



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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April 7, 2016

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, April 7, 2016:**

Packet Pages:

1. **Amended Agenda**
- 2-6. Draft minutes from the February 4, 2016 meeting
7. Claims
- 8-13. February financial reports
14. Land Use Permit report
15. Sanitary Permit report
- 16-17. Violation reports
- 18-19. Comprehensive Plan and Farmland Preservation summaries
- 20-21. Mobile tower siting update
22. Public hearing notice - **Cancelled**



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

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

**\*AMENDED AGENDA – 3/23/16**

**\*\*AMENDED AGENDA – 4/6/16**

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

**Date: April 7, 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. Approval of 03/03/16 and 03/23/16 minutes
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
  - c. Comprehensive Plan and Farmland Preservation Plan Summaries
13. Department/Committee Activity
  - a. Interim department head and interim surveyor
  - b. Update on shoreland zoning ordinance
  - c. Cell tower sitings
  - d. Exclusive agriculture zoning district update
  - \*\*e. Discuss whether the Land Use Planning and Zoning Department could be merged with the Land Conservation Department
14. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
May 5, 2016  
Business meeting 4:30 p.m.  
Public hearing 5:30 p.m.

**\* 5:30 p.m. Public Hearing *The public hearing has been cancelled.***

**~~Item I: Owners: Thomas & Tim Graff General legal description: W2015 Center Road & W2188 County Road B, Parcels 006-00310-0000, 006-00310-0100, 006-00343-0000, #006-00344-0000, 006-00348-0000, 006-00348-0100, 006-00311-0000, & 006-00313-0000, Part of the SW<sup>1</sup>/<sub>4</sub> of Section 17, part of the SE<sup>1</sup>/<sub>4</sub> of Section 18, and part of the NE<sup>1</sup>/<sub>4</sub> of Section 19, T15N, R13E, Town of Green Lake, total affected acres ±208 acres Request: Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District and R-4 Rural Residential.~~**

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

15. 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, March 3, 2016**

**CALL TO ORDER**

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 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), 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**

**4:38 p.m. Motion by Moderow/Reabe, unanimously carried to seat Slate.**

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Comment by Reabe – In the minutes it states that Town of Marquette Chairman James Stellmacher asked the Land Use Planning and Zoning Committee members to attend the next town meeting regarding the Robin's Nest Resorts, LLC rezone and conditional use permit requests. If the committee members do attend, a meeting notice must be published.

After further discussion, Corporation Counsel Klockow advised that it would be best if the committee members not attend the Town of Marquette's town board meeting.

**Motion by Slate/Reabe, unanimously carried, to approve the February 4<sup>th</sup> minutes.**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES**

**a. Alan K. Shute, County Surveyor/Land Development Director  
Future Land Use Planning & Zoning Department**

Mr. Shute announced that, after eighteen years of service to Green Lake County, he will be retiring. His last work day will be April 1, 2016. Mr. Shute thanked the committee for the opportunity to serve Green Lake County. The committee expressed their appreciation and wished him luck. Shute's letter of retirement read to the committee is attached.

The committee discussed the procedure for replacing Mr. Shute. Corporation Counsel Klockow advised that an interim registered surveyor be appointed as well as an interim department head. The

Administrative Coordinator will work with the committee on the department's needs and how it should be structured. The committee's recommendation will then go to the Personnel Committee for their final decision. The Land Use Planning and Zoning Committee will then begin the hiring process. The Personnel Committee will not be involved with the appointment of an interim department head and interim county surveyor. This can be accomplished at a special meeting that the committee scheduled for Wednesday, March 23<sup>rd</sup>, 5:00 p.m.

**CORRESPONDENCE** - None

**PURCHASES** - None

**CLAIMS** - None

**COMMITTED FUNDS**

**Motion by Slate/Reabe, unanimously carried, to transfer committed funds for Land Use Planning & Zoning for *vehicle purchase* in the amount of \$2,000 and committed funds for *professional services* in the amount of \$11,000.** This will be passed on to the Finance Committee for their approval.

The committee also reviewed the restricted funds; committee action was not required.

**DEPARTMENT ACTIVITY REPORTS**

**a. Permits & others**

Shute – Discussed the monthly reports.

**b. Violations**

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

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

**DEPARTMENT/COMMITTEE ACTIVITY**

**a. Update on Shoreland Protection Ordinance**

Shute – Explained that the Department of Natural Resources (DNR) has not completed the review of Green Lake County's shoreland protection ordinance. An email was sent requesting a status report and the DNR responded that they have not yet started the review.

Corporation Counsel Klokow was asked about the research she did on the riparian lots' shoreland setback question from the previous month. She advised that the Administrative Code only addresses the shoreland setback; however, counties may include sideyard and streetyard setbacks in the shoreland ordinance. Right now, the current shoreland ordinance and the zoning ordinance are consistent with a 25' streetyard setback for riparian lots. It wouldn't have to be included in the shoreland ordinance because it is covered in the zoning ordinance. She further stated that she wouldn't recommend taking it out because, right now, the two ordinances are consistent. Shute stated that the new model ordinance NR115 does not address sideyard and streetyard setbacks. The requirement by the governor's budget law states that local ordinances have to follow NR115. Local governments, through NR115, will not regulate sideyards or streetyards. Klokow added that it does not prohibit local governments from regulating those setbacks. Shute stated that they will not see sideyards and streetyards regulated in the

updated shoreland protection ordinance because it is not included in the NR115 model ordinance. Other zoning ordinances cannot apply standards to areas that are regulated under the shoreland protection ordinance. Reabe asked if the model ordinance that was sent to the DNR included sideyard and streetyard setbacks. Shute advised that it did not. Klokow said that she can continue to do research and/or wait for the DNR's comments on the county's submitted ordinance. This will continue to be placed on future agendas.

**DISCUSSION ON ROBIN'S NEST RESORTS, LLC FEES FOR THE 05/05/16 PUBLIC HEARING REQUESTS**

At last month's public hearing for the Robin's Nest Resorts, LLC rezone and conditional use permit requests, there were a number of concerns raised by citizens regarding the Town of Marquette's notification process for their review of the requests. Residents did not feel they had time to learn about the requests and that the town did not give them an opportunity to voice their questions and concerns. The Land Use Planning & Zoning Committee decided to adjourn this public hearing until May 5<sup>th</sup> in order to give the town, if they choose, an opportunity to give the public a chance to voice concerns. Shute inquired whether or not the applicant should be charged the usual fees for the additional meeting. The committee directed the department to use their own discretion when talking to the applicant about the May meeting.

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items**

- **Interim department head and interim surveyor**
- **Cell tower sitings**
- **Shoreland Protection Ordinance**

**b. Meeting dates**

March 23, 2016 5:00 p.m.

April 7, 2016

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m.

**5:24 p.m. The committee recessed 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: Owners:** 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

Madeline Klingbeil, 133 S. Church Street, Berlin – Spoke in in favor of the request.

Public hearing closed.

b) Committee Discussion & Deliberation

Sorenson – Explained that the Klingbeil parcel is a non-conforming A-1 Exclusive Agriculture lot. In order to do a land division, the parcel needs to be rezoned to A-2. The Town of Brooklyn approved the request.

c) Committee Decision

**Motion by Slate/Reabe, 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.**

**ADJOURN**

**5:37 p.m. The meeting was adjourned.**

**RECORDED BY**

Carole DeCramer, Committee Secretary

**APROVED ON:**



## 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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Mike Starshak, Chair      Nick Toney, Vice-Chair  
Harley Reabe      Ben Moderow      Rich Slate

Dear Land Use Planning and Zoning Committee Members:

Thank you for allowing me to address you to share an important announcement.

In February of 2014, I sat with the majority of the members of this Committee as you conducted my annual performance evaluation. At that 2014 evaluation, in the spirit of sharing information I stated to the Committee, "If going forward it's helpful for you to know, my wife and I have started the process of retirement planning. As I sit here this evening (in 2014) I can tell you, I will not be an employee of Green Lake County after December 31, 2017, and it could be sooner if life's circumstances dictate an earlier date."

Well life is full of change and that earlier date has materialized, and now I begin the transition towards retirement. Fortunately, I haven't spent a long period of time contemplating this decision because it is based on family focus and not issues of my employment. Over the years, as a team, the department staff, Committee, and County Board, have experienced and accomplished much together and I trust that trend will continue for the taxpayers of Green Lake County.

While I believe much has been accomplished, there are many tasks yet to be done because the reality of public service is, the work of the taxpayers is ongoing. So in my retirement I am expecting to think about the day-to-day challenges left behind, but even more I will most sincerely think about all the people that I have interacted with. Thank you to all of them.

Again, thank you for the opportunity to address you about my decision to retire as an employee of Green Lake County. Prior to this meeting I provided written notice about my retirement decision to the County's Administrative Coordinator, as required by the County Personnel Manual.

As my life goes on after Green Lake County employment, know my 18 years with you have been a growing and rewarding experience I will always remember. Good-bye Green Lake County, thank you for the opportunity to serve you.

Respectfully submitted this March 3, 2016,

Alan K. Shute

Green Lake County  
County Surveyor, PLS-1518  
Land Development Director

**GREEN LAKE COUNTY**  
**LAND USE PLANNING AND ZONING COMMITTEE**  
**April 7, 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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|   |                         |                          |
|---|-------------------------|--------------------------|
| Berlin Journal<br>P&Z Public Hearing Notice 03/03/16                | 16-100-10-53610-320-001 | 238.00                   |
| Martenson & Eisele Inc.<br>FP Final Invoice                         | 16-101-10-53610-999-004 | 653.45                   |
| UW-Extension<br>2 WISLine Sessions                                  | 16-100-10-53610-321-000 | 40.00                    |
| Missy Sorenson<br>Reimburse mileage to<br>Wieser Seminar in Portage | 16-100-10-53610-330-000 | 58.86                    |
| Matt Kirkman<br>Reimburse mileage to<br>Wieser Seminar in FdL       | 16-100-10-53610-330-000 | 12.96                    |
| <b><u>Total Claims</u></b>  |                         | <b><u>\$1,003.27</u></b> |

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**Michael Starshak, Committee Chair**

\_\_\_\_\_  
**Rich Slate**

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**Ben Moderow**

\_\_\_\_\_  
**Nick Toney**

\_\_\_\_\_  
**Harley Reabe**



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

| FEES RECEIVED                              |                 | FEBRUARY |           |      |          | 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        | 300       | 2    | 300      | 4            | 450       | 3    | 800       | -         |
|  | Alterations     | 5        | 600       | 1    | 50       | 6            | 750       | 2    | 200       | -         |
| Commercial                                 | New             | 1        | 300       | -    | -        | 1            | 300       | 2    | 550       | -         |
|  | Alterations     | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Agricultural                               | New             | 2        | 150       | 2    | 300      | 4            | 300       | 2    | 300       | -         |
|  | Alterations     | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Other                                      | New             | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Alterations     | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Other                                      | New             | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Alterations     | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Misc.                                      | Denied/Refunded | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Permit Renewals | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| <b>Total</b>                               |                 | 10       | \$ 1,350  | 5    | \$ 650   | 15           | \$ 1,800  | 9    | \$ 1,850  | \$ 25,000 |
| <b>SANITARY PERMITS (POWTS)</b>            |                 |          |           |      |          |              |           |      |           |           |
| Residential                                | New             | -        | -         | -    | -        | -            | -         | 1    | 280       | -         |
|  | Replacement     | 1        | 280       | 1    | 355      | 2            | 560       | 3    | 915       | -         |
|  | Reconnect       | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Modify          | 1        | 150       | -    | -        | -            | 150       | -    | -         | -         |
|  | Repairs         | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Additional Fees | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Commercial                                 | New             | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Replacement     | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Reconnect       | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Modify          | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | Additional Fees | -        | -         | -    | -        | -            | -         | -    | -         | -         |
|  | <b>Total</b>    | 2        | \$ 430    | 1    | \$ 355   | 2            | \$ 710    | 4    | \$ 1,195  | \$ 15,000 |
| <b>NON-METALLIC MINING PERMITS</b>         |                 |          |           |      |          |              |           |      |           |           |
| Annual Permit Fees                         |                 | 17       | 14,300    | 2    | 3,400    | 17           | 14,300    | 15   | 14,300    | -         |
| <b>Total</b>                               |                 | 17       | \$ 14,300 | 2    | \$ 3,400 | 17           | \$ 14,300 | 15   | \$ 14,300 | \$ -      |
| <b>BOARD OF ADJUSTMENT</b>                 |                 |          |           |      |          |              |           |      |           |           |
| Special Exception                          |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Variances                                  |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Appeals                                    |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| <b>Total</b>                               |                 | -        | \$ -      | -    | \$ -     | -            | \$ -      | -    | \$ -      | \$ 2,000  |
| <b>PLANNING &amp; ZONING COMMITTEE</b>     |                 |          |           |      |          |              |           |      |           |           |
| Zoning Change                              |                 | -        | -         | 2    | 750      | -            | -         | 3    | 1,125     | -         |
| Conditional Use Permits                    |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Variances/Amendments                       |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| <b>Total</b>                               |                 | -        | \$ -      | 2    | \$ 750   | -            | \$ -      | 3    | \$ 1,125  | \$ 5,000  |
| <b>MISC.</b>                               |                 |          |           |      |          |              |           |      |           |           |
| Rental Weatherization                      |                 | 1        | 25        | 1    | 25       | 2            | 50        | 1    | 25        | 500       |
| Wisconsin Fund                             |                 | -        | -         | -    | -        | -            | -         | -    | -         | 500       |
| Misc. Fees                                 |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| <b>Total</b>                               |                 | 1        | \$ 25     | 1    | \$ 25    | 2            | \$ 50     | -    | \$ 25     | \$ 1,000  |
| <b>SURVEYOR</b>                            |                 |          |           |      |          |              |           |      |           |           |
| Certified Survey Maps                      |                 | -        | -         | 2    | 345      | 1            | 165       | 4    | 705       | 4,000     |
| Preliminary Plats                          |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| Final Plats                                |                 | -        | -         | -    | -        | -            | -         | -    | -         | -         |
| <b>Total</b>                               |                 | -        | \$ -      | 2    | \$ 345   | 1            | \$ 165    | 4    | \$ 705    | \$ 4,000  |
| <b>GIS (Geographic Information System)</b> |                 |          |           |      |          |              |           |      |           |           |
| Map Sales                                  |                 | -        | 15        | -    | 35       | -            | 15        | -    | 50        | 500       |
| Land Records Transfer                      |                 | -        | 1,824     | -    | 2,112    | -            | 4,128     | -    | 4,456     | 25,000    |
| <b>Total</b>                               |                 | -        | \$ 1,839  | -    | \$ 2,147 | -            | \$ 4,143  | -    | \$ 4,506  | \$ 25,500 |
| <b>GRAND TOTAL</b>                         |                 | 30       | 17,944    | 13   | 7,672    | 37           | 21,168    | 35   | 23,706    | \$ 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:**

**CBE = City of Berlin**

**CGL = City of Green Lake**

**CMS = City of Markesan**

**CPR = City of Princeton**

**VKG = Village of Kingston**

**VMQ = Village of Marquette**

**TBE = Town of Berlin**

**TGL = Town of Green Lake**

**TBY = Town of Brooklyn**

**TKG = Town of Kingston**

**TMC = Town of Mackford**

**TMN = Town of Manchester**

**TMQ = Town of Marquette**

**TPR = Town of Princeton**

**TST = Town of St. Marie**

**TSE = Town of Seneca**

**Other abbreviations:**

**Prn = principal structure**

**Acc = accessory structure**

**Alt = alterations**

**Res = residential**

**Com = commercial**

**Ag = agricultural**

**Repl = replace**

**Recn = reconnect**

**LUP = land use permit**

**Mncp or Muni = municipality**

**WRP = wetland restoration project**

**Fam = family**

GREEN LAKE COUNTY

For 02/01/16 - 02/29/16

Revenue Summary Report

FJRES01A

Periods 02 - 02

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               | 25.00                | 25.00               | 475.00         | 5.00                    |
| 16-100-10-44400-000-000 Land Use Permits                      | 25,000.00            | 650.00               | 1,850.00            | 23,150.00      | 7.40                    |
| 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             | 750.00               | 1,125.00            | 3,875.00       | 22.50                   |
| 16-100-10-44409-000-000 Non-Metallic Mining                   | .00                  | 3,400.00             | 14,300.00           | -14,300.00     | .00                     |
| 16-100-10-44410-000-000 Sanitary Permits                      | 15,000.00            | 355.00               | 1,195.00            | 13,805.00      | 7.97                    |
| 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               | 35.00                | 50.00               | 450.00         | 10.00                   |
| 16-100-10-46762-000-000 Certified Survey Maps                 | 4,000.00             | 345.00               | 705.00              | 3,295.00       | 17.63                   |
| 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            | 5,560.00             | 19,250.00           | 58,250.00      | 24.84                   |

For 02/01/16 - 02/29/16

Expenditure Summary Report

FJEXS01A

Periods 02 - 02

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

| <u>Account No/Description</u>                                  | <u>Adjusted Budget</u> | <u>Y-T-D Encumb</u> | <u>Period Expended</u> | <u>Y-T-D Expended</u> | <u>Available Balance</u> | <u>Percent Used</u> |
|--|------------------------|---------------------|------------------------|-----------------------|--------------------------|---------------------|
| <b>10 Land Use Planning and Zoning</b>                         |                        |                     |                        |                       |                          |                     |
| <b>53610 Code Enforcement</b>                                  |                        |                     |                        |                       |                          |                     |
| 16-100-10-53610-110-000 Salaries                               | 290,700.80             | .00                 | 20,990.40              | 26,609.00             | 264,091.80               | 9.15                |
| 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                 | 1,582.22               | 2,007.01              | 20,231.60                | 9.02                |
| 16-100-10-53610-153-000 Ret. Employer Share                    | 19,186.25              | .00                 | 1,385.37               | 1,756.19              | 17,430.06                | 9.15                |
| 16-100-10-53610-154-000 Health Insurance                       | 47,888.58              | .00                 | 3,658.98               | 8,323.72              | 39,564.86                | 17.38               |
| 16-100-10-53610-155-000 Life Insurance                         | 885.24                 | .00                 | 73.77                  | 110.65                | 774.59                   | 12.50               |
| 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                 | .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                 | .00                    | 317.00                | 683.00                   | 31.70               |
| 16-100-10-53610-320-001 Publications-PZ Public Hearing         | 1,500.00               | .00                 | 277.50                 | 515.50                | 984.50                   | 34.37               |
| 16-100-10-53610-321-000 Seminars                               | 1,000.00               | 99.00               | 394.00                 | 409.00                | 492.00                   | 50.80               |
| 16-100-10-53610-324-000 Member Dues                            | 500.00                 | .00                 | .00                    | 340.00                | 160.00                   | 68.00               |
| 16-100-10-53610-330-000 Travel                                 | 1,000.00               | .00                 | 63.72                  | 63.72                 | 936.28                   | 6.37                |
| 16-100-10-53610-352-000 Vehicle Maintenance                    | 1,000.00               | .00                 | 39.80                  | 90.57                 | 909.43                   | 9.06                |
| 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>99.00</b>        | <b>28,465.76</b>       | <b>40,627.36</b>      | <b>360,673.12</b>        | <b>10.15</b>        |
| <b>53610 Code Enforcement</b>                                  |                        |                     |                        |                       |                          |                     |
| 16-101-10-53610-999-004 Professional Services                  | .00                    | .00                 | 653.45                 | 812.45                | -812.45                  | .00                 |
| <b>53610 Code Enforcement</b>                                  | <b>.00</b>             | <b>.00</b>          | <b>653.45</b>          | <b>812.45</b>         | <b>-812.45</b>           | <b>.00</b>          |
| <b>10 Land Use Planning and Zoning</b>                         | <b>401,399.48</b>      | <b>99.00</b>        | <b>29,119.21</b>       | <b>41,439.81</b>      | <b>359,860.67</b>        | <b>10.35</b>        |

GREEN LAKE COUNTY

For 02/01/16 - 02/29/16

Revenue Summary Report

FJRES01A

Periods 02 - 02

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            | 2,112.00             | 4,456.00            | 20,544.00      | 17.82                   |
| 20 GIS                                       | 151,000.00           | 2,112.00             | 4,456.00            | 146,544.00     | 2.95                    |

**GREEN LAKE COUNTY**

For 02/01/16 - 02/29/16

**Expenditure Summary Report**

FJEXS01A

Periods 02 - 02

Land Use & Zoning Month End Expenses

MEE100-20-SHUTE

| <u>Account No/Description</u>                                    | <u>Adjusted Budget</u> | <u>Y-T-D Encumb</u> | <u>Period Expended</u> | <u>Y-T-D Expended</u> | <u>Available Balance</u> | <u>Percent Used</u> |
|--|------------------------|---------------------|------------------------|-----------------------|--------------------------|---------------------|
| <b>20 GIS</b>  |                        |                     |                        |                       |                          |                     |
| <b>100 General Fund</b>  |                        |                     |                        |                       |                          |                     |
| 16-100-20-51711-120-000 GIS Specialist Wage Cont Interdept Trans | 25,000.00              | .00                 | .00                    | .00                   | 25,000.00                | .00                 |
| 16-100-20-51711-240-000 WLIP Base Grant                          | 75,000.00              | .00                 | 11,852.00              | 11,852.00             | 63,148.00                | 15.80               |
| 16-100-20-51711-246-000 WLIP Education Grant                     | 1,000.00               | .00                 | 190.36                 | 470.36                | 529.64                   | 47.04               |
| 16-100-20-51711-301-000 WLIP Strategic Grant                     | 50,000.00              | .00                 | .00                    | .00                   | 50,000.00                | .00                 |
| <b>100 General Fund</b>  | <b>151,000.00</b>      | <b>.00</b>          | <b>12,042.36</b>       | <b>12,322.36</b>      | <b>138,677.64</b>        | <b>8.16</b>         |
| <b>20 GIS</b>  | <b>151,000.00</b>      | <b>.00</b>          | <b>12,042.36</b>       | <b>12,322.36</b>      | <b>138,677.64</b>        | <b>8.16</b>         |

# Land Use Permits February 2016

| <i>Mncp</i>  | <i>Last Name</i>              | <i>First Name</i> | <i>Site Address</i> | <i>Prn/Acc</i> | <i>New/Alt</i> | <i>Res/Com/Ag</i> | <i>Project Cost</i> | <i>LUP Fee</i> |
|--|-------------------------------|-------------------|---------------------|----------------|----------------|-------------------|---------------------|----------------|
| <i>TBE</i>   |                               |                   |                     |                |                |                   |                     |                |
|  | Davey                         | Jeffrey D         | Klondike Rd         | Acc            | New            | Ag                | \$25,000.00         | \$150.00       |
| <i>Summary for 'Mncp' = TBE (1 detail record)</i>  |                               |                   |                     |                |                |                   |                     |                |
| <b>Sum</b>   |                               |                   |                     |                |                |                   | \$25,000.00         | \$150.00       |
| <b>Standard</b>                                    |                               |                   |                     |                |                |                   | 19.00%              | 23.08%         |
| <i>TGL</i>   |                               |                   |                     |                |                |                   |                     |                |
|  | William H & Beverly L Fox JRI |                   | W1458 Miller Rd     | Acc            | Alt            | Ag                | \$0.00              | \$0.00         |
|  | William H & Beverly L Fox JRI |                   | W1458 Miller Rd     | Acc            | New            | Ag                | \$30,000.00         | \$150.00       |
|  | Fechner                       | Ronald K          | N2916 N Kearley Rd  | Prn            | Alt            | Res               | \$16,000.00         | \$150.00       |
| <i>Summary for 'Mncp' = TGL (3 detail records)</i> |                               |                   |                     |                |                |                   |                     |                |
| <b>Sum</b>   |                               |                   |                     |                |                |                   | \$46,000.00         | \$300.00       |
| <b>Standard</b>                                    |                               |                   |                     |                |                |                   | 34.96%              | 46.15%         |
| <i>TMN</i>   |                               |                   |                     |                |                |                   |                     |                |
|  | Beechy                        | Harley            | W4472 County Road X | Prn            | Alt            | Res               | \$60,000.00         | \$150.00       |
| <i>Summary for 'Mncp' = TMN (1 detail record)</i>  |                               |                   |                     |                |                |                   |                     |                |
| <b>Sum</b>   |                               |                   |                     |                |                |                   | \$60,000.00         | \$150.00       |
| <b>Standard</b>                                    |                               |                   |                     |                |                |                   | 45.60%              | 23.08%         |
| <i>TPR</i>   |                               |                   |                     |                |                |                   |                     |                |
|  | Anderson                      | Dean A/Susan J    | W5489 Pete Ln       | Acc            | New            | Res               | \$575.00            | \$50.00        |
| <i>Summary for 'Mncp' = TPR (1 detail record)</i>  |                               |                   |                     |                |                |                   |                     |                |
| <b>Sum</b>   |                               |                   |                     |                |                |                   | \$575.00            | \$50.00        |
| <b>Standard</b>                                    |                               |                   |                     |                |                |                   | 0.44%               | 7.69%          |
| <b>Grand Total</b>                                 |                               |                   |                     |                |                |                   | \$131,575.00        | \$650.00       |

## *Sanitary Permits February 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            | Bicking          | Michael           | N8738 Landing Rd    | 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>100.00%</b>  |
| <b>Grand Total</b>                                     |                 |                  |                   |                     |                        | <b>\$355.00</b> |



## *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(3-18-16) @ Atty S.Sorenson's office, CUP app. forthcoming.          |
|             | Keith A           | Meyer                | N6640 County Road PP  | 1/22/2010     | 2/17/2010           |                    | Subdivided lands without CSM and proper rezone (Update 3-8-16) Summons & Complaint served 3-5-16.                            |
| <i>TGL</i>  |                   |                      |                       |               |                     |                    |  |
|             | George A.         | Dallas               | W1144 Spring Grove Rd | 3/17/2016     |                     |                    | Outdoor Lighting Violation. Three (3) fixtures trained on westerly neighbor.   |
| <i>TMC</i>  |                   |                      |                       |               |                     |                    |  |
|             | Randall/Deborah   | Schure               | Schure Rd             | 4/5/2010      |                     |                    | Land division without CSM or rezone. C.Counsel to resolve after Meyer violation or if lot sizes are amended in A-1 District. |
| <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               | W985 CTH V          |                         | 7/1/2015          | 8/27/2015        |                    | Corp counsel sent letter on March 7, 2016     |
|             | David & Julie        | Jones               | N8486 CTH F         |                         | 7/1/2015          | 8/27/2015        |                    | Corp counsel sent letter on March 7, 2016     |
|             | David & Julie        | Jones               | W1016 CTH AA        |                         | 7/1/2015          | 8/27/2015        |                    | Corp counsel sent letter on March 7, 2016     |
|             | David & Julie        | Jones               | N8184 STH 49        |                         | 7/1/2015          | 8/27/2015        |                    | Corp counsel sent letter on March 7, 2016     |
|             | David & Julie        | Jones               | N8228 STH 49        |                         | 7/1/2015          | 8/27/2015        |                    | Corp counsel sent letter on March 7, 2016     |
|             | David & Julie        | Jones               | N8570 CTH F         |                         | 4/1/2015          | 5/27/2015        |                    | Corp counsel sent letter on March 7, 2016     |
| <i>TBY</i>  |                      |                     |                     |                         |                   |                  |                    |   |
|             | Keith A              | Meyer               | N6640 CTH PP        |                         | 7/1/2015          | 8/27/2015        |                    | Courth date set for April 14, 2016            |
| <i>TKG</i>  |                      |                     |                     |                         |                   |                  |                    |   |
|             | Rhonda K             | Rhode               | W6521 W North St    |                         | 9/1/2015          | 10/2/2015        |                    | Waiting for B & C Pumping to file a report    |
| <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         |                  |                    | On B&C Pumpings list to pump in the next week |
| <i>TPR</i>  |                      |                     |                     |                         |                   |                  |                    |   |
|             | Monina               | Thatcher            | N5818 Oak Tree Acr  |                         | 11/5/2015         |                  |                    |   |
|             |                      | MAS Rentals LLC     | N5513 CTH C         | 8/11/2011               | 8/11/2011         | 12/29/2015       |                    | Has until April 25, 2016 to correct violation |
|             | Our                  | Home LLC            | W5802 Oxbow Trl     |                         | 7/1/2015          | 8/27/2015        |                    | Corp counsel sent letter on March 7, 2016     |

DATCP Gant Summary

**Farmland Preservation Plan**

| <u>FPP planned activity</u>  | <u>Projected expense</u> | <u>Actual expense</u> | <u>Grant Revenue</u> |
|--|--------------------------|-----------------------|----------------------|
| Independent Contractor (professional services and reimbursable expenses by Martenson & Eisele) | 34,870 (35,100)          | 36,685.08             | 18,342.54            |
| County Staff and Administration  | 21,000                   | 10,615.28             | 5,307.64             |
| Support expenses   |                          |                       |                      |
| Copying, printing, postage   | 2,500                    |                       |                      |
| County employee mileage expense  | 500                      |                       |                      |
| Public planning session expense  | <u>800</u>               |                       |                      |
| Total  | 3,800                    | 2,275.42              | 1,137.71             |
| Ad Hoc Committee   | <u>2,900</u>             | <u>2,095.18</u>       | <u>1,047.59</u>      |
| Grand Totals   | \$62,570                 | 51,670.96             | 25,835.48            |

Non-Grant Gant Summary

**Comprehensive Plan**

Comprehensive Plan

|  |                 |           |
|--|-----------------|-----------|
| Independent Contractor (professional services and Reimbursable expenses by Martenson & Eisele) | 18,600 (19,000) | 18,039.08 |
|--|-----------------|-----------|

**Net Cost, including all planned activities**

|  |                    |
|--|--------------------|
| Total expense of all planned activities related to development of a Farmland Preservation Plan, and County Comprehensive Plan. | \$69,710.04        |
| Less DATCP Farmland Preservation Plan Grant ( 50% of plan activities expenses up to \$30,000)                                  | <u>25,835.48</u>   |
| <b>NET COST</b>  | <b>\$43,874.56</b> |

**Net Cost, only including independent contractor**

|   |                    |
|---|--------------------|
| Total expense of independent contractor, including professional services and reimbursable expenses for the Farmland Preservation Plan, and County Comprehensive Plan. | \$54,724.16        |
| Less DATCP Farmland Preservation Plan Grant ( 50% of plan activities expenses up to \$30,000)   | <u>25,835.48</u>   |
| <b>NET COST</b>   | <b>\$28,888.68</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

April 7, 2016

### Mobile Tower Siting

**WHO:** State of Wisconsin

**WHAT:** Changes to Local Powers to Regulate Mobile Tower Siting

**WHEN:** July 1, 2013 as part of the 2013-2015 Biennium Budget

**WHY:** The bill was not vetted, (not sure why?)

**HOW:** See Below...

66.0404 Wis. Stats.

In the past, Green Lake County had the power to regulate where a mobile tower site could be located. This power has been greatly reduced due to the State's adoption of the 2013-2014 Biennium Budget.

At first glance, the Green Lake County Land Use Planning & Zoning Department determined that mobile tower siting applicants would still be directed through the conditional use permit (CUP) process for all new tower installations. The LUP&Z Department believed that the CUP process would be sufficiently appropriate to incorporate restrictions on proposed mobile tower site locations to protect private property and infrastructure interests.

More recently, Staff has become aware that the CUP process is not the appropriate method. 66.0404(2)(a) Wis. Stats. states that ... Subject to the provisions and limitations of this section, a political subdivision may enact a zoning ordinance under 59.69, 60.61 or 62.23 to regulate ... the siting and construction of a new mobile service support structure and facilities. However, 66.0404(2)(i) states that ... If a political subdivision has in effect on July 2, 2013, an ordinance that applies to the activities described under par.(a) and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the activity.

66.0404 is a law that was written by the mobile tower siting industry. They have agreed to and expect to encounter all of its provisions. It is staff's belief that none of the protections for private property owners or infrastructure can be required without these provisions being adopted into the County zoning ordinance. Furthermore, a mobile tower site applicant may choose to not even apply for a conditional use permit or land use permit as they could claim that our current zoning ordinance is inconsistent with the state law.

## 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, April 7, 2016, at 5:30 p.m.* to consider the following item:

**Item I: Owners:** Thomas & Tim Graff **General legal description:** W2015 Center Road & W2188 County Road B, Parcels 006-00310-0000, 006-00310-0100, 006-00343-0000, #006-00344-0000, 006-00348-0000, 006-00348-0100, 006-00311-0000, & 006-00313-0000, Part of the SW¼ of Section 17, part of the SE¼ of Section 18, and part of the NE¼ of Section 19, T15N, R13E, Town of Green Lake, total affected acres ±208 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District and R-4 Rural Residential.

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: March 24, 2016  
March 31, 2016*

CANCELLED