-53610-324-000 Member Dues	500.00	.00	340.00	340.00	160.00	68.00
16-100-10-53610-330-000 Travel	1,000.00	.00	.00	.00	1,000.00	.00
16-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	50.77	50.77	949.23	5.08
16-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
<b>53610 Code Enforcement</b>	<b>401,399.48</b>	<b>438.00</b>	<b>17,318.12</b>	<b>17,318.12</b>	<b>383,643.36</b>	<b>4.42</b>
<b>53610 Code Enforcement</b>						
16-101-10-53610-999-004 Professional Services	.00	.00	159.00	159.00	-159.00	.00
<b>53610 Code Enforcement</b>	<b>.00</b>	<b>.00</b>	<b>159.00</b>	<b>159.00</b>	<b>-159.00</b>	<b>.00</b>
<b>10 Land Use Planning and Zoning</b>	<b>401,399.48</b>	<b>438.00</b>	<b>17,477.12</b>	<b>17,477.12</b>	<b>383,484.36</b>	<b>4.46</b>

GREEN LAKE COUNTY

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

Revenue Summary Report

FJRES01A

Periods 01 - 01

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	.00	75,000.00	.00
16-100-20-43691-301-000 WLIP Education Grant	1,000.00	.00	.00	1,000.00	.00
16-100-20-43691-301-001 WLIP Strategic Grant	50,000.00	.00	.00	50,000.00	.00
16-100-20-46131-000-000 County Land Records	25,000.00	2,344.00	2,344.00	22,656.00	9.38
20 GIS	151,000.00	2,344.00	2,344.00	148,656.00	1.55

GREEN LAKE COUNTY

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

Expenditure Summary Report

FJEXS01A

Periods 01 - 01

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	.00	75,000.00	.00
16-100-20-51711-246-000 WLIP Education Grant	1,000.00	.00	280.00	280.00	720.00	28.00
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	280.00	280.00	150,720.00	.19
20 GIS	151,000.00	.00	280.00	280.00	150,720.00	.19

# Land Use Permits      January 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>TBY</i>								
	Fischer	Susan M/Edwar	Lakeview Drive	Prn	New	Res	\$315,536.00	\$500.00
	Westhuis	Elton J Jr/Jean	N5160 Brooklyn G	Prn	Alt	Res	\$18,200.00	\$150.00
<i>Summary for 'Mncp' = TBY (2 detail records)</i>								
<b>Sum</b>							\$333,736.00	\$650.00
<b>Standard</b>							62.24%	54.17%
<i>TGL</i>								
	United Church Camps, Inc		W1010 Spring Grove Rd	Acc	New	Com	\$2,500.00	\$150.00
<i>Summary for 'Mncp' = TGL (1 detail record)</i>								
<b>Sum</b>							\$2,500.00	\$150.00
<b>Standard</b>							0.47%	12.50%
<i>TMC</i>								
	Seymer/Wellach	Dan/John	County Road S	Acc	New	Com	\$200,000.00	\$400.00
<i>Summary for 'Mncp' = TMC (1 detail record)</i>								
<b>Sum</b>							\$200,000.00	\$400.00
<b>Standard</b>							37.30%	33.33%
<b>Grand Total</b>							\$536,236.00	\$1,200.00

## Sanitary Permits January 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	Schram	Kenneth	N7669 37th Ave	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TBE (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						33.33%
<i>TBY</i>						
	New	Fischer	Ed & Sue	Lakeview Dr	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TBY (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						33.33%
<i>TMN</i>						
	Repl	Fyvie	Ruth	N1640 CTH U	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TMN (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						33.33%
<b>Grand Total</b>						\$840.00



## *Land Use Violations and Citations*

<i>Mncp</i>	<i>First Name</i>	<i>Last Name</i>	<i>Site Address</i>	<i>Notice</i>	<i>Corp Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
<i>TBY</i>							
		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.
<i>TMC</i>							
	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.
<i>TPR</i>							
	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

<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>TBE</i>								
	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		
<i>TBY</i>								
	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		
<i>TKG</i>								
	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			
<i>TMC</i>								
	Jeffrey A & Rochell	Laper	N1811 Village Rd		11/5/2015			
<i>TMN</i>								
	Clint & Melissa	Dornfeld	N167 CTH M		11/5/2015			
<i>TMQ</i>								
	Alan J	Wells	W6468 Puckaway R		7/1/2015	8/27/2015		
<i>TPR</i>								
	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

## 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, March 3, 2016, at 5:30 p.m.* to consider the following item:

**Item I:** **Owner:** Ellwyn & Donna Klingbeil **Agents:** Ronald L. & Madeline Klingbeil **General legal description:** W2352 Northwest Rd, Parcel #004-00422-0000 & #004-00423-0100, Part of the NW¼ & SW¼ of Section 18, T16N, R13E, Lying north of Northwest Road, Town of Brooklyn, ±23.043 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture 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: February 18, 2016  
February 25, 2016*

ITEM I: ZONING CHANGE

**OWNERS:**

Ellwyn & Donna Klingbeil

**APPLICANTS:**

Ronald & Madeline Klingbeil

**REQUEST:** The owners/applicants are requesting a zoning change from A-1 Exclusive Agriculture District to A-2 General Agriculture District, ±23.043 acres

**PARCEL NUMBER / LOCATION:** The affected parcel numbers are 004-00422-0000 and 004-00423-0100, located in the NW¼ and SW¼, Section 18, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at W2352 Northwest Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcels in question is A-1 Exclusive Agriculture District and lands surrounding the subject site are also A-1, with the predominant use of the land being agricultural. There are lands located to the west of this site zoned M-1, Mineral Extraction. This is Badger Mining's property that they are no longer mining, and the lands have been reclaimed back to forestry.

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 KwA and KdB (Knowles Silt Loam and Kiddler Fine Sandy Loam with slopes ranging from 0% to 12%). This soil type has a high water capability and natural fertility is high due to the large amount of organic matter present.

According to Flood Boundary and Floodway Map Panel 55047C0126C, all lands under consideration for this request are located out of the general floodplain.

**ADDITIONAL INFORMATION / ANALYSIS:** The owners/applicants would like to rezone the ±23.043 acres to A-2, General Agriculture. The property has been proposed to be divided into Lot 1 (±10 acres) and Lot 2 (±13 acres). The representatives of the estate would like to sell off the lot with the buildings (Lot 2 of the survey) and retain Lot 1 for them to develop in the future. In order to accomplish this, a rezone to the A-2 zoning district is needed, which allows for a minimum parcel size of eight acres.

The Town of Brooklyn'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 Town 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 zoning classification allows for agricultural uses.**

- b) The rezoning is consistent with any applicable comprehensive plan. **The request is to rezone to general agriculture district with agricultural uses permitted. Therefore, staff considers the request to be consistent with the applicable comprehensive plans.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the County certified farmland preservation plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the County's certified Farmland Preservation Plan.**
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or legally restricted to agricultural use. **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 BROOKLYN:** An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on January 8, 2016. It was returned to the Land Use Planning & Zoning Department on February 10<sup>th</sup> stating that the Town of Brooklyn does not object to and approves of the rezone request.

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 (not refundable)

Date 1-7-16

Zone Change from A-1 to A-2

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

Other \_\_\_\_\_

**PROPERTY OWNER / APPLICANT**

Name Ellwyn O Klingbeil Estate

Mailing Address 133 S Church St Berlin WI 54923

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

Signature Ronald & Hadelike Klingbeil P/REP Date 1/7/16

**AGENT, IF OTHER THAN OWNER**

Name Ronald & HADELIKE Klingbeil

Mailing Address 133 South. Church St.

Phone Number 920-361-4310

Signature Ronald & Hadelike Klingbeil Date 1/7/16

**PROPERTY INFORMATION**

Town of Brecklyn Parcel Number 004-00423-0100 Affected Acres 23.043  
004-00422-0000

Lot - Block - Subdivision -

Section 18 Town 16 North Range 13 East

Location of Property W 2352 Northwest Rd

Legal Description Part of NW 1/4 and part of the SW 1/4 of section 18

Current Zoning Classification A-1 Current Use of Property Farmstead  
and soybean/corn cropland

Detailed Description of Proposed Use Single family home, farm building  
and cropland

**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

CERTIFIED SURVEY MAP FOR RONALD KLINGBEIL LOCATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.16N., R.13E., TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE NORTH-SOUTH QUARTER LINE OF SECTION 18 ASSUMED TO BEAR N00°14'42"W.

N89°09'23"E 1810.76'

N89°09'23"E 742.81'

167.95'

399.75'

187.31'

195.48'

S0°14'42"E 2125.99'

S0°14'42"E 525.98'

S0°14'42"E 320.81'

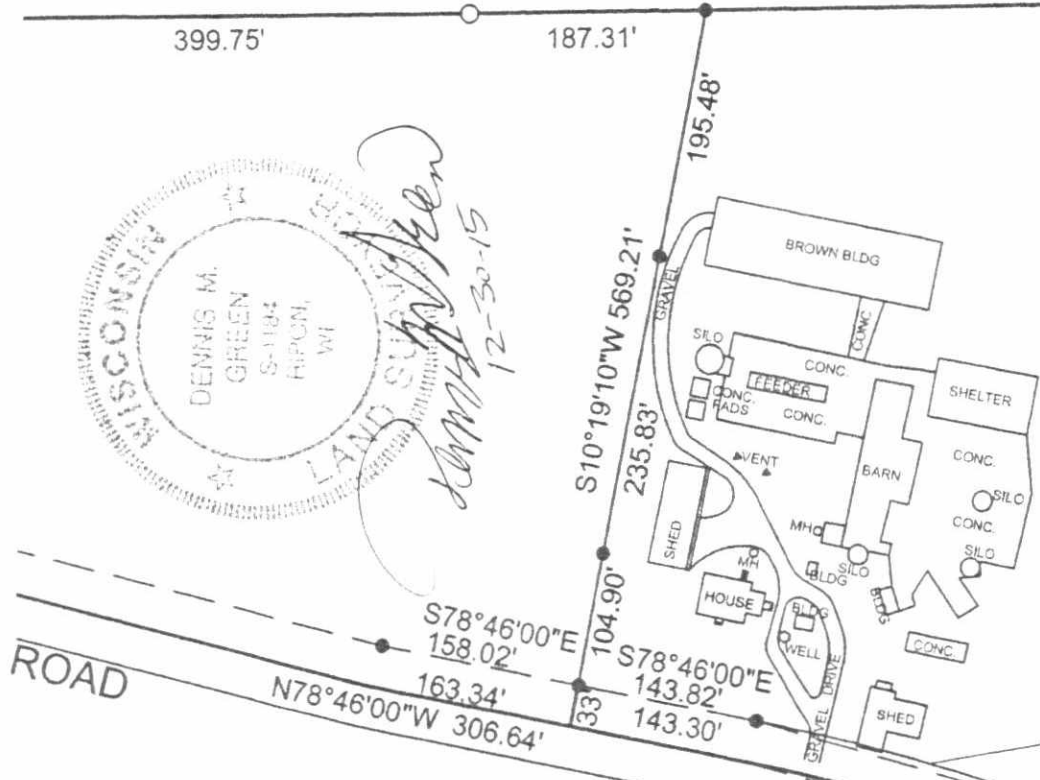
N00°14'42"W 285.38'

N00°14'42"W 35.43'

UNPLATTED LANDS BY OTHERS

CENTER SEC. 18

POB



LOT 2  
551,849 SQ.FT.  
12.669 ACRES  
SE - NW

S73°50'00"E  
LC=278.83'  
R=1621.17'  
A=279.17'  
T=139.93'  
D=9°52'00"

TAN IN  
S78°46'00"E  
TAN OUT  
S68°54'00"E

NE - SW

N73°50'00"W  
LC=273.15'  
R=1588.17'  
A=273.49'  
T=137.08'  
D=9°52'00"

TAN IN  
N68°54'00"W  
TAN OUT  
N78°46'00"W

OWNER: ESTATE OF ELLWYN AND DONNA KLINGBEIL, RONALD KLINGBEIL POA  
133 S. CHURCH ST.  
BERLIN, WI. 54923

CERTIFIED SURVEY MAP

RIPON LAND SURVEYING  
Division of D.M. Green & Associates, Inc.  
827 W. Fond du Lac St.  
P.O. Box 386  
Ripon, Wisconsin 54971  
Phone/Fax: (920) 748-9696



SCALE: 1" = 150'



LEGEND

- SECTION CORNER MONUMENT  
2" DIA. IRON PIPE / BRASS CAP FOUND
- 1" DIA. IRON PIPE FOUND
- 3/4" X 24" IRON REBAR, 1.50 LB/FT SET

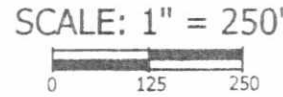
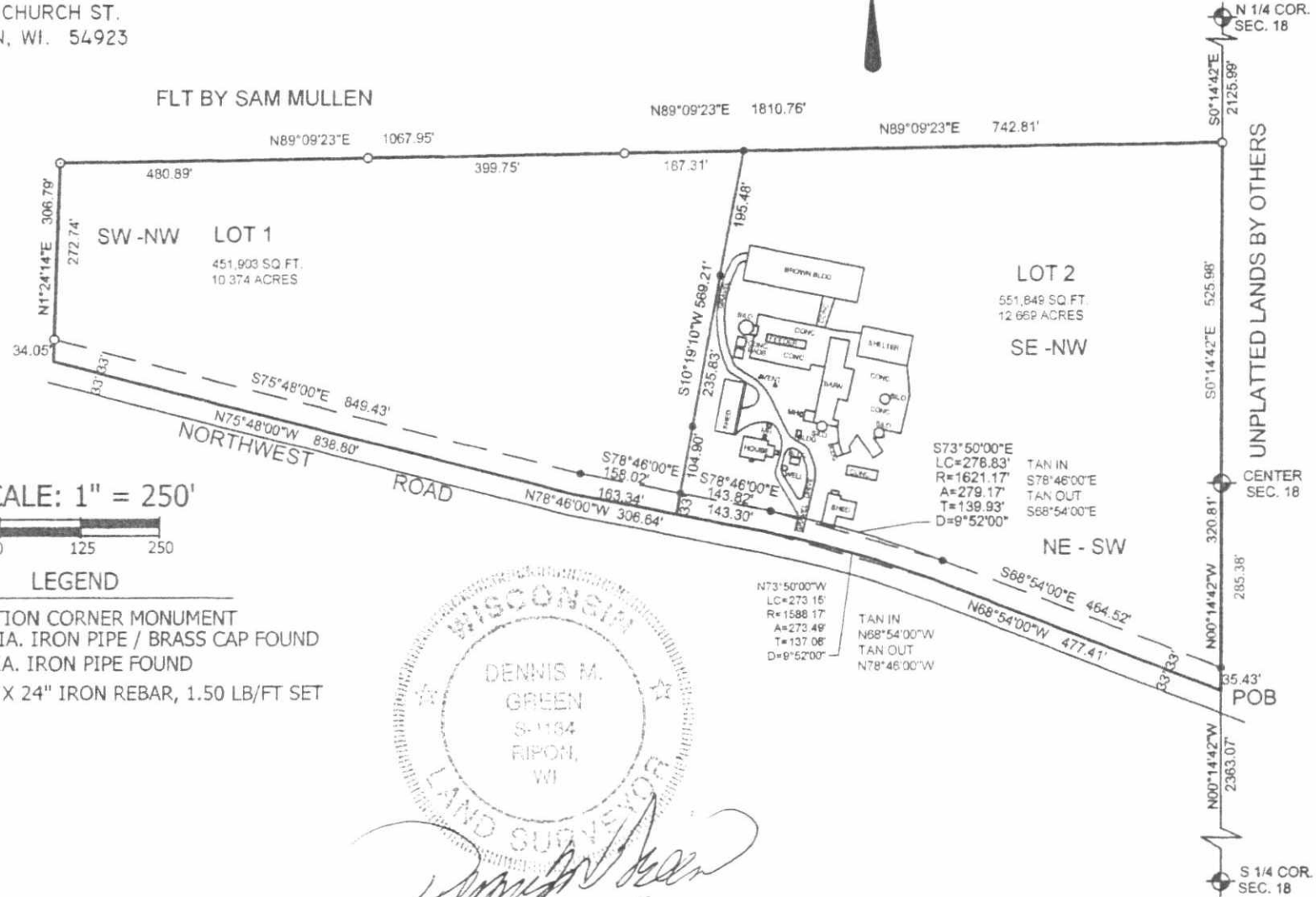
CERTIFIED SURVEY MAP FOR RONALD KLINGBEIL LOCATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.16N., R.13E., TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE NORTH-SOUTH QUARTER LINE OF SECTION 18 ASSUMED TO BEAR N00°14'42"W.

OWNER: ESTATE OF ELLWYN AND DONNA KLINGBEIL, RONALD KLINGBEIL POA 133 S. CHURCH ST. BERLIN, WI. 54923



FLT BY SAM MULLEN



- LEGEND
- SECTION CORNER MONUMENT
  - 2" DIA. IRON PIPE / BRASS CAP FOUND
  - 1" DIA. IRON PIPE FOUND
  - 3/4" X 24" IRON REBAR, 1.50 LB/FT SET



RIPON LAND SURVEYING

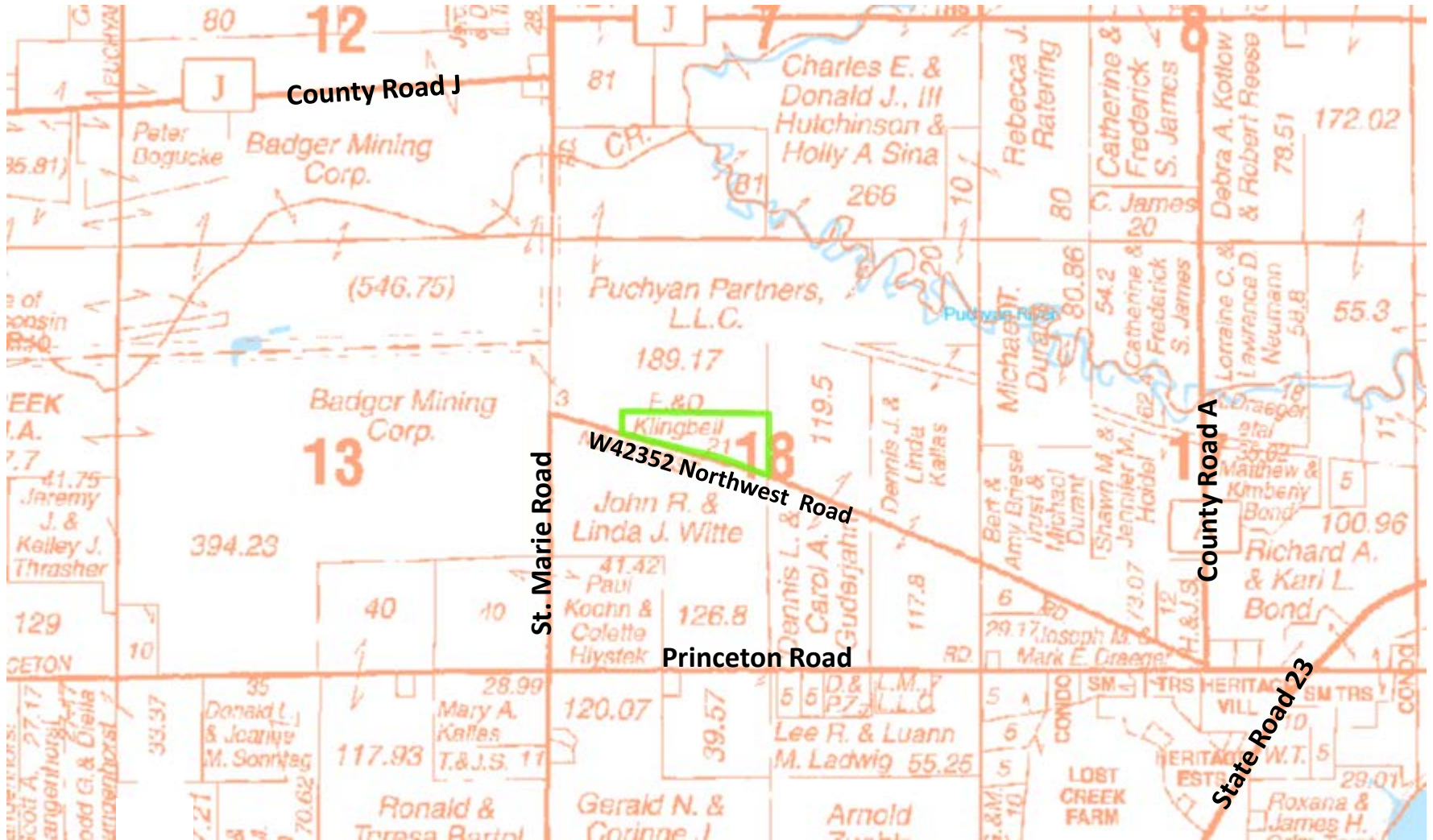
Division of D.M. Green & Associates, Inc. 827 W. Fond du Lac St. P.O. Box 386 Ripon, Wisconsin 54971 Phone/Fax: (920) 748-9696



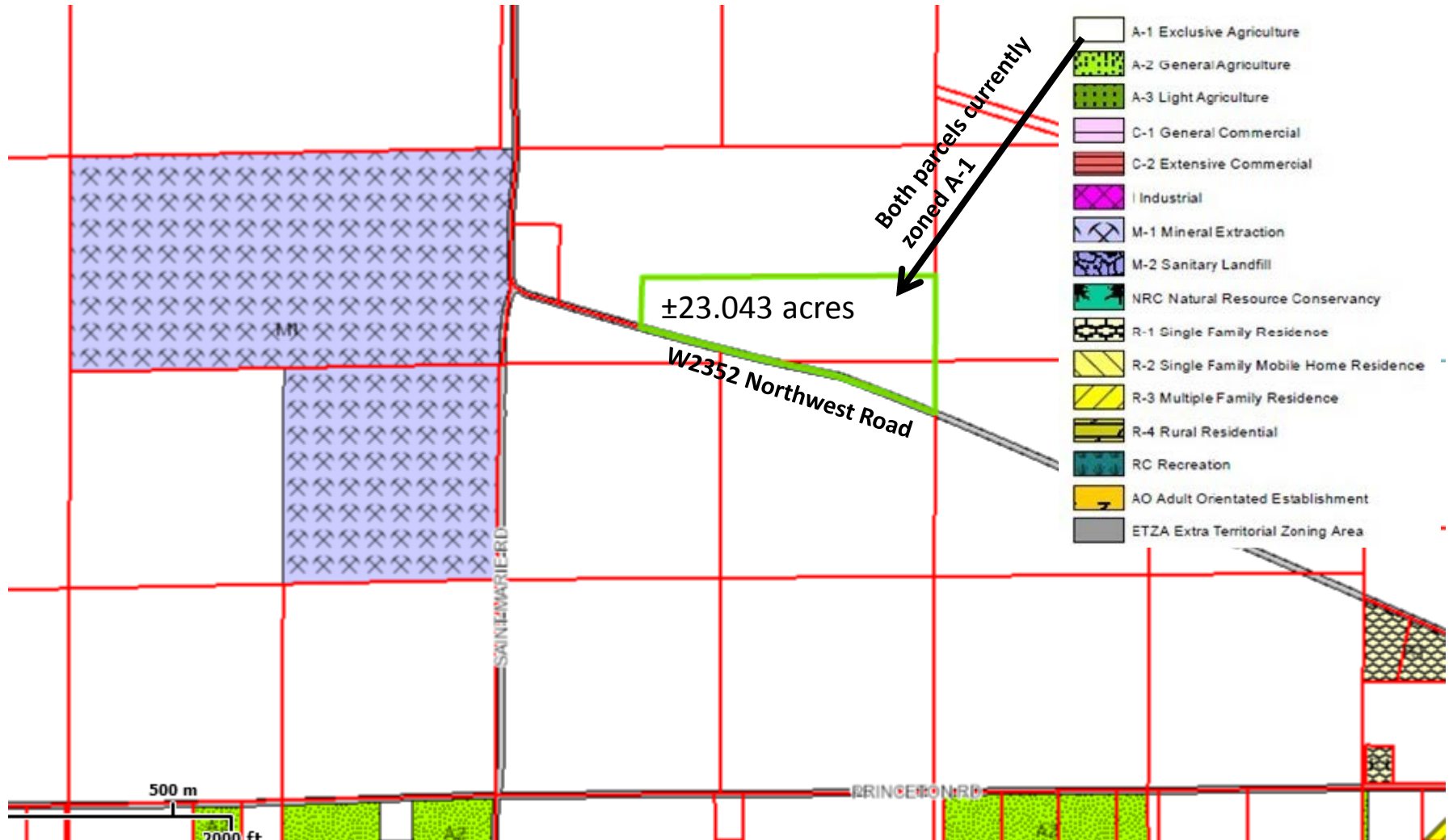
CERTIFIED SURVEY MAP



Ellwyn & Donna Klingbeil, Owners Ronald L. & Madeline Klingbeil, Personal Representatives  
W2352 Northwest Road, Parcel #004-00422-0000 & #004-00423-0100, Part of the  
NW¼ & SW¼ of Section 18, T16N, R13E, ±23.043 acres, Town of Brooklyn  
Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture

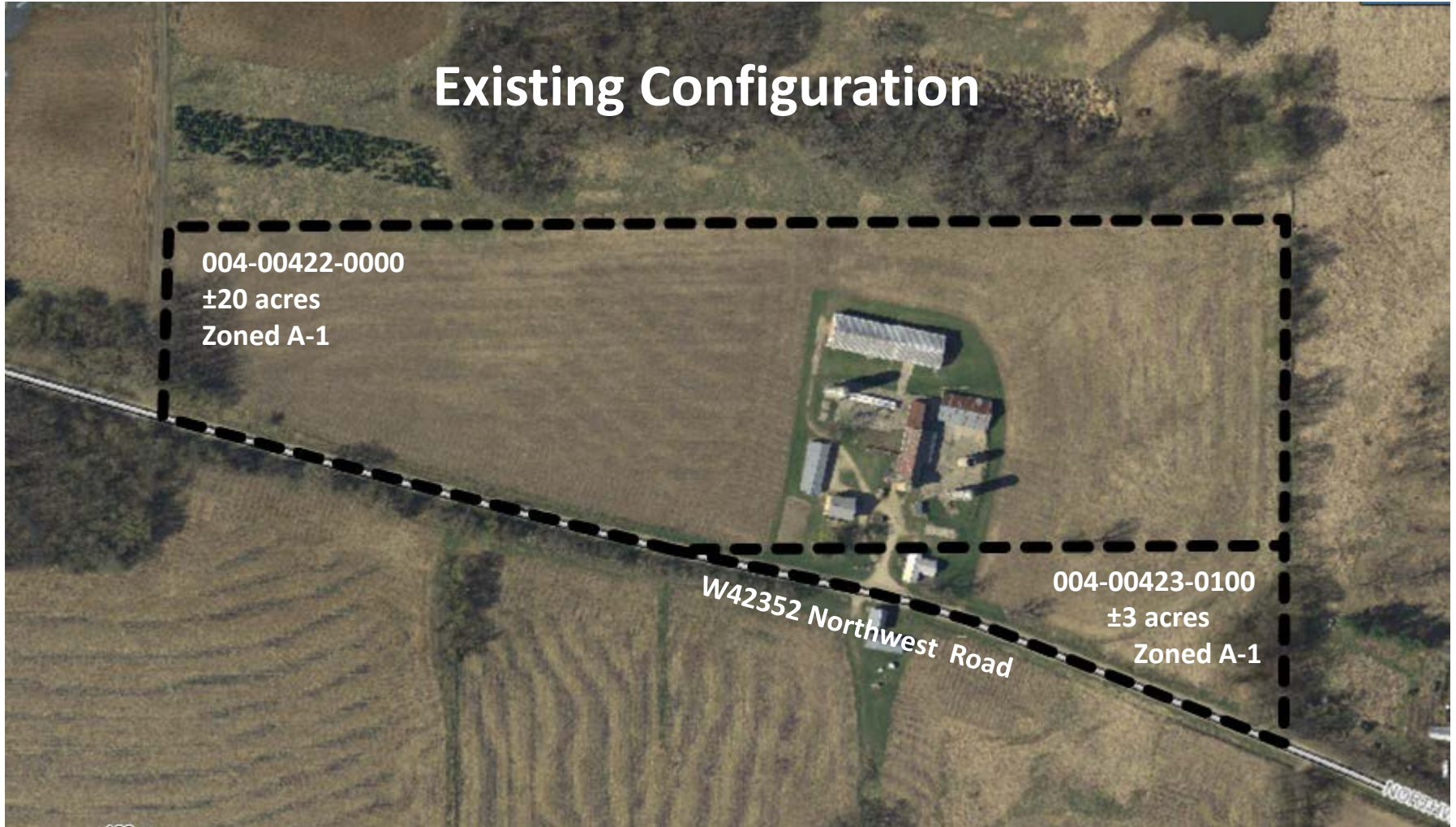


Ellwyn & Donna Klingbeil, Owners Ronald L. & Madeline Klingbeil, Personal Representatives  
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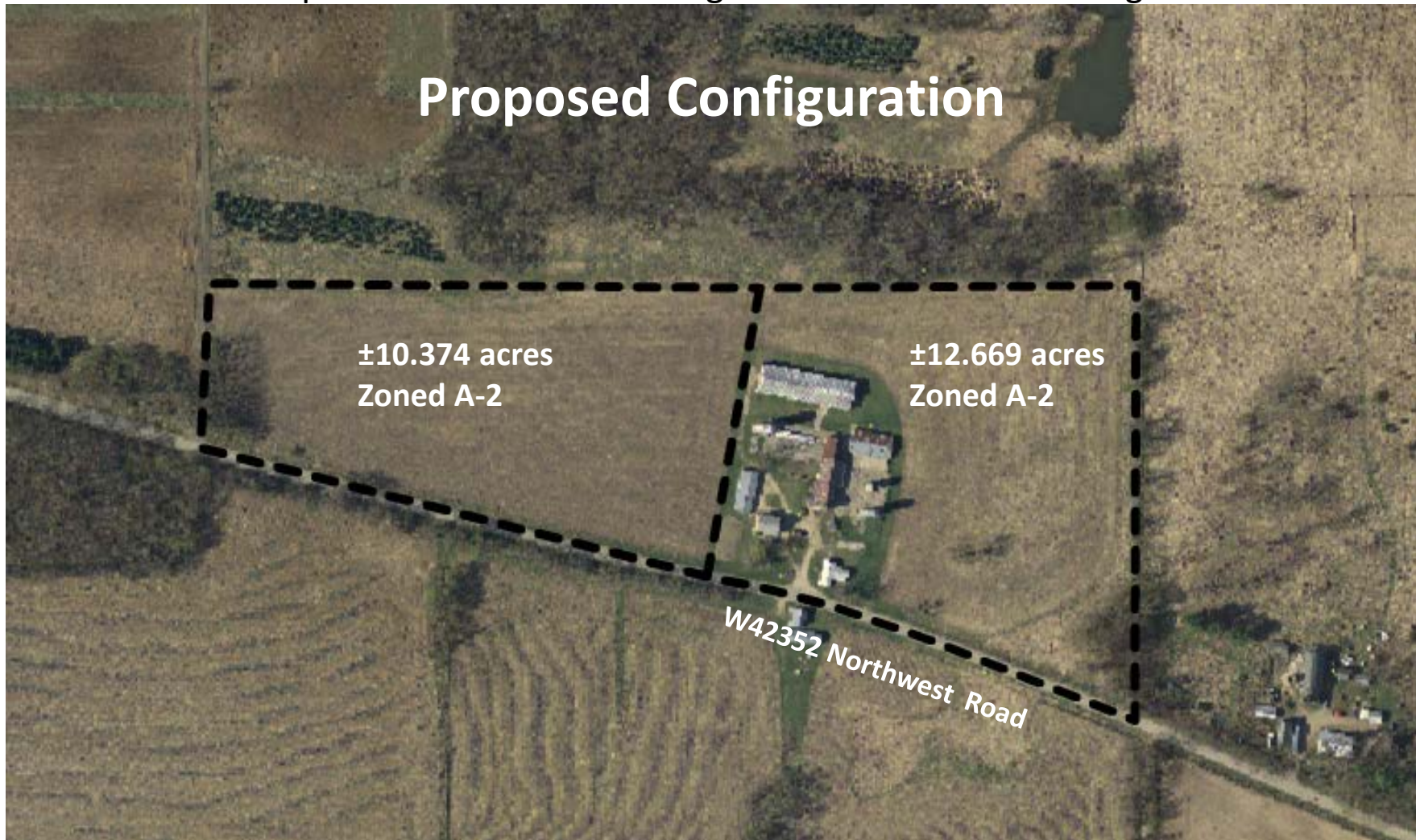
Ellwyn & Donna Klingbeil, Owners   Ronald L. & Madeline Klingbeil, Personal Representatives  
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NW¼ & SW¼ of Section 18, T16N, R13E, Town of Brooklyn, ±23.043 acres  
Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture

## Existing Configuration



Ellwyn & Donna Klingbeil, Owners Ronald L. & Madeline Klingbeil, Personal Representatives  
W2352 Northwest Road, Parcel #004-00422-0000 & #004-00423-0100, Part of the  
NW¼ & SW¼ of Section 18, T16N, R13E, Town of Brooklyn, ±23.043 acres  
Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture

## Proposed Configuration



Land Use Planning & Zoning Public Hearing 03/03/16  
Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture

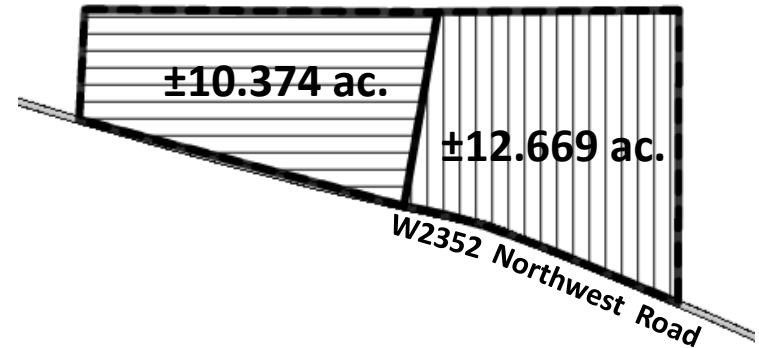
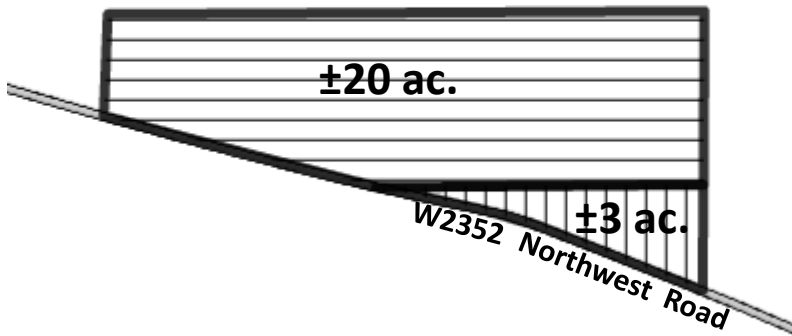
Ellwyn & Donna Klingbeil, Owners Ronald L. & Madeline Klingbeil, Personal Representatives  
W2352 Northwest Road, Parcel #004-00422-0000 & #004-00423-0100, Part of the  
NW¼ & SW¼ of Section 18, T16N, R13E, Town of Brooklyn, ±23.043 acres  
Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture

**Existing Configuration:**

**Parcel #004-00422-0000 (±20 acres)  
& Parcel #004-00423-0100 (±3 acres)  
A-1 Exclusive Agriculture Lands**

**Proposed Configuration:**

**Create two A-2 General Agriculture  
Lands**



# TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

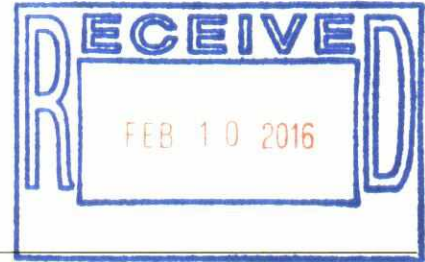
Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on \_\_\_\_\_.

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:** Ellwyn O. Klingbeil Estate

**Agent:** Ronald L. & Madeline Klingbeil

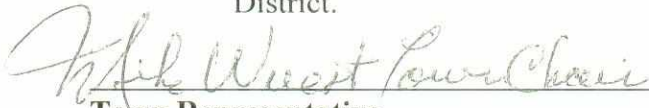
**General legal description:** Part of the NW¼ & SW¼ of Section 18, T16N, R13E, Lying north of Northwest Road, Town of Brooklyn, ±23.043 acres


**Parcel number:** #004-00422-0000 & #004-00423-0100

**Location of request:** W2352 Northwest Road

**Planned public hearing date:** March 3, 2016

**Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District.

  
Town Representative

  
Date Signed

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

Please return this form to the Land Use Planning Office by: February 15, 2016



## Land Use Planning & Zoning Department

County Government Center  
571 County Road A P.O. Box 3188  
Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

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### 2016 BUDGET RESTRICTED FUNDS

March 3, 2016

DEPARTMENT: LAND USE PLANNING AND ZONING (#10)  
COMMITTEE: LAND USE PLANNING AND ZONNING

The following amounts are being identified as restricted funds from the 2015 Land Use Planning and Zoning Department budget to the 2016 budget.

acc't #	acc't name	year-end 2015 budget	proposed 2015 carryover funds	balance for 2016
10-53610-999-000	Non-Metallic Mining	<u>62,862</u>	<u>14,300</u>	<u>77,162</u>
	<b>Total</b>	<b>\$62,862</b>	<b>\$14,300</b>	<b>\$77,162</b>



# Land Use Planning & Zoning Department

County Government Center  
 571 County Road A P.O. Box 3188  
 Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

## 2016 BUDGET COMMITTED FUNDS

March 3, 2016

DEPARTMENT: LAND USE PLANNING AND ZONING (#10)  
 COMMITTEE: LAND USE PLANNING AND ZONING

The following amounts are being requested as committed funds from the 2015 Land Use Planning and Zoning Department budget to the 2016 budget. The Land Use Planning and Zoning Committee will review these proposed committed funds at their regular monthly meeting.

acc't #	acc't name	year end 2015 budget	proposed 2015 carryover funds	balance for 2016
10-53610-999-001	Vehicle Purchase	23,907	2,000	25,907
10-53610-999-004	Professional Services (breakdown)			
	Land Development	29,156	5,000	34,156
	Survey	59,126	5,000	64,126
	GIS	<u>9,334</u>	<u>1,000</u>	<u>10,334</u>
		97,616	11,000	108,616
	<b>Total</b>	<b>\$121,523</b>	<b>\$13,000</b>	<b>\$134,523</b>