



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, May 3, 2018:

Packet Pages:

- 1-2 **Amended** Agenda
- 3-5 Draft meeting minutes from April 5, 2018
- 6-8 Monthly reports
- 9-10 Land use permits and sanitary permits issued in March
- 11-13 Land use & sanitary septic violations
- 14 Public hearing notice
- 15-27 Item I: Dan W & Kathleen M Dumke and Lynn W & Lisa M Dumke
Rezone ± 35 acres from I-Industrial District to A-1 Farmland Preservation District, and
 ± 5 acres from I-Industrial District to R-4 Rural Residential District
- 28-45 Item II: Brave Industries, LLC – Robert Hargrave
Conditional use permit request for an addition to a metal fabrication job shop
- 46-57 Item III: David Radtke
Rezone ± 2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial
District. To be determined by certified survey map
- 58-69 Item IV: Mark A. Guderski Successor Co-Trustee
Rezone ± 5 acres from C-2 Extensive Commercial District to R-4 Rural Residential
District
- 70-106 Item V: Green Lake County Land Use Planning and Zoning Committee
Amend Code of Green Lake, Chapter 300 of the Floodplain Zoning Ordinance. The
purpose of the ordinance amendment is to remain compliant with the National Flood
Insurance Program (NFIP) by adopting recent FEMA and WDNR changes to NR116

If you have questions or need additional information, please contact the Land Use
Planning & Zoning Department at (920) 294-4156.



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee
571 County Road A, Green Lake, WI 54941

*The Land Use Planning & Zoning Committee members
will be appointed at the April 17th County Board meeting.*

***AMENDED AGENDA 05/02/18 cd**

Date: Thursday, May 3, 2018 Time: 5:15 p.m.

Government Center, West Wing, Lower Level, County Board Room

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

1. Call to order
2. Pledge of Allegiance
3. Certification of open meeting law
4. Roll call
5. Approval of agenda
6. Approval of 04/05/18 minutes
- *6a. Correction of 11/02/17 minutes**
7. Election of Committee Chair
8. Election of Committee Vice-Chair
9. Public comments: 3-minute limit
10. Public appearances
11. Correspondence
12. Department activity reports
 - a. Financial reports
 - b. Permits
 - c. Violation reports
 - d. POWTS inventory & maintenance update
- *e. Discuss Floodplain Ordinance**
- *f. Discussion related to the status of the City of Berlin's ETZA in the Town of Berlin**
13. Department/Committee Activity
14. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
June 7, 2018
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

6:30 p.m. Public Hearing

Item I: Owners/Applicants: Dan W & Kathleen M Dumke and Lynn W & Lisa M Dumke
General legal description: South Gate Rd, Parcel #012-00394-0000 (±40 acres), Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester **Request:** Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District, and ±5 acres from I-Industrial District to R-4 Rural Residential District. To be determined by certified survey map.

- a) Public Hearing
- b) Committee Discussion & Deliberation

- c) Committee Decision
- d) Execute Determination Form/Ordinance

Item II: Owners/Applicants: Brave Industries, LLC – Robert Hargrave **General legal description:** W594 State Road 23 49, Parcel #004-00285-0200 (±1 acre), Lot 1, Certified Survey Map 1364, Part of the SE¼ of Section 14, T16N, R13E, Town of Brooklyn **Request:** Conditional use permit request for an addition to a metal fabrication job shop.

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

Item III: Owners/Applicants: David Radtke **General legal description:** N3503, N3507, N3511 State Road 73, Parcel#014-00682-0000 (±1 acre) and #014-00687-0000 (±34.8 acres), Part of the NW¼ & SW¼ of Section 22, T15N, R12E, Town of Marquette **Request:** Rezone ±2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District. To be determined by certified survey map.

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

Item IV: Owners/Applicants: Mark A. Guderski Successor Co-Trustee **General legal description:** W1548 County Road K, Parcel #006-00159-0000 (±5 acres), Part of the NW¼ of Section 9, T15N, R13E, Town of Green Lake **Request:** Rezone ±5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.

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

Item V: Applicant: Green Lake County Land Use Planning and Zoning Committee **Request:** Amend Code of Green Lake, Chapter 300 of the Floodplain Zoning Ordinance. The purpose of the ordinance amendment is to remain compliant with the National Flood Insurance Program (NFIP) by adopting recent FEMA and WDNR changes to NR116. The proposed ordinance amendment is available for review and inspection at the County Government Center, Land Use Planning & Zoning Department, 571 County Road A, Green Lake, WI, and the county website. To view the proposed floodplain zoning ordinance amendment on the website:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Go to Downloads and click on Floodplain Zoning Ordinance Amendment

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

15. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, April 5, 2018**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:16 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: **Robert Lyon, Harley Reabe, Rich Slate (5:57 p.m.), Michael Starshak, Peter Wallace**

Absent:

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Wallace/Reabe, unanimously carried, to approve the minutes of 03/01/18.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman discussed the monthly financial reports, land use permits, and septic permits reports.

b. Violations

Kirkman discussed the list of land use violations and septic violations.

c. POWTS inventory & maintenance update

Kirkman reported that the maintenance and inventory updates are now complete. He is working on an issue with DSPS regarding a discrepancy in what they reported as a deadline date and consequences of missing that date. More information will be presented at the May meeting.

DEPARTMENT/COMMITTEE ACTIVITY

a. Floodplain Zoning Ordinance update

Kirkman – The committee began reviewing the draft Floodplain Zoning Ordinance at §300.42 *Floodproofing* and completed their review. Kirkman explained the proposed amendments. The public hearing is scheduled for May 3rd.

b. Contract Mailing

Kamke – Reported that she will be sending out brochures to contractors explaining some of the new regulations regarding shoreland zoning including a spreadsheet that aids in impervious surface calculations.

c. Recognize out-going committee members

Kirkman expressed the department's appreciation for the time and effort that committee members, Rich Slate and Michael Starshak, have given to the Land Use Planning and Zoning Committee.

6:15 p.m. The committee recessed until 6:30 p.m.

6:30 p.m. The committee reconvened.

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/Applicants: Zodrow Properties, LLC, John & Angela Zodrow **General legal description:** State Road 23, Parcel #004-00351-0100 (±7.88 acres) & #004-00339-0200 (±16.15 acres), Part of the SW¼ of Section 16, T16N, R13E, Town of Brooklyn **Request:** Rezone ±11.37 acres from C-2 Extensive Commercial, A-2 General Agriculture, and R-1 Single-family Residence Districts to R-4 Rural Residential District.

a) Public hearing

Jim Snyder, W1662 North Street – Asked questions about water control, the existing berm, and zoning in the south west corner of the property. Kirkman addressed his concerns.

Public hearing closed.

b) Committee decision

Kirkman explained the request and read through the criteria for rezoning these parcels. The Town of Brooklyn does not object to and approves the request.

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

Item II: Owners/Applicants: Forrest E & Lois L Linger Family Trust - Stuart L Linger, Successor Co-Trustee **General legal description:** N2569 Marquette Rd, Parcel #014-00793-0000 (±40 acres), Part of the SE¼ of Section 31, T15N, R12E, Town of Marquette **Request:** Rezone ±3.32 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

a) Public hearing

No one appeared.

Public hearing closed.

b) Committee discussion & deliberation

Kirkman explained the request and read through the criteria used when rezoning lands. The Town of Marquette does not object to and approves the request.

c) Committee decision

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

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Floodplain Zoning Ordinance Public Hearing

b. Meeting Date

May 3, 2018

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

6:48 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

FEES RECEIVED		MARCH				YEAR TO DATE				BUDGET
		2017		2018		2017		2018		2018
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	1	600	-	-	4	1,550	1	150	-
	Alterations	4	450	9	2,550	9	1,450	11	2,850	-
Commercial	New	-	-	-	-	-	-	-	-	-
	Alterations	1	500	1	150	2	1,100	2	300	-
Agricultural	New	1	150	1	150	4	600	2	550	-
	Alterations	1	150	-	-	2	300	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		8	\$ 1,850	11	\$ 2,850	21	\$ 5,000	16	\$ 3,850	\$ 34,800 11%
SANITARY PERMITS (POWTS)										
Residential	New	2	560	1	280	4	1,120	2	560	-
	Replacement	1	280	1	280	3	915	5	1,400	-
	Reconnect	-	-	1	280	-	-	1	280	-
	Modify	-	-	-	-	-	-	-	-	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	-	-	-	-	-	-	-
	Replacement	-	-	-	-	-	-	-	-	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
	Total	3	\$ 840	3	\$ 840	7	\$ 2,035	8	\$ 2,240	\$ 24,600 9%
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,500	18	15,300	-
Total		-	\$ -	-	\$ -	18	\$ 14,500	18	\$ 15,300	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	1	375	-	-	2	750	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	1	\$ 375	-	\$ -	2	\$ 750	\$ 750 100%
PLANNING & ZONING COMMITTEE										
Zoning Change		2	750	2	750	4	1,875	5	1,875	-
Conditional Use Permits		1	375	1	375	2	1,125	1	375	-
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-
Total		3	\$ 1,125	3	\$ 1,125	6	\$ 3,000	6	\$ 2,250	\$ 7,000 32%
MISC.										
Rental Weatherization		5	125	-	-	6	150	-	-	-
Wisconsin Fund		-	-	-	-	-	-	-	-	6,500
Applied Funds - Code Enforcement		-	141	-	-	-	402	-	-	-
Total		5	\$ 266	-	\$ -	6	\$ 552	-	\$ -	\$ 6,500 0%
SURVEYOR										
Certified Survey Maps		6	1,005	3	525	9	1,875	9	1,530	6,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
Miscellaneous		-	125	-	-	-	125	-	-	-
Total		6	\$ 1,130	3	\$ 525	9	\$ 2,000	9	\$ 1,530	\$ 6,000 26%
GIS (Geographic Information System)										
Map Sales		-	-	-	-	-	62	-	10	200
Land Records Transfer		-	-	-	-	-	7,024	-	-	27,000
Land Information Grant		-	2,400	-	-	-	9,080	-	-	9,080
Total		-	\$ 2,400	-	\$ -	-	\$ 16,166	-	\$ 10	\$ 36,280 0%
GRAND TOTAL		25	7,611	21	5,715	67	43,253	59	25,930	\$ 115,930
									Total	22%

POWTS REIMBURSEMENT				
Septic Installation 10/07/15	\$	6,480.00		
Account #18-101-10-49320-000-000			Year- end 2017	Mar-18
Principal & Interest Payments	\$	4,395.18	\$	35.97
			YTD 2018	Balance
			\$	127.48
			\$	1,957.34

For 03/01/18 - 03/31/18

Revenue Summary Report

FJRES01A

Periods 03 - 03

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<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					
18-100-10-43502-000-000 Wisconsin Fund Grant	6,500.00	.00	.00	6,500.00	.00
18-100-10-44400-000-000 Land Use Permits	34,800.00	2,850.00	3,850.00	30,950.00	11.06
18-100-10-44400-001-000 BOA Public Hearing	750.00	375.00	750.00	.00	100.00
18-100-10-44400-002-000 PZ Public Hearing	7,000.00	1,125.00	2,250.00	4,750.00	32.14
18-100-10-44409-000-000 Non-Metallic Mining	.00	.00	15,300.00	-15,300.00	.00
18-100-10-44410-000-000 Sanitary Permits	24,600.00	840.00	2,240.00	22,360.00	9.11
18-100-10-46131-001-000 GIS Map Sales	200.00	.00	10.00	190.00	5.00
18-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
18-100-10-46752-000-000 Certified Survey Maps	6,000.00	525.00	1,530.00	4,470.00	25.50
18-100-10-47411-000-000 Interdepartment transfer/Land Records	27,000.00	.00	.00	27,000.00	.00
10 Land Use Planning and Zoning	115,930.00	5,715.00	25,930.00	90,000.00	22.37

For 03/01/18 - 03/31/18

Expenditure Summary Report

FJEXS01A

Periods 03 - 03

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<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>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
18-100-10-53610-110-000 Salaries	277,102.00	.00	31,346.40	56,350.85	220,751.15	20.34
18-100-10-53610-140-000 Meeting Payments	600.00	.00	.00	.00	600.00	.00
18-100-10-53610-151-000 Social Security	21,201.00	.00	2,356.67	5,561.38	15,639.62	26.23
18-100-10-53610-153-000 Ret. Employer Share	18,569.00	.00	2,100.24	4,876.20	13,692.80	26.26
18-100-10-53610-154-000 Health Insurance	63,361.00	.00	4,780.08	20,340.24	43,020.76	32.10
18-100-10-53610-155-000 Life Insurance	504.00	.00	41.97	125.91	378.09	24.98
18-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	650.00	1,750.00	7,750.00	18.42
18-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	.00	300.00	.00
18-100-10-53610-245-000 Wisconsin Fund Grant	6,500.00	.00	.00	.00	6,500.00	.00
18-100-10-53610-307-000 Training	916.00	.00	300.00	493.03	422.97	53.82
18-100-10-53610-310-000 Office Supplies	3,005.00	.00	44.99	73.56	2,931.44	2.45
18-100-10-53610-312-000 Field Supplies	300.00	.00	24.30	60.30	239.70	20.10
18-100-10-53610-320-000 Publications-BOA Public Hearing	500.00	.00	.00	.00	500.00	.00
18-100-10-53610-320-001 Publications-PZ Public Hearing	2,000.00	.00	.00	406.00	1,594.00	20.30
18-100-10-53610-321-000 Seminars	1,085.00	.00	125.00	125.00	960.00	11.52
18-100-10-53610-324-000 Member Dues	100.00	.00	.00	100.00	.00	100.00
18-100-10-53610-330-000 Travel	500.00	.00	.00	80.66	419.34	16.13
18-100-10-53610-352-000 Vehicle Maintenance	734.00	.00	24.10	80.12	653.88	10.92
18-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	25,000.00	.00	.00	.00	25,000.00	.00
53610 Code Enforcement	431,777.00	.00	41,793.75	90,423.25	341,353.75	20.94
10 Land Use Planning and Zoning	431,777.00	.00	41,793.75	90,423.25	341,353.75	20.94

Land Use Permits: 03/01/18 - 03/31/18



Parcel Number	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
002-00311-0000	Berlin	N8722 River Rd	Charles A Johnson	\$ 50.00	\$ 800.00	Garden/yard shed
004-00944-0100	Brooklyn	N5100 Lawson Dr	American Baptist Assembly	\$ 150.00	\$ 30,000.00	Replace existing deck/patio
004-01089-0000	Brooklyn	N5599 County Road A	Audra K Hazelberg	\$ 500.00	\$ 392,000.00	1/2 story above house; new garage
004-02141-0000	Brooklyn	W2416 Eagles Roost Ln	Steven Blaha	\$ 150.00	\$ 10,000.00	Garage
006-01433-0000	Green Lake	W2866 Kahl Rd	John Thomas Finnegan	\$ 400.00	\$ 205,000.00	Home addition, deck, replace front porch
006-01680-0000	Green Lake	W1144 Spring Grove Rd	George D Dallas	\$ 150.00	\$ 20,000.00	Covered entryway/porch
010-00361-0103	Mackford	Lovers Ln/County Rd O	Jason N Dykstra	\$ 150.00	\$ 12,000.00	Agricultural pole shed
010-00464-0300	Mackford	N1096/N1098 Pleasant Dr	Steve Dzbinski	\$ 600.00	\$ 100,000.00	Convert existing structure to a duplex
014-00916-0000	Marquette	W6290 Elm St	Jaimes T Johnson	\$ 150.00	\$ 20,000.00	Enclose existing sunroom
016-01065-0000	Princeton	W3335 Orchard Ave	Peter Kavooras	\$ 400.00	\$ 265,000.00	Bedroom addition, upper & lower
016-01510-0100	Princeton	N4486 S Lakeshore Dr	Steven Semler	\$ 150.00	\$ 53,110.00	Permeable patio with fire pit & grill station
Total				\$ 2,850.00	\$ 1,107,910.00	



Sanitary Permits: 03/01/18 - 03/31/18

Parcel Number	Town	Site Address	Owners	Permit Fee	Permit Type
008-00464-0000	Kingston	N705 County Road FF	Dalton Rod & Gun Club	\$ 280.00	New System
018-00084-0100	St. Marie	N7295 Whitetail Ln	Anthony G Barone	\$ 280.00	Replacement System
008-00244-0200	Kingston	W6404 Gillette Dr	Mark Hoffman	\$ 280.00	Reconnect
Total				\$ 840.00	

Land Use Violations 05/03/18



Parcel #	Town	Site Address	Owner Name	Vio Type	Violation Description	# Vios
004-00356-0000	Brooklyn	N Lawson	Egbert Excavating, Inc	Zoning	Expansion of a use which requires new conditional use permit	3
010-00464-0300	Mackford	N1096 Pleasant Dr	Dzbinski, Steven D & Irene E	Zoning	Illegally converted barn to duplex without LUP.	2
014-00420-0000	Marquette	W6853 Puckaway Rd	Hutton-Okpalaeke, Matthew U	Zoning	2 of 3 vehicles are verified as removed from the property; third i	1
016-00769-0000	Princeton	W5913 State Road 23	Crivello, Derek A	Shoreland	No LUP issued for new structures on property & additions to par	2
016-01519-0000	Princeton	N4442 S Lakeshore Dr	Weslee Wickus Properties, LLC	Shoreland	Patio in shoreland setback without LUP	2

POWTS Violation Report 05/03/18



Parcel Number	Town	Site Address	Owner Name	Violation Type	Violation Description	# Vios
004-00161-0000	Brooklyn	W1773 COUNTY ROAD J	IONE PISCHKE IRREV INCOME TRUST	POWTS Violation	Tank overfull and discharging to ground surface.	1
004-00224-0300	Brooklyn	W516 BROOKLYN J RD	CRUMP, GORDON M & SUSAN F	POWTS Violation	Tank overfull and discharging to ground surface.	1
004-00280-0800	Brooklyn	W740 STATE ROAD 23 49	WOYAK, GREGORY A	POWTS Violation	Tank baffles not present or secure.	1
004-00285-0400	Brooklyn	W586 STATE ROAD 23 49	SHRADER, ROBERT & BONNIE	POWTS Violation	Tank failure not structurally sound.	1
004-00286-0300	Brooklyn	N6219 SUNNYSIDE RD	KELMA, AUDREY I	POWTS Violation	Tank failure not structurally sound.	1
004-00311-0000	Brooklyn	W1287 N LAWSON DR	JOHN RICHTER REAL ESTATE LLC	POWTS Violation	Holding tank overflowing to ground.	1
004-00315-0200	Brooklyn	W1002 STATE ROAD 23 49	COACHLITE GREEN LAKE LLC	POWTS Violation	Tank overfull and discharging to ground surface.	4
004-00319-0100	Brooklyn	W1049 STATE ROAD 23 49	ABEL, RADENE M	POWTS Violation	Tank failure not structurally sound.	1
004-00320-0300	Brooklyn	W963 STATE ROAD 23 49	WALLENFANG REV INTERVIVOS TRUST NOLAN FRA	POWTS Violation	Tank overfull and discharging to ground surface.	3
004-00410-1211	Brooklyn	W1734 NORTH ST	K J W PROPERTIES LLC	POWTS Violation	Alarm/floats/pump failure in dose tank.	1
004-00425-0000	Brooklyn	W2466 PRINCETON RD	KOEHN, PAUL	POWTS Violation	Top of drywell collapsed.	3
004-00443-0300	Brooklyn	W2354 STATE ROAD 23	JULI REALTY LLC	POWTS Violation	Tank overfull and discharging to ground surface.	3
004-00470-0302	Brooklyn	N6057 ROBIN LN	FAUCETTE, RONALD & DANI	POWTS Violation	Filter not functioning properly.	1
004-00688-0000	Brooklyn	W1973 S LAWSON DR	LA MIRE, CLARENCE W & JOANN I	POWTS Violation	Tank lid not properly secured.	5
004-00690-0200	Brooklyn	W2005 IRVING PARK RD	CHIER, DEAN	POWTS Failure	Probable surface discharge.	1
004-00771-0000	Brooklyn	W239 PRAIRIE RD	MACHKOVICH, STEVEN E & JENNY L	POWTS Violation	Tank lid not properly secured.	1
004-00931-0000	Brooklyn	N5325 LAWSON DR	AMERICAN BAPTIST ASSEMBLY	POWTS Violation	Holding tank overflowing to ground.	2
004-01002-0000	Brooklyn	W2201 HICKORY RD	NANCY L CODY HYNES TRUST	POWTS Violation	Holding tank overflowing to ground.	6
004-01759-0000	Brooklyn	W2035 TAYLOR LEE LN	SCHABERG, DAVID L	POWTS Violation	Filter not functioning properly.	1
004-01775-0000	Brooklyn	W2615 S VALLEY VIEW DR	LAWSONIA INC	POWTS Violation	Lid on tank not properly secured.	1
004-01781-0000	Brooklyn	N5959 CASS CT	SHULTZ, ANGELA F	POWTS Violation	Tank overfull and discharging to ground surface.	1
006-00800-0100	Green Lake	N4550 HORNER RD	THORP, EDWIN C & HOLLY J	POWTS Violation	Tank failure not structurally sound.	1
006-00471-0100	Green Lake	W103 STATE ROAD 44	NIEMUTH, NICHOLAS R	POWTS Violation	Tank overfull and discharging to ground surface.	5
006-00829-0100	Green Lake	W2710 COUNTY ROAD K	THOMAS W MILLS DEC OF TRUST	POWTS Violation	Tank overfull and discharging to ground surface.	1
006-01108-0100	Green Lake	W1128 SCOTT HILL RD	FEENEY, JOHN S	POWTS Violation	Tank failure not structurally sound.	1
006-01267-0000	Green Lake	N3129 LAKE SHORE DR	MUNRO, EUGENE E	POWTS Violation	Tank overfull and discharging to ground surface.	2
008-00018-0100	Kingston	W7291 COUNTY ROAD B	LAMBRIGHT, SARAH W	POWTS Violation	No vents on dispersal cell to check system for functionality.	1
008-00170-0000	Kingston	N1634 COUNTY ROAD FFF	BUFFINGTON, JOHN C	POWTS Violation	Filter not functioning properly.	1
010-00187-0000	Mackford	W1161 COUNTY ROAD S	DENK, JOEL C	POWTS Failure	Probable surface discharge.	1
010-00250-0100	Mackford	N1842 N BRAVE RD	LARMAY CONSTRUCTION INC	POWTS Violation	DSPS 382.10(2)(d); Section 145.135(1); Section 334-4C(1)(b)	1
012-00258-0000	Manchester	N1615 MADISON ST	DARSCH, DONALD M	POWTS Violation	Lid on tank not properly secured.	3

014-00234-0100	Marquette	W5620 PINE RD S	GERTH, GREGORY J & LORELLE J	POWTS Violation	Tank overfull and discharging to ground surface.	1
014-00406-0000	Marquette	W6848 JOLIN RD	ESGAR, JEFFREY W	POWTS Violation	Tank overfull and discharging to ground surface.	1
014-00912-0000	Marquette	W6260 LAKEVIEW DR N	DEVALK, KEITH A	POWTS Violation	Tank lid not properly secured with locking device.	1
014-00954-0000	Marquette	W5282 PINE RD N	STEEGER, KEITH	POWTS Violation	Tank overfull and discharging to ground surface.	3
016-00069-0100	Princeton	W4706 STATE ROAD 23 73	GAGNE FORD MERCURY INC	POWTS Violation	Holding tank overflowing to ground.	2
016-00079-0200	Princeton	N5792 COUNTY ROAD D	GRAETZ, DANIEL F & DENISE C	POWTS Failure	Surface discharge of sewage/effluent	1
016-00112-0100	Princeton	W4537 STATE ROAD 23 73	SORENSEN, PATRICK L & LISA M	POWTS Violation	Tank lid not properly secured.	6
016-00140-0000	Princeton	W4022 OLD GREEN LAKE RD	MARSCHALL, CRYSTAL M	POWTS Violation	Tank overfull and discharging to ground surface.	16
016-00155-0100	Princeton	W3464 OLD GREEN LAKE RD	HOME OF DIVINE MERCY INC	POWTS Violation	No vents on dispersal cell to check system for functionality.	1
016-00155-0101	Princeton	No Address Available	BARN IN BETHLEHEM LLC	POWTS Violation	Filter not functioning properly.	1
016-00172-0000	Princeton	W3457 STATE ROAD 23	BOGUCKE, DAVID J	POWTS Violation	Top of drywell collapsed.	3
016-00410-0000	Princeton	N4682 COUNTY ROAD D	KALLAS, JOSEPH	POWTS Violation	Tank overfull and discharging to ground surface.	1
016-00465-0000	Princeton	N4467 HICKORY LN	RYAN, LYNN M	POWTS Violation	Lid on tank not properly secured.	3
016-00579-0000	Princeton	W5482 LOSINSKI RD	WEGNER, JAMES M	POWTS Violation	Tank failure not structurally sound.	2
016-00599-0000	Princeton	W5847 LOSINSKI RD	SCHMIDT JR, ROBERT C	POWTS Violation	Holding tank overflowing to ground.	2
016-00666-0200	Princeton	N6140 PLEASANT DR	ST LOUIS, JOSEPH	POWTS Violation	Tank overfull and discharging to ground surface.	2
016-00686-0100	Princeton	N5599 OAK TREE ACRES	SEEHAVER, DARREL C & CAROLYN I	POWTS Violation	Tank lid not properly secured.	1
016-00731-0100	Princeton	N5698 SODA RD	MC CURDY, DONALD M	POWTS Violation	Tank lid not properly secured with locking device.	1
016-00801-0300	Princeton	N5591 LOCK RD	CALAMITA, MICHAEL J	POWTS Violation	Tank overfull and discharging to ground surface.	14
016-00819-0100	Princeton	W5431 OXBOW TRL	SWANSON, JERRY D	POWTS Violation	Tank lid not properly secured.	1
016-00883-0100	Princeton	N5108 FOX RIVER LN	MEIDL, CHRISTOPHER J	POWTS Violation	Holding tank overflowing to ground.	2
016-00909-0300	Princeton	N5045 KUHARSKI RD	SOMMERFELDT, MICHAEL & TERESA	POWTS Violation	Holding tank overflowing to ground.	1
016-01084-0000	Princeton	N4611 OAK RD	MARKS, PAUL R	POWTS Violation	Tank lid not properly secured.	2
016-01087-0000	Princeton	N4621 OAK RD	SUMANIS, ROBERT A & LAURIE K	POWTS Violation	Tank lid not properly secured.	1
016-01113-0000	Princeton	N4570 ELM ST	PURPERO, CYNTHIA BETH	POWTS Violation	Tank failure not structurally sound.	1
016-01461-0000	Princeton	N5141 FOX RIVER LN	KIECK, WILLIAM A	POWTS Violation	Lid on tank not properly secured.	14
016-01481-0000	Princeton	W4834 EVERGREEN DR	WCS TRUST	POWTS Violation	Tank lid not properly secured.	1
016-01713-0000	Princeton	W4860 KRISTINE CT	DOMAN, KEN & SHIRLEY	POWTS Violation	Tank overfull and discharging to ground surface.	1
016-01808-0000	Princeton	N5580 SANDCREST LN	WILLIAMS, MARIA L	POWTS Violation	Tank failure not structurally sound.	1
018-00232-0000	St. Marie	N6736 PUCHYAN MARSH RD	WOLTER, DIANA A	POWTS Violation	Tank overfull and discharging to ground surface.	1
018-00271-0700	St. Marie	N6425 RIVER RD	WEDDE, ROBERT E	POWTS Violation	Tank baffles not present or secure.	1
018-00430-0000	St. Marie	N7335 LOCK RD	HAMMEN, RANDY M	POWTS Violation	Lid on tank not properly secured.	3
018-00470-0101	St. Marie	W3749 HUCKLEBERRY RD	WOESHNICK, PETER	POWTS Violation	Lid on tank not properly secured.	1
206-01859-0000	City of Berlin	459 HALLMAN ST	DORO, RICHARD J	POWTS Violation	Tank failure not structurally sound.	1

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, May 3, 2018, at 6:30 p.m.* to consider the following items:

Item I: Owners/Applicants: Dan W & Kathleen M Dumke and Lynn W & Lisa M Dumke **General legal description:** South Gate Rd, Parcel #012-00394-0000 (±40 acres), Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester **Request:** Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District, and ±5 acres from I-Industrial District to R-4 Rural Residential District. To be determined by certified survey map.

Item II: Owners/Applicants: Brave Industries, LLC – Robert Hargrave **General legal description:** W594 State Road 23 49, Parcel #004-00285-0200 (±1 acre), Lot 1, Certified Survey Map 1364, Part of the SE¼ of Section 14, T16N, R13E, Town of Brooklyn **Request:** Conditional use permit request for an addition to a metal fabrication job shop.

Item III: Owners/Applicants: David Radtke **General legal description:** N3503, N3507, N3511 State Road 73, Parcel#14-00682-0000 (±1 acre) and #014-00687-0000 (±34.8 acres), Part of the NW¼ & SW¼ of Section 22, T15N, R12E, Town of Marquette **Request:** Rezone ±2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District. To be determined by certified survey map.

Item IV: Owners/Applicants: Mark A. Guderski Successor Co-Trustee **General legal description:** W1548 County Road K, Parcel #006-00159-0000 (±5 acres), Part of the NW¼ of Section 9, T15N, R13E, Town of Green Lake **Request:** Rezone ±5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.

Item V: Applicant: Green Lake County Land Use Planning and Zoning Committee **Request:** Amend Code of Green Lake, Chapter 300 of the Floodplain Zoning Ordinance. The purpose of the ordinance amendment is to remain compliant with the National Flood Insurance Program (NFIP) by adopting recent FEMA and WDNR changes to NR116. The proposed ordinance amendment is available for review and inspection at the County Government Center, Land Use Planning & Zoning Department, 571 County Road A, Green Lake, WI, and the county website. To view the proposed shoreland zoning ordinance amendment on the website:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Go to Downloads and click on Floodplain Zoning Ordinance Amendment

All interested persons wishing to be heard at the public hearing are invited to attend. The public can direct written comments to the Land Use Planning & Zoning Department, P.O. Box 3188, Green Lake, WI 54941 or zoning@co.green-lake.wi.us. For information related to the outcome of this public hearing item, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

Publish: April 19 & 26, 2018

Item I:

Owners/Applicants:

Dan W. & Kathleen M. Dumke and Lynn W. & Lisa M. Dumke

General legal description:

Parcel number #012-00394-0000 (± 40 acres), South Gate Road, Part of the NW $\frac{1}{4}$ of Section 21, T14N, R12E, Town of Manchester

Request:

Rezone ± 35 acres from I-Industrial District to A-1 Farmland Preservation District, and ± 5 acres from I-Industrial District to R-4 Rural Residential District. To be determined by certified survey map.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

May 3, 2018

ITEM I: ZONING CHANGE

OWNER:

Dan & Kathleen Dumke

APPLICANT:

Lynn & Lisa Dumke

REQUEST: The owners/applicants are requesting a zoning change for ±5 acres from I, Industrial to R-4, Rural Residential District and ±35 acres from I, Industrial, to A-1, Farmland Preservation District.

PARCEL NUMBER / LOCATION: The affected parcel number is 012-00394-0000, located in the NW¼ of Section 21, T14N, R12E, Town of Manchester. The site proposed for zoning change is located on South Gate Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is I, Industrial District. The lands surrounding the subject site are a mixture of R-1, Single-Family Residence, A-1, Farmland Preservation District, A-2, General Agricultural District and I, Industrial District.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Non-Agricultural Development Area. According to Flood Boundary and Floodway Map Panel 55047C0187C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: According to the application, the owners/applicants would like to subdivide a ±5 acre lot for a family member to build a single-family dwelling. This parcel was originally considered for a non-metallic mining site, which in the past, required the zoning to be Industrial. After soil tests were performed, it was determined this site wasn't suitable for mining and has been used agriculturally ever since. This rezone will add more lands to the A-1 district and help preserve more acres under the Farmland Preservation Plan.

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

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

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

- The request is consistent with the County comprehensive plan goals to “preserve the rural character of the County as embodied in open spaces, such as the farmlands, forests, marshlands, and scenic or historic places. Assure that any future land use changes will not diminish the existing natural areas.”

- The nature and character of the parcel is conducive to rural residential and agricultural uses based on area and location.
- The use of the surrounding lands is residential and agricultural.
- The overall zoning scheme appears to be residential and agricultural, with some industrial activity to the northeast of this site. The proposed rezone is consistent with that scheme.
- It would appear the request is consistent with community goals relating to public health, morals, and safety as well as the public welfare, convenience, and general prosperity.

TOWN OF MANCHESTER: An Action Form requesting the Town of Manchester's input related to this zoning change request was mailed to the Town Clerk on March 5, 2018. The Town does not object to and approves of this request.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A, PO Box 3188
Green Lake, WI 54941
Ph (920) 294-4156

GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date 2/27/18

Zone Change from I to A-1 & R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name Dan W & Kathleen M Dumke

Mailing Address 960 W. John St, Markesan, WI 53946

Phone Number 920-382-7331

Signature Dan Dumke Kathleen Dumke Date 2-22-18

PROPERTY OWNER / APPLICANT (2)

Name LYNN W & LISA M DUMKE

Mailing Address 791 MAIN ST. DALTON, WI 53926

Phone Number 920-229-1650

Signature Lynn W Dumke & Lisa M Dumke Date 2-22-18

PROPERTY INFORMATION

Town of Manchester Parcel Number(s) 012-00394-0000

Acres 40 Lot _____ Block _____ Subdivision _____

Section 21 Town 14N North Range 12E East

Location of Property _____

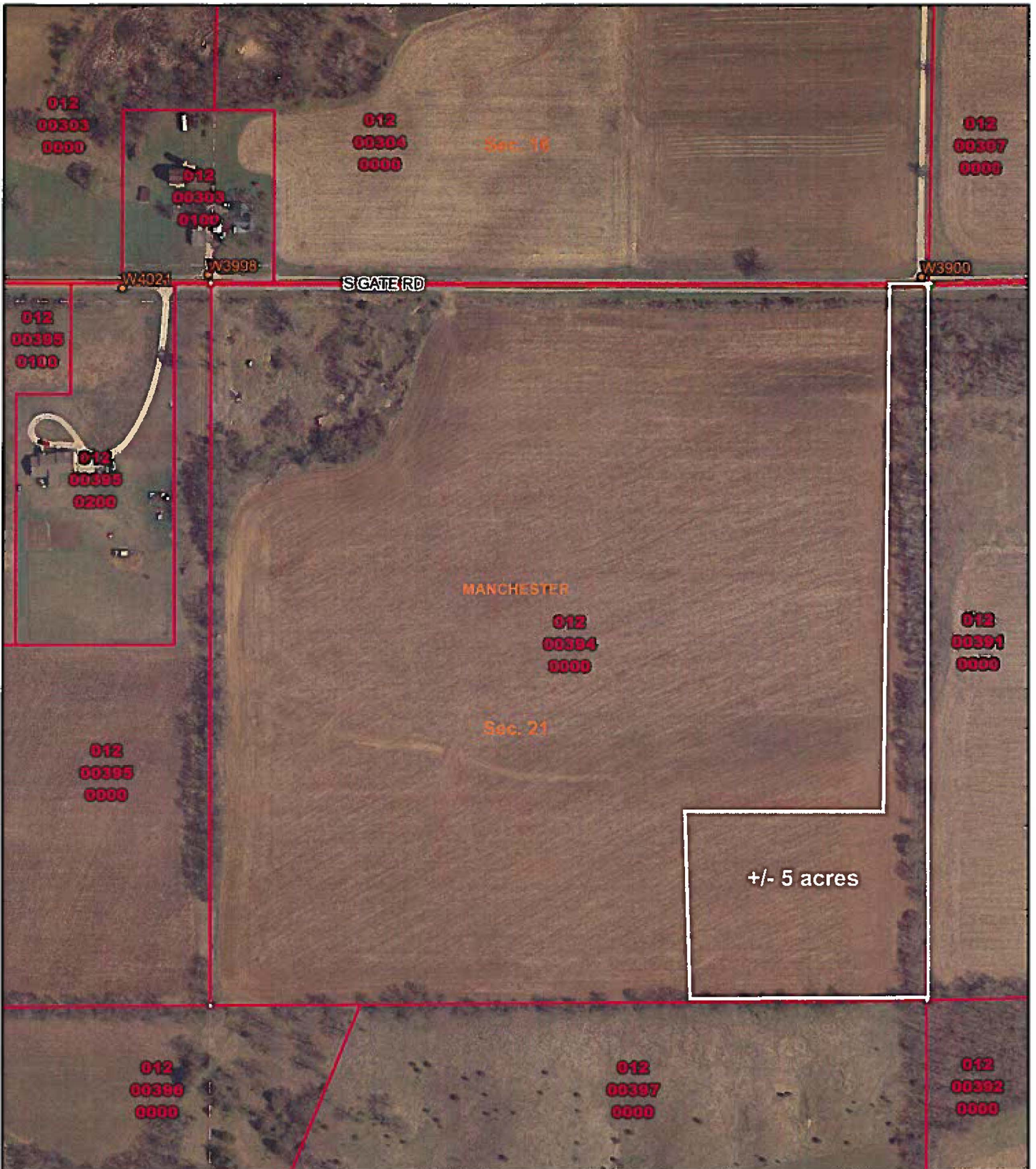
Legal Description NE 1/4 of the NW 1/4 Sec. 21

Current Zoning Classification Industrial Current Use of Property General Agricultural

Detailed Description of Proposed Use Continue agricultural and build house

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375.00
Conditional Use Permit \$375.00
Special Exception \$375.00
Variance/Appeal \$375.00



Green Lake County

1 inch = 250 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

Dumke Aerial
 Green Lake County, WI

Note:

Time: 3:07:17 PM
 Date: 2/8/2018

CERTIFIED SURVEY MAP

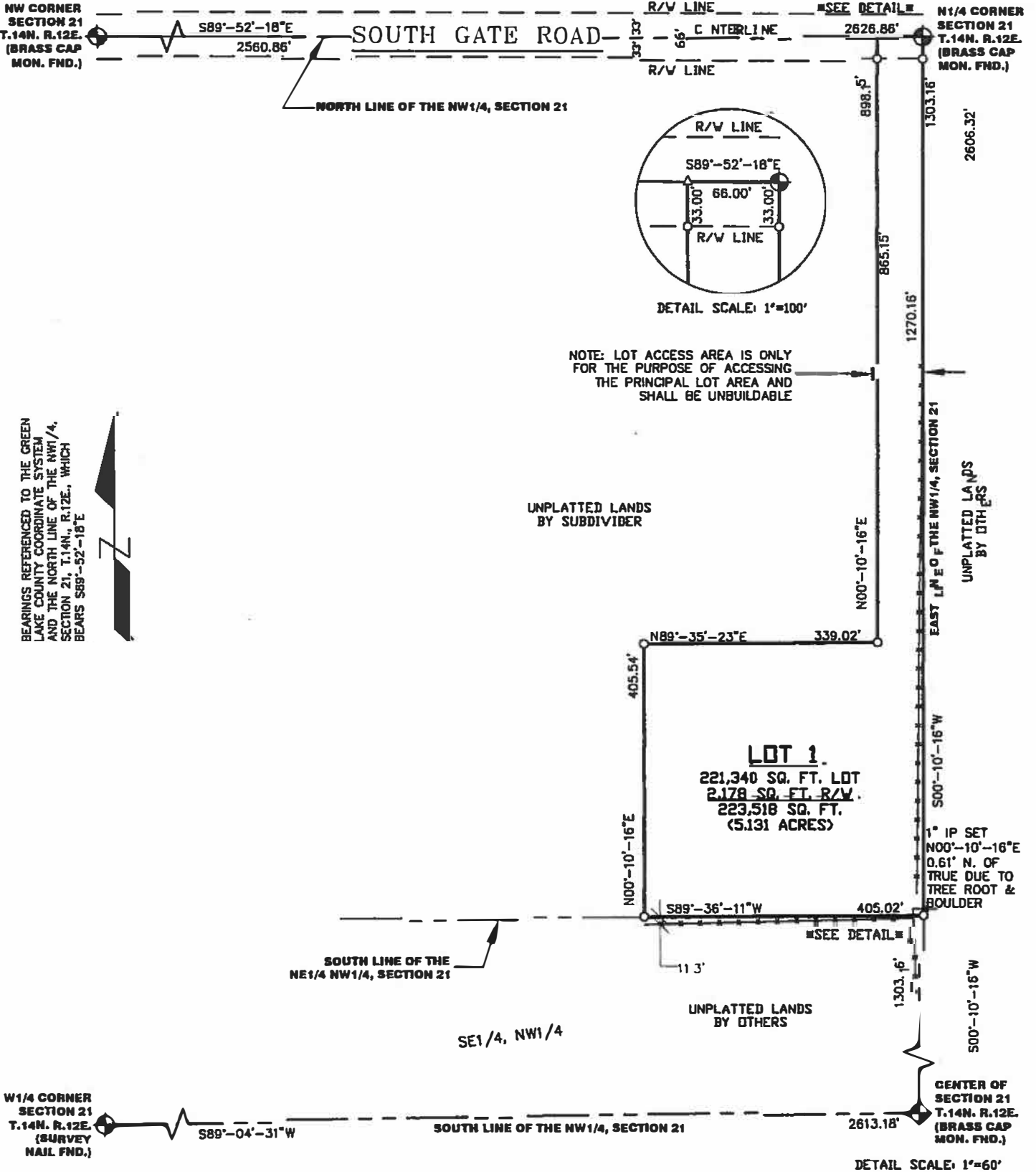
LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 21, T.14N., R.12E.,
TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN

GREEN LAKE COUNTY

CERTIFIED SURVEY MAP NO. _____

VOLUME _____

PAGE _____

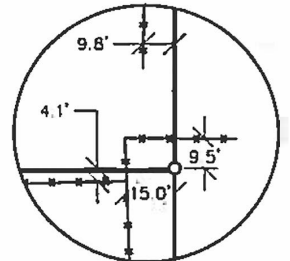


SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO CREATE A LOT FOR RURAL RESIDENTIAL USE.
- FRONT/SIDE SETBACK: 12' REAR YARD SETBACK: 25'

-LEGEND-

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- △ = MAG NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- +—+— = EXISTING WIRE FENCE



<h2 style="margin: 0;">MERIDIAN</h2> <p style="margin: 0;">SURVEYING, LLC</p> <p style="font-size: small; margin: 0;">N9637 Friendship Drive Office: 920-993-0881 Kaukauna, WI 54130 Fax: 920-273-6037</p>	DRAWN BY: J.B.	FIELD WORK DATE: 3-21-18	SURVEYED FOR: BILL DUMKE W3998 S. GATE RD. MARKESAN, WI 53946
	CHECKED BY: C.A.K.	FIELD BOOK: M-45, PG. 42	
JOB NO.: 10161	SHEET 1 of 4		

STATE OF WISCONSIN) SS
GREEN LAKE COUNTY)

CERTIFIED SURVEY MAP
BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 21,
T14N., R.12E. TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN

SHEET 2 OF 4

SURVEYOR'S CERTIFICATE:

I, Craig A. Keach, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of William Dumke, a parcel of land being a part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-One (21), Township Fourteen (14) North, Range Twelve (12) East, Town of Manchester, Green Lake County, Wisconsin containing 223,518 square feet (5.131 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 21 and the point of beginning; thence S00°-10'-16"W 1303.16 feet along the East line of the NW1/4 of said Section 21 to the Southeast Corner of the NE1/4 of the NW1/4 of said Section 21; thence S89°-36'-11"W 405.02 feet along the South line of the NE1/4 of the NW1/4 of said Section 21; thence N00°-10'-16"E 405.54 feet; thence N89°-35'-23"E 339.02 feet; thence N00°-10'-16"E 898.15 feet to a point on the North line of the NW1/4 of said Section 21; thence S89°-52'-18"E 66.00 feet along said North line to the point of beginning. Being subject to a road right-of-way easement for South Gate Road over the Northerly portion of the above described parcel as shown on sheet 1 of 4; also being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Green Lake County Land Division Ordinances in surveying, dividing, and mapping the same.

Dated this ___ day of _____, 2018

Wisconsin Professional Land Surveyor, S-2333
Craig A. Keach

GREEN LAKE COUNTY

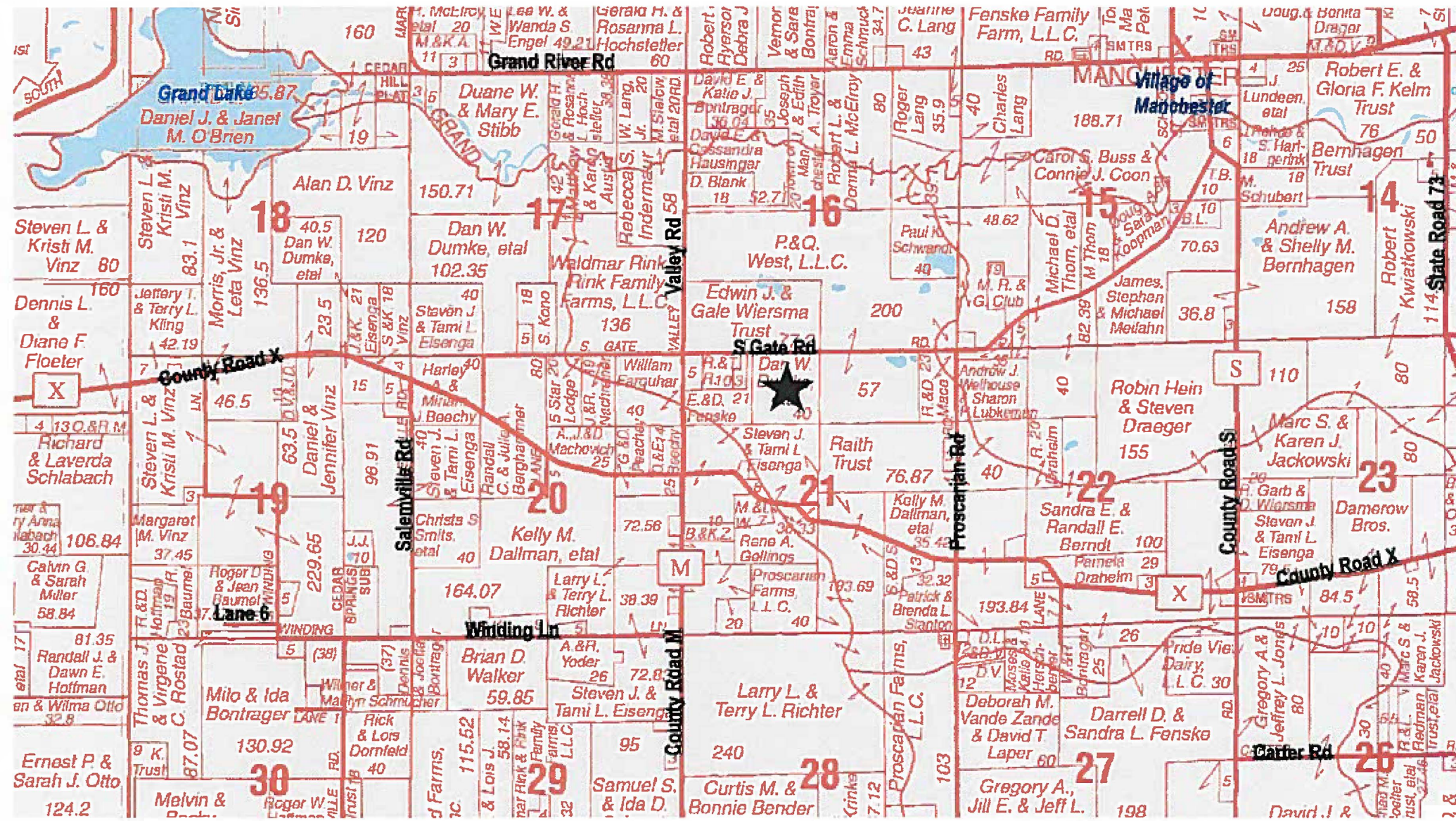
CERTIFIED SURVEY MAP NO. _____

VOLUME _____

PAGE _____

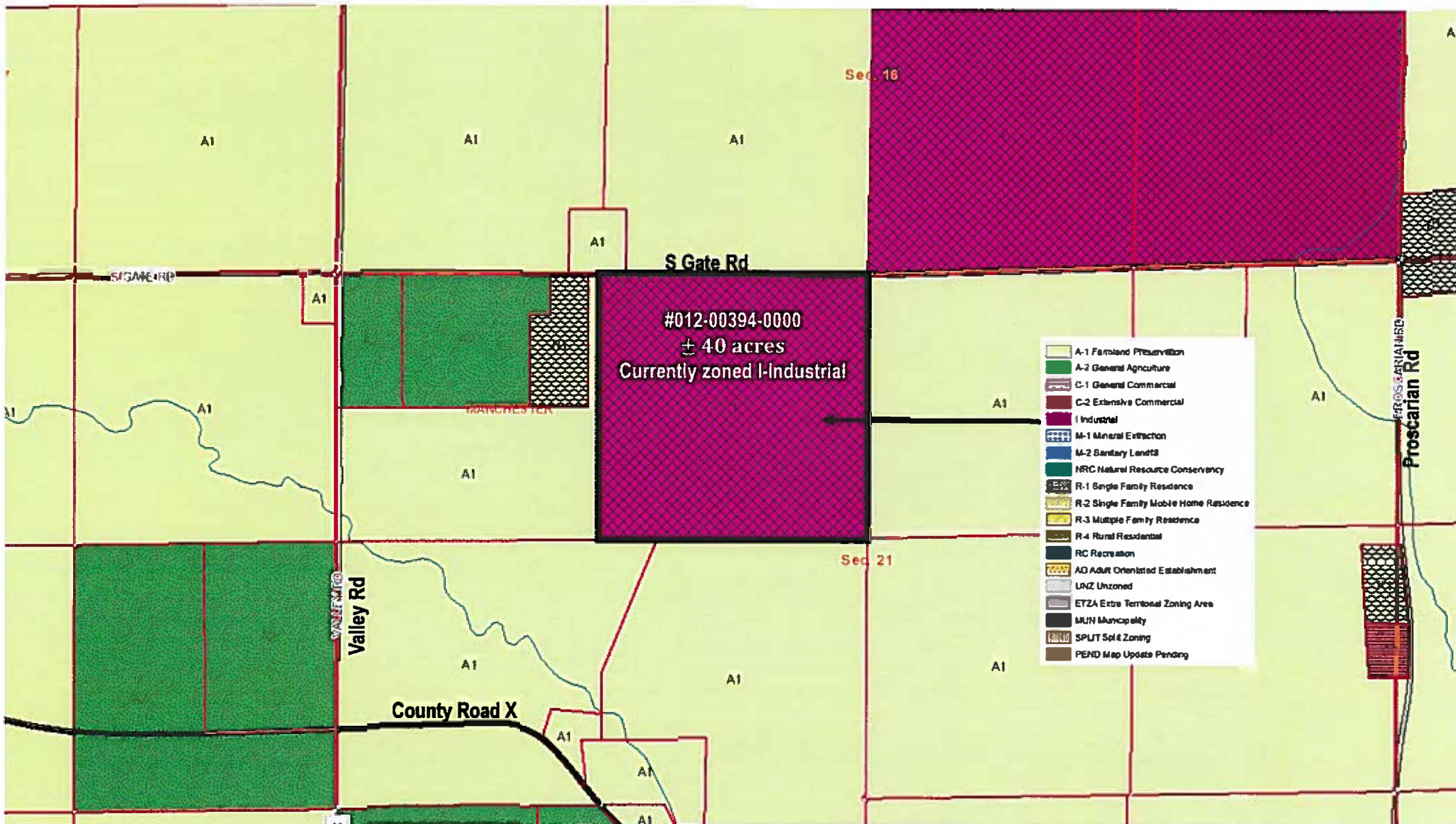
Dan W. & Kathleen M. Dumke and Lynn W. & Lisa M. Dumke

S. Gate Road, Parcel #012-00394-0000, ±40 acres, Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester
Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District and
±5 acres from I-Industrial District to R-4 Rural Residential District.



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

Dan W. & Kathleen M. Dumke and Lynn W. & Lisa M. Dumke
S. Gate Road, Parcel #012-00394-0000, ±40 acres, Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester
Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District and
±5 acres from I-Industrial District to R-4 Rural Residential District.

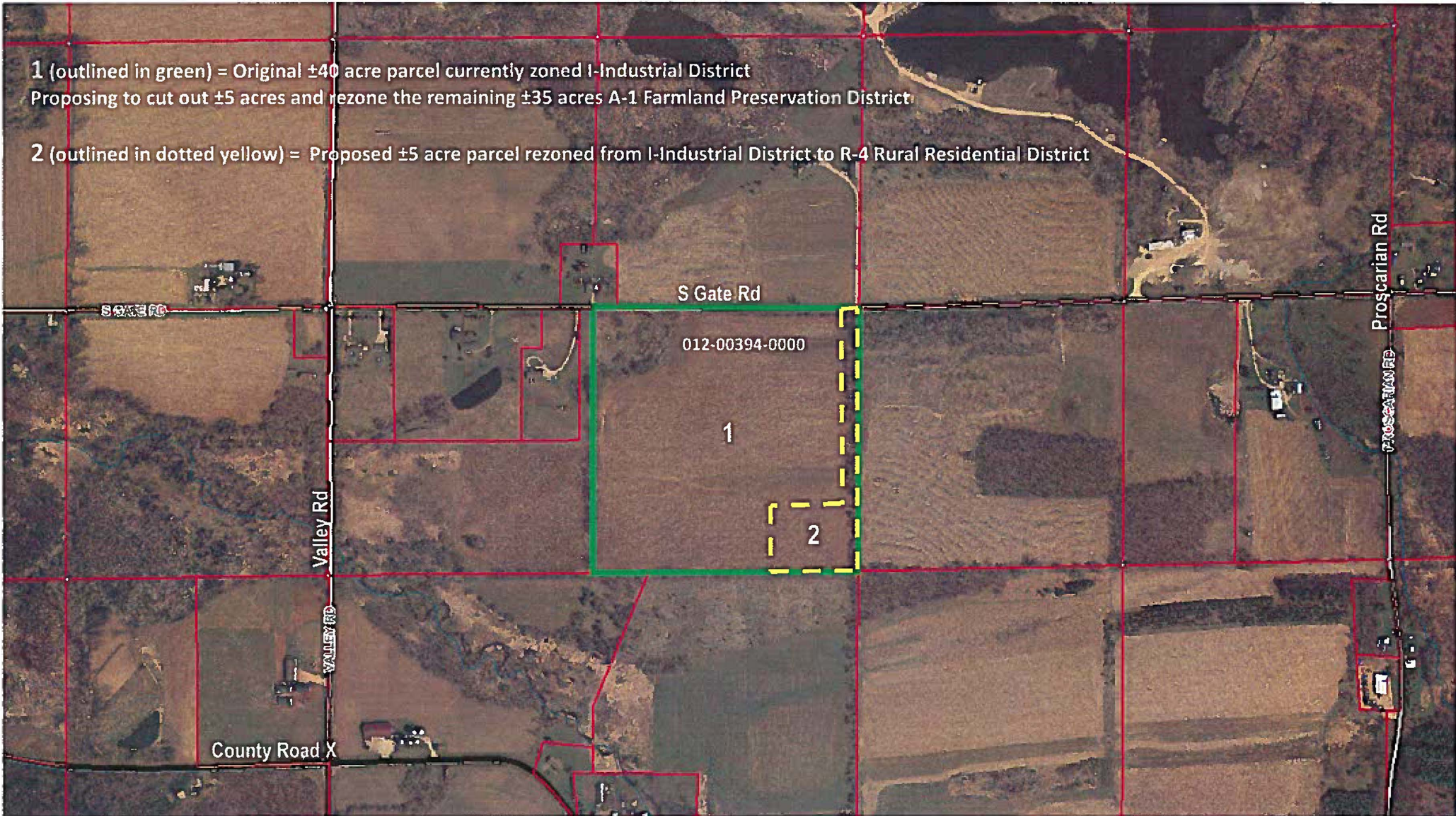


Dan W. & Kathleen M. Dumke and Lynn W. & Lisa M. Dumke

S. Gate Road, Parcel #012-00394-0000, ±40 acres, Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester
Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District and
±5 acres from I-Industrial District to R-4 Rural Residential District.

1 (outlined in green) = Original ±40 acre parcel currently zoned I-Industrial District
Proposing to cut out ±5 acres and rezone the remaining ±35 acres A-1 Farmland Preservation District

2 (outlined in dotted yellow) = Proposed ±5 acre parcel rezoned from I-Industrial District to R-4 Rural Residential District



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

Dan W. & Kathleen M. Dumke and Lynn W. & Lisa M. Dumke

**S. Gate Road, Parcel #012-00394-0000, ±40 acres, Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester
Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District and
±5 acres from I-Industrial District to R-4 Rural Residential District.**



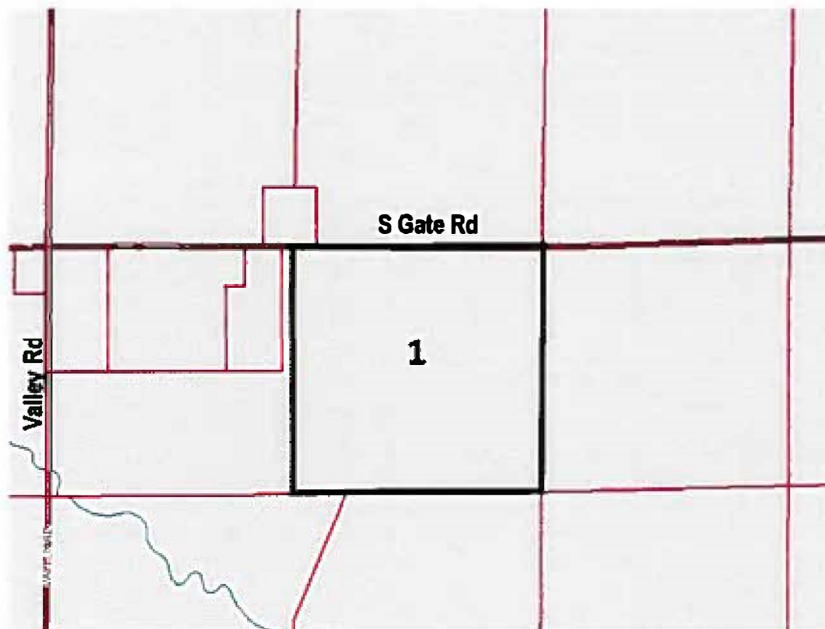
Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

Dan W. & Kathleen M. Dumke and Lynn W. & Lisa M. Dumke

**S. Gate Road, Parcel #012-00394-0000, ±40 acres, Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester
Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District and
±5 acres from I-Industrial District to R-4 Rural Residential District.**

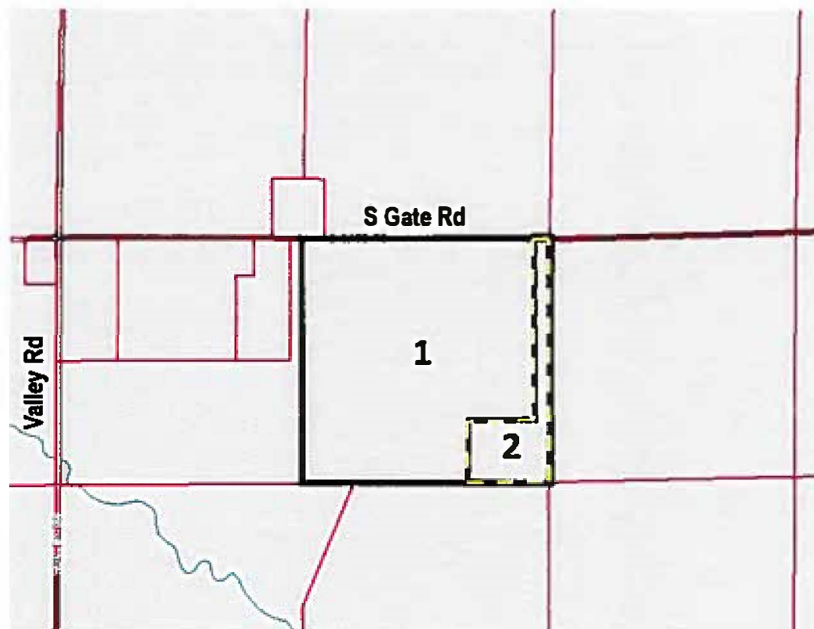
Existing Configuration:

**1 = Parcel #012-00394-0000, South Gate Road, ±40 acres,
currently zoned I-Industrial District.**



Existing Configuration:

**1 = ±35 acre lot rezoned from I-Industrial District to A-1
Farmland Preservation District.
2 = ±5 acre lot rezoned from I-Industrial District to R-4
Rural Residential District.**



Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Manchester, County of Green Lake, took the following action on MONDAY MARCH 12, 2018

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.***

Owners/Applicants: Dan W. & Kathleen M. Dumke and Lynn W. & Lisa M. Dumke

General legal description: Part of the NW¼ of Section 21, T14N, R12E, Town of Manchester

Parcel numbers: #012-00394-0000 (±40 acres)

Location of request: South Gate Road

Planned public hearing date: May 3, 2018

Request: Rezone ±35 acres from I-Industrial District to A-1 Farmland Preservation District, and ±5 acres from I-Industrial District to R-4 Rural Residential District. To be determined by certified survey map.

Corrine Krueger
Town Representative

3/12/2018
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: April 23, 2018

Item II:

Owner/Applicant:

Brave Industries, LLC – Robert Hargrave

General legal description:

Parcel number #004-00285-0200 (± 1 acre), W594 State Road 23 49, Lot 1, Certified Survey Map 1364, Part of the SE $\frac{1}{4}$ of Section 14, T16N, R13E, Town of Brooklyn

Request:

Conditional use permit request for an addition to a metal fabrication job shop.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

May 3, 2018

ITEM II: CONDITIONAL USE PERMIT

OWNER:

Brave Industries, LLC

APPLICANTS:

RHPro LLC: Bryan and Brady Hargrave

REQUEST: The applicants are requesting a conditional use permit for expansion of a design, welding, and custom metal fabrication business.

PARCEL NUMBER / LOCATION: Parcel 004-00285-0200, Lot 1 of Certified Survey Map 1364, located in the SE¼ of Section 14, T16N, R13E, in the Town of Brooklyn. The subject site is located at W594 State Road 23/49.

EXISTING ZONING AND USES OF ADJACENT AREA: The subject site is zoned Extensive Commercial (C-2) and has been used commercially. Immediately east are lands zoned General Agriculture (A-2), and just west are lands zoned Farmland Preservation (A-1); these lands are all used for residences with some agricultural operations. To the south and across State Road 23/49, are lands zoned Rural Residential (R-4) and Extensive Commercial (C-2) that are used residentially.

ADDITIONAL INFORMATION / ANALYSIS: Per the Land Use Planning and Zoning Department parcel files, this site has been zoned Extensive Commercial District (C-2) since 1984. Since then, the uses have been closely related, staying in the metal-working business with some recreational vehicle storage, repairs, and sales. As outlined in the Operational Plan provided by the applicants, the subject site has been in their family's ownership since 2015 as a design and project engineering company.

According to the application, the proposed 110ft x 60ft expansion to the building on the property will be utilized to provide necessary space for the growing business to more effectively complete projects. The existing 40ft x 60ft building will be remodeled with this expansion to better organize the shop area separate from the offices, restrooms, and formal waiting area. Outdoor contained storage (fenced yard space) is also proposed, and could be permitted without a Conditional Use Permit per the Zoning Ordinance.

The welding and metal fabrication use is **not** specifically listed in the Permitted or Conditional Uses of any zoning district. The Green Lake County Zoning Ordinance directs the Department in cases of proposed, unlisted uses to determine consistency with an established zoning district and to account for the effect of the proposal on the character of the neighborhood, through the Conditional Use Permit process.

This Department looked at historical and comparable uses in the county, and identified either the Extensive Commercial District (C-2) or the Industrial District (I) as matching uses. The proposed expansion of the existing use is more consistent with the uses allowed in the Extensive Commercial District than with Industrial District uses, as it is less intensive on the land, machining processes are contained entirely within a structure, and it matches most closely with establishments relying on administrative facilities on-site, which are found in the Extensive Commercial Zoning District.

As proposed, the building addition will remove the existing septic tank and drain field. It will also eliminate a majority of the lot from consideration for a new drain field, as it proposes to compact and/or disturb roughly 75% of the lot. As such, a Private Onsite Wastewater Treatment System (POWTS) installer will be able to recommend the most appropriate system type. A holding tank may be suitable for this project.

It is the charge of the Green Lake County Land Use Planning and Zoning Committee to assign any conditions they feel necessary with this use. Section 59.69(5e) Wis. Stats. was created to guide the factual review of conditional use requests:

Section 59.69(5e)(b)1. "If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence."

Section 59.69(5e)(a)2. "'Substantial evidence' means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion."

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

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

COUNTY STAFF COMMENTS: This request should be reviewed by the Committee to determine if it meets the standards of a conditional use permit as listed above. If the Committee is proposing to approve this request, the following conditions may be appropriate:

- 1) No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
- 2) The owners/applicants shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.
- 3) The owners/applicants shall apply for and obtain a new Sanitary Permit prior to any land use permit issuance.
- 4) No industrial wastes shall be disposed into the POWTS.
- 5) In areas that are not paved, adequate dust control measures be taken so as to not allow unreasonable amounts of dust to escape the subject site.
- 6) Where outside lighting fixtures are used, the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
- 7) Outside storage shall be limited to the designated area on the CUP site plan.

- 8) Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner and applicant (if applicable) and shall be provided to the Land Use Planning & Zoning Department prior to land use permit issuance.

TOWN OF BROOKLYN: An Action Form requesting the Town of Brooklyn's input related to this conditional use permit request was mailed to the Town Clerk on March 5, 2018.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A, PO Box 3188
Green Lake, WI 54941
Ph (920) 294-4156

GENERAL APPLICATION

Fee \$ 375.00 (not refundable)

Date FEB 28 2018

Zone Change from _____ to _____

Conditional Use Permit for ADDITION TO FACILITY

Other _____

PROPERTY OWNER / APPLICANT (1)

Name ROBERT HARGRAVE / BRAVE INDUSTRIES LLC

Mailing Address N7812 COUNTY RD A BERLIN WI 54923

Phone Number 920-290-0394

Signature Robert Hargrave Date 3/23/2018

PROPERTY OWNER / APPLICANT (2)

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of BROOKLYN Parcel Number(s) 004-00295-0200

Acres 1 Lot 1 Block _____ Subdivision _____

Section 14 Town 16 North Range 13 East

Location of Property W594 STATE ROAD 23/49

Legal Description Lot 1 of CSM1364, being a part of the NE 1/4 of the SE 1/4 of Section 14, Township 16 North, Range 13 East, in the Town of Brooklyn, Green Lake County, Wisconsin.

Current Zoning Classification C2 Current Use of Property COMMERCIAL / FABRICATION (METAL) SERVICES

Detailed Description of Proposed Use EXPANSION TO PROVIDE MORE SERVICES TO OTHER BUSINESSES IN THE SERVING AREA

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

- Fees: Zone Change \$375.00
- Conditional Use Permit \$375.00
- Special Exception \$375.00
- Variance/Appeal \$375.00

RHPro LLC Operational Plan

History:

RHPro was started in 2013 as a design and project engineering company by Rob Hargrave. He worked mainly on sites or at his home office during that time. In 2015 he purchased the metal fabrication shop located at W594 Highway 23. With engineering and design knowledge, he started fabricating items as people would stop by asking for things. As it got busier, Rob had his two sons, Bryan and Brady, start helping at the shop. Bryan had graduated from Fox Valley Technical College with a mechanical design degree and was at that time working for a company in Oshkosh as a Design Engineer. Brady just graduated from Fox Valley Technical College as well with an electro-mechanical technology degree and worked at Alliance Laundry Systems as a Lab Technician.

In early 2017, Rob was offered a new job where he was required to travel. The fabrication shop continued to bring in work while Rob was gone, which required Bryan and Brady to work after their full-time jobs to keep up with the demand. As time went on, and the days became long nights, Bryan and Brady left their full-time jobs of 3 years and purchased RHPro LLC from Rob to pursue the dream of owning and succeeding in running a small business.

It has been one year since Bryan and Brady purchased RHPro. Currently, RHPro has one full time employee and two part time employees working with Bryan and Brady.

Summary:

This summary is our formal request for a Conditional Use Permit, allowing us to expand our building size.

RHPro is a design, welding, and custom metal fabrication business. Our services include 2D and 3D design capabilities, welding, machining, prototyping, forming, and CNC plasma cutting.

We are looking to expand since the size of our current location is limited on shop space. There have been many jobs requiring us to keep the garage doors open, or work outside due to the size of the project. Wisconsin weather does not make this enjoyable, effective, or reputable.

With an addition onto the existing building, it would allow us to work on multiple jobs at the same time, effectively complete larger jobs, and give us the opportunity to add additional employees.

Business Plans:

Our current building size is 40ft x 60ft (2400 sq.ft.). We are looking to add an additional 110ft x 60ft (6600 sq. ft.) onto the north side of our existing building. The addition would suit our needs for a very long time.

If the business would continue to grow past this expansion, we would look into a second or one much larger location.

Addition:

Office

The approximate 6600 sq. ft. addition will let us expand our office space to allow a front desk and a more formal office entrance and waiting area.

Material Storage

We will have a larger and more organized storage area for material. This will allow us to keep more material on hand for customers.

Space

With the size of the new addition, we will move or update machinery accordingly to use the items more effectively. We will have more room to work and move material where needed. This space advantage makes it more efficient and allows multiple people to work in different areas of the shop without being in the way of one another.

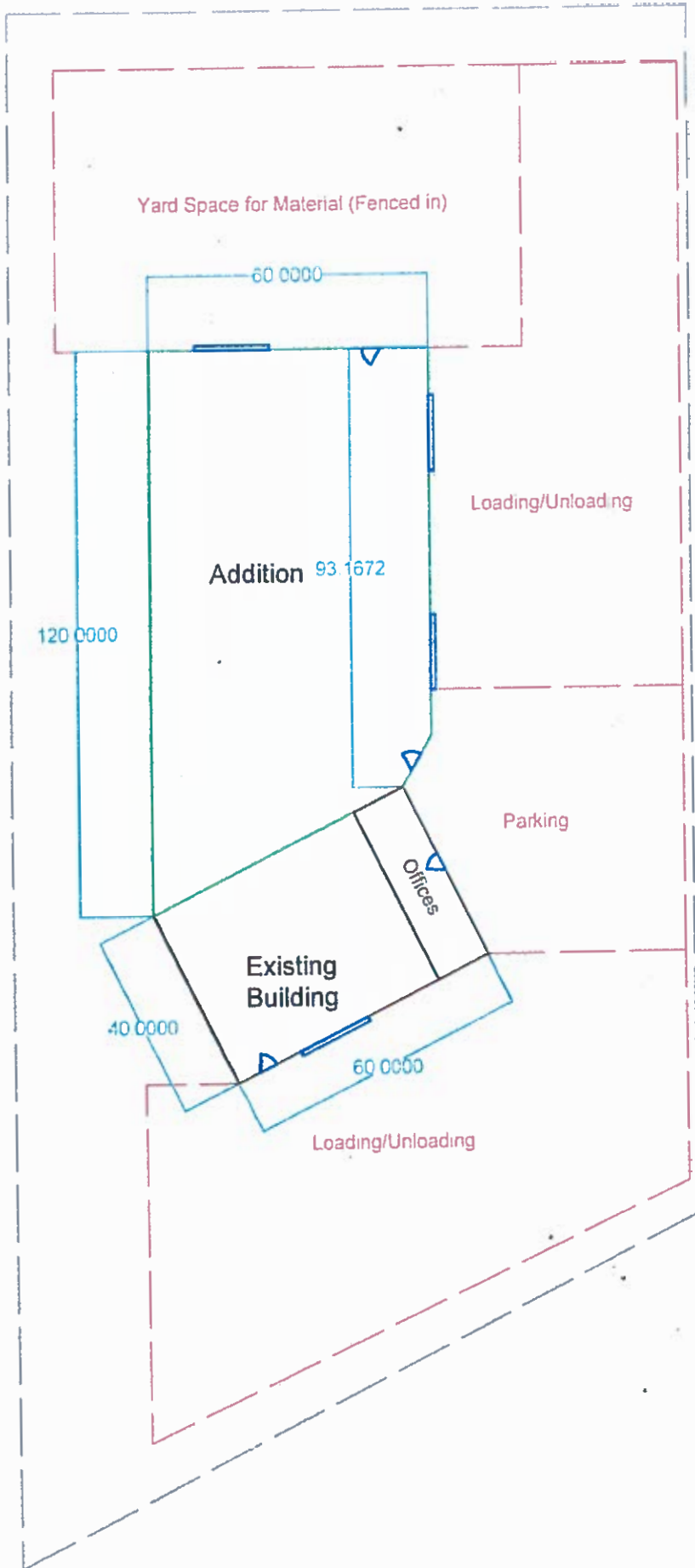
Parking

Parking will remain on the east side of the building in front of the office.

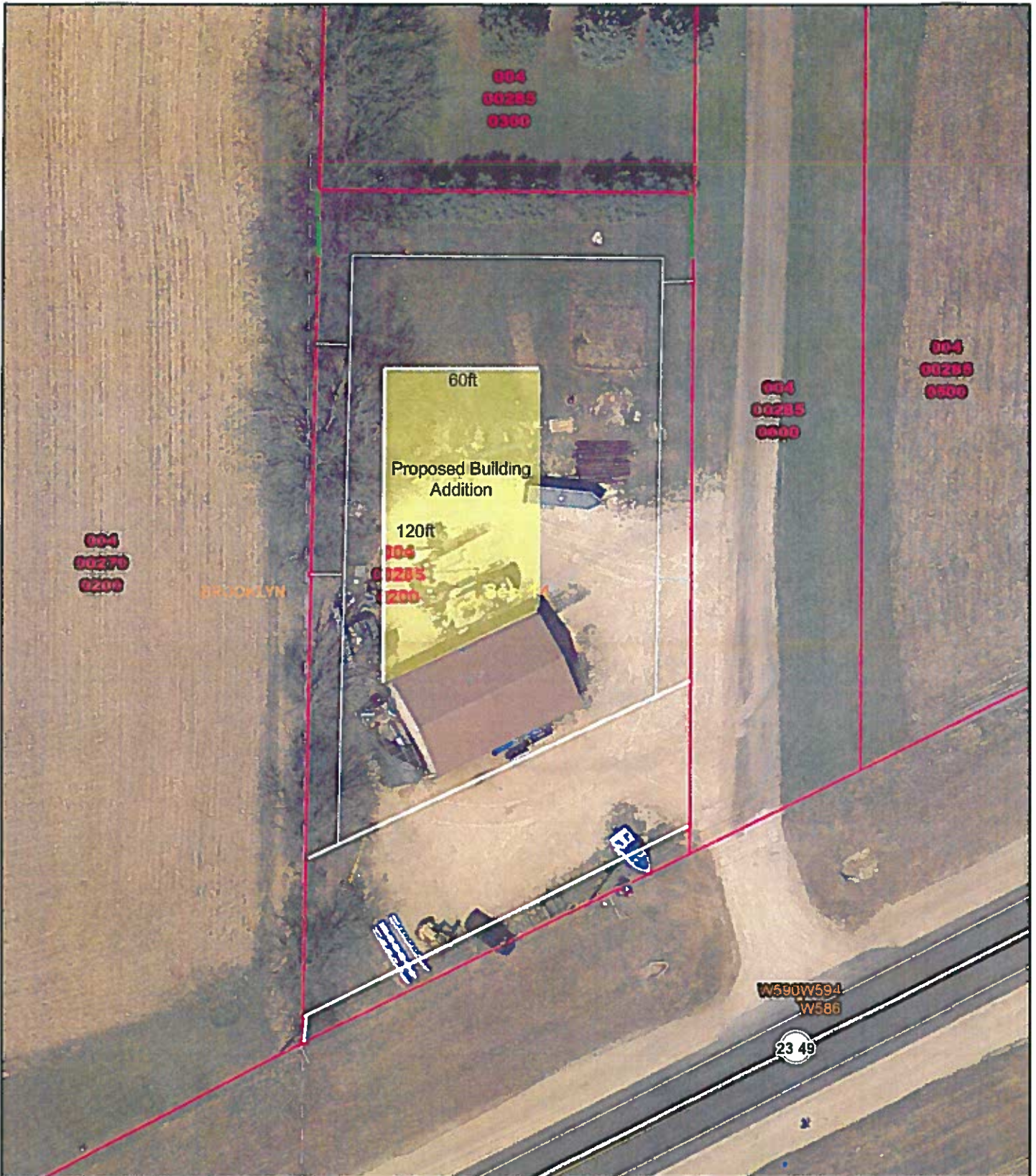
Thank you,

Bryan and Brady Hargrave

RHPro LLC



HWY 23



Green Lake County

1 inch = 53 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

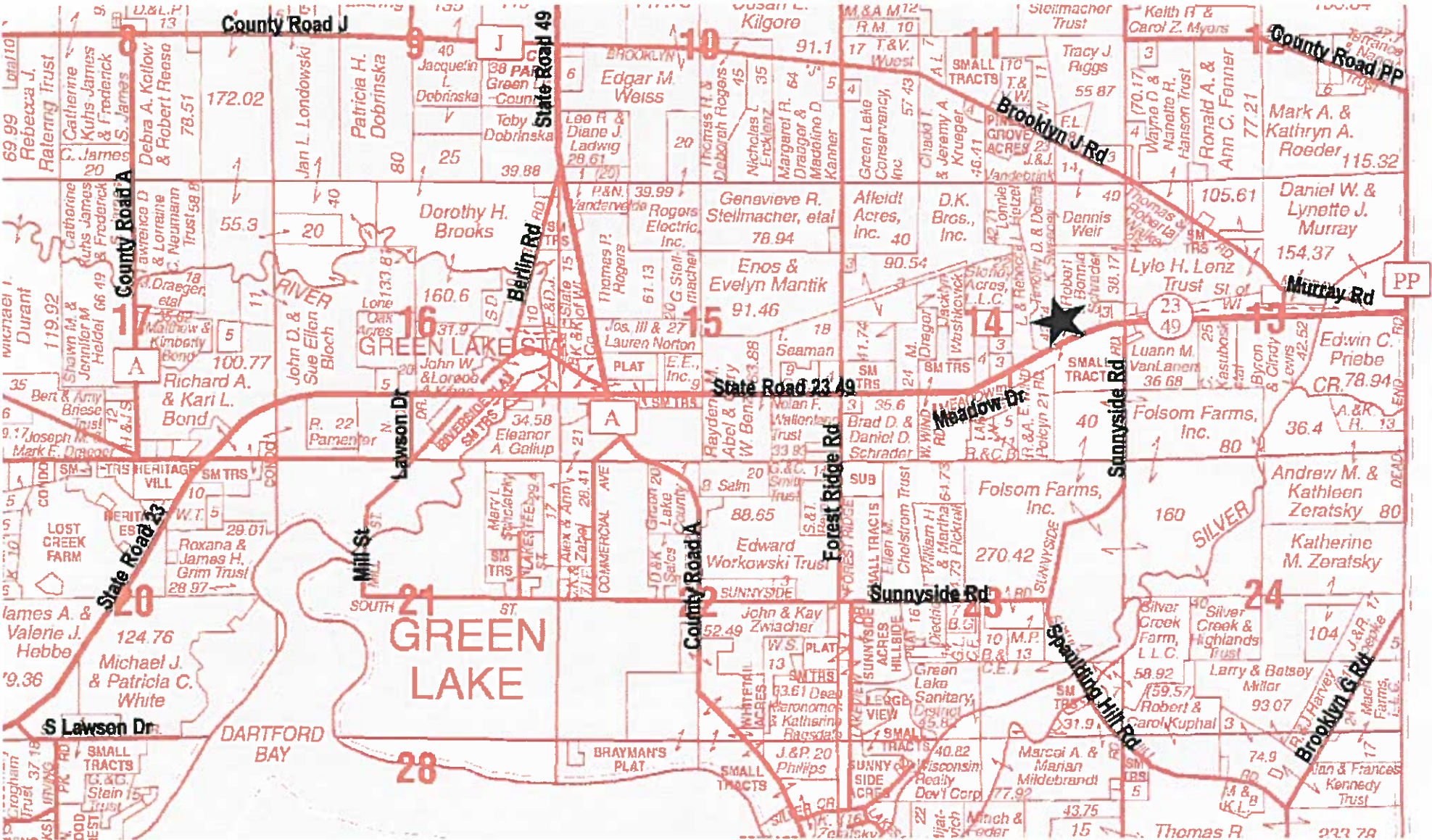
Brave Industries LLC / Hargrave Property
 004-00285-0200

Conditional Use
 Permit Site Plan

Note: Zoning: C-2; no wetland, no floodplain, no shoreland

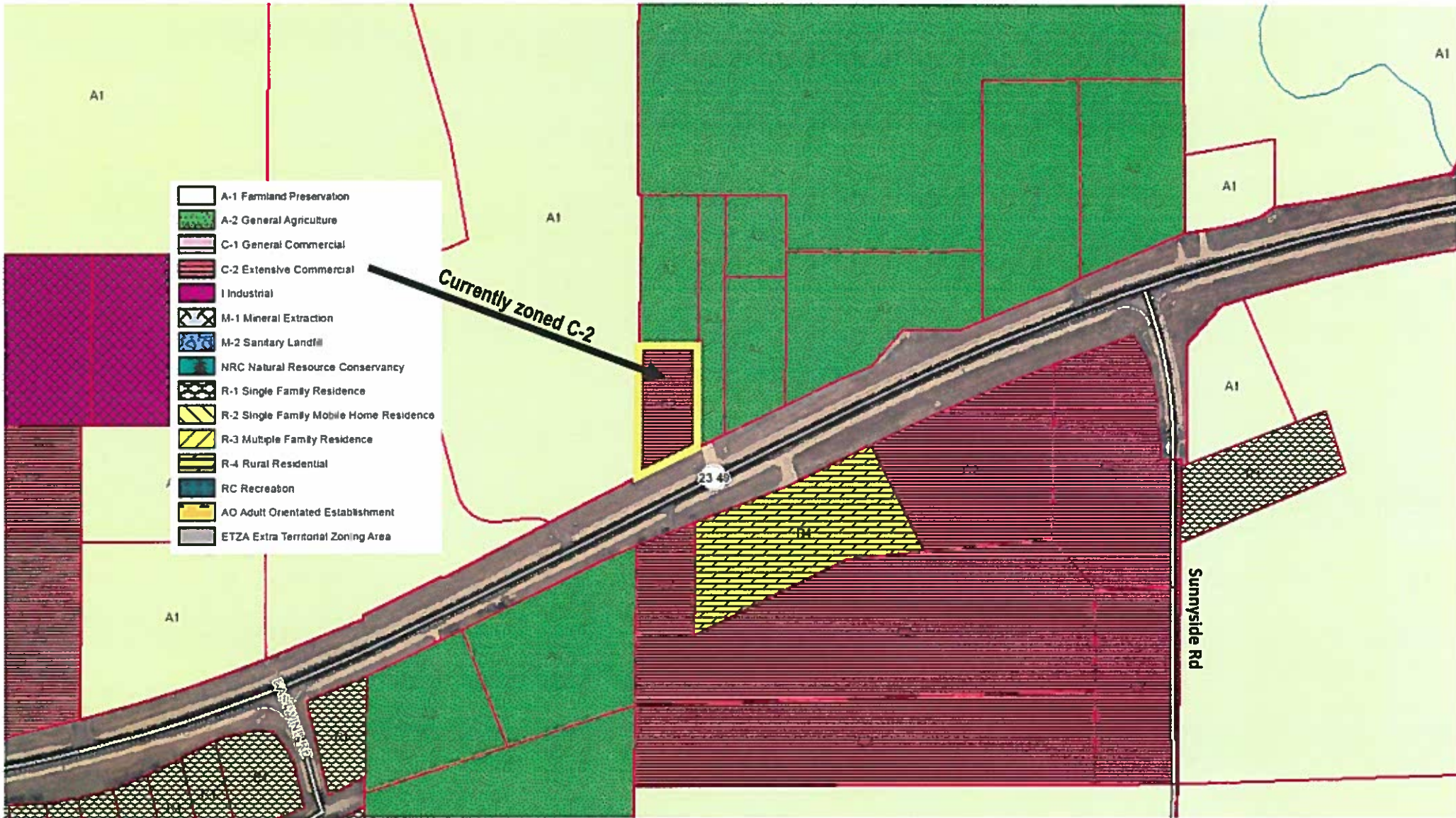


**Brave Industries, LLC, Robert Hargrave – W594 State Road 23 49, Town of Brooklyn
Parcel #004-00285-0200 (±1 acre), Lot 1 Certified Survey Map 1364, Part of the SE¼ of Section 14, T16N, R13E
Conditional use permit request for an addition to a metal fabrication job shop.**

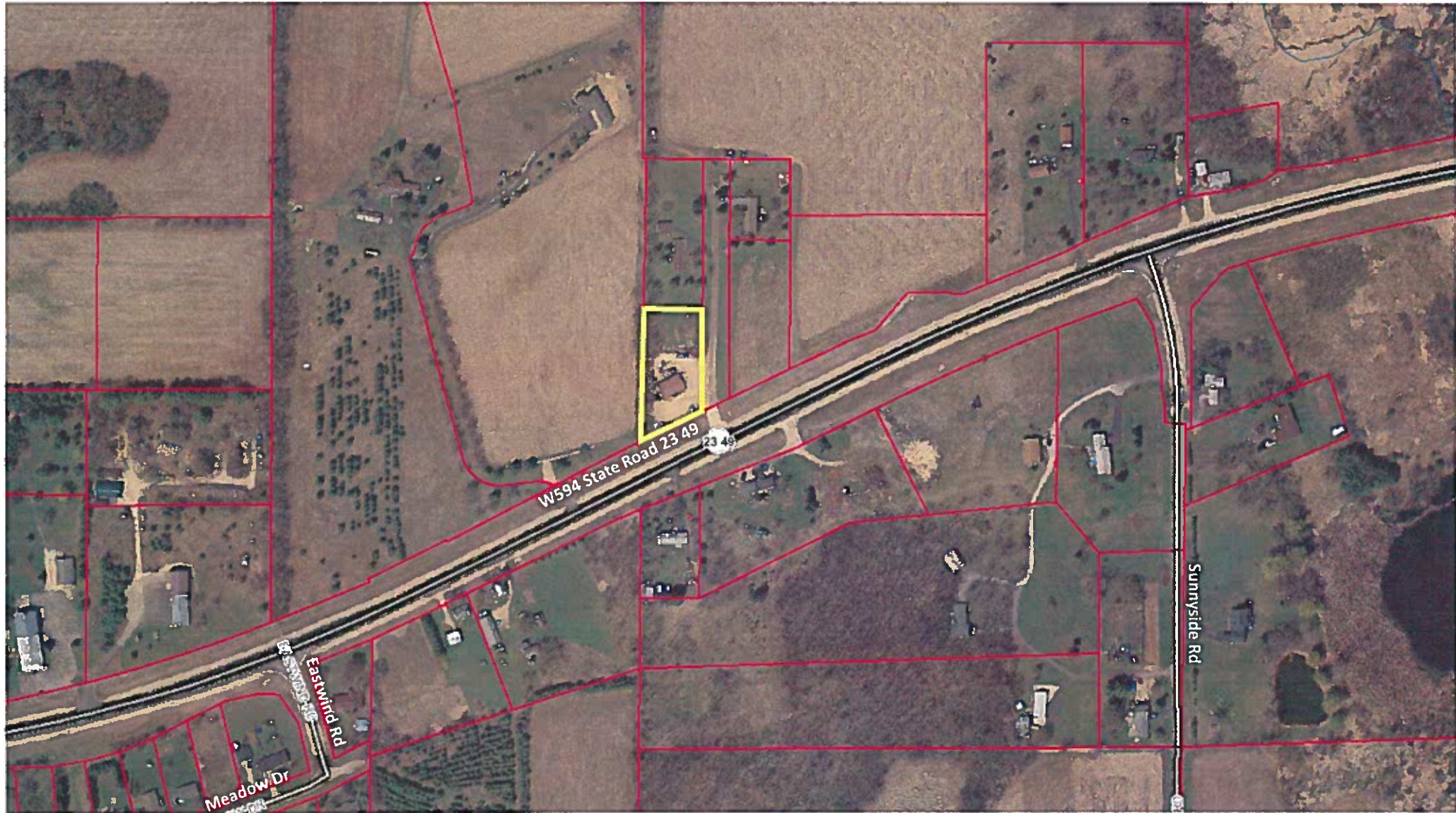


Fond du Lac County

**Brave Industries, LLC, Robert Hargrave – W594 State Road 23 49, Town of Brooklyn
Parcel #004-00285-0200 (±1 acre), Lot 1 Certified Survey Map 1364, Part of the SE¼ of Section 14, T16N, R13E
Conditional use permit request for an addition to a metal fabrication job shop.**



**Brave Industries, LLC, Robert Hargrave – W594 State Road 23 49, Town of Brooklyn
Parcel #004-00285-0200 (±1 acre), Lot 1 Certified Survey Map 1364, Part of the SE¼ of Section 14, T16N, R13E
Conditional use permit request for an addition to a metal fabrication job shop.**



**Brave Industries, LLC, Robert Hargrave – W594 State Road 23 49, Town of Brooklyn
Parcel #004-00285-0200 (±1 acre), Lot 1 Certified Survey Map 1364, Part of the SE¼ of Section 14, T16N, R13E
Conditional use permit request for an addition to a metal fabrication job shop.**



TOWN BOARD ACTION

Conditional Use Permit 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 4-10-18

Does not object to ~~and appeal~~ X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owners/Applicants: Brave Industries, LLC – Robert Hargrave

General legal description: Lot 1, Certified Survey Map 1364, Part of the SE¼ of Section 14, T16N, R13E, Town of Brooklyn

Parcel numbers: #004-00285-0200 (±1 acre)

Location of request: W594 State Road 23 49

Planned public hearing date: May 3, 2018

Request: Conditional use permit request for an addition to a metal fabrication job shop.


Town Representative

April 10th 2018
Date Signed

NOTES: See Attached

Please return this form to the Land Use Planning & Zoning Office by: April 23, 2018

TOWN OF BROOKLYN
NOTICE OF PLAN COMMISSION MEETING
April 5, 2018 6:00 PM
Town Office — N5988 County Road A — Green Lake, WI
E-mail: townofbrooklyn@centurytel.net
Web: www.townofbrooklyn.com

DRAFT

NOTICE: Members of the Town of Brooklyn Board may attend the Town of Brooklyn Plan Commission meeting at the above-specified time and place. Members would attend for the purpose of gathering information regarding the following Agenda. The Town Board members at this meeting will take no votes or other action.

Minutes

1. Call meeting to order by Mike Wuest at 6:00 p.m.
Present: Mike Wuest, Chairman; Ron Triemstra (Town Board Supervisor/commissioner), Orlo Bierman, Louis Buffetta, Glenn Schapfel, Roger Priebe, Jr., Tom Schwarz, Commissioners, and Marian Mildebrandt, Clerk
2. Pledge of Allegiance said by all in attendance.
3. Approve minutes of the last Plan Commission from March 1, 2018. **M/S Schwartz/Schapfel to approve with correction on spelling to Tom Schwarz. Motion carried on voice vote. 7 – 0**
4. Consideration and Action on:
 - A. Owner/Applicants: Brave Industries, LLC – Robert Hargrave
General Legal Description: Lot 1, Certified Survey Map 1364, Part of the SE ¼ of Section 14, T16N, R13E, Town of Brooklyn,
Parcel Number: #004-00285-0200 (+1 acreW594)
Location of request: State Road 23/49
Planned public hearing date: April 5, 2018 - no one present.
Request: Conditional use permit request for an addition to a metal fabrication job shop.
Discussion: Schwarz, indicated he would abstain on voting on this project as his employer is putting a bid on the project. Discussed size of building to be added, how they would attached to current building. Bierman – wondering if it meets conditional uses C-1 or C-2? After much discussion on what is or is not allowed under those 2 uses, M/S Triemstra/Priebe to take no action at this meeting. That Chairman should check with Land Use & Planning to see why the town got the request in the first place as it is not listed as one of the specific items: welding/fab which require a conditional use. Then have the Town Board make the decision on Tues. April 10th at the regular Monthly Meeting. Discussion, Roll Call: Triemstra, Yes; Priebe, Yes; Schapfel, Yes; Bierman, Yes; Buffetta, Yes, Schwarz, Abstained. Motion carried 5 -0, 1 abstain.
5. Next Plan Commission Meeting – on call as needed.
6. Adjourn. M/S Wuest/Triemstra to adjourn, Motion carried 7 – 0. 6:35 p.m.

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the Town Office at 294-6600 with as much advance notice as possible.

Respectfully submitted,

Marian Mildebrandt

Marian Mildebrandt, Clerk

DRAFT

TOWN OF BROOKLYN

N5988 County Road A– Green Lake, WI 54941

Town Board Meeting

April 10, 2018 – 6:00 p.m.

E-mail: townofbrooklyn@centurytel.net

www.townofbrooklyn.com

DRAFT

Minutes

1. Call Meeting to Order. By Mike Wuest, Chairman at 6:00 p.m.
Present: Mike Wuest, Chair; Marian Mildebrandt, Clerk; Linda Rather; Harley Reabe, Ron Triemstra, Mark Pettack, Supervisors. Absent: Amanda Toney, Treasurer
2. Pledge of Allegiance – said by all in attendance
3. Approve minutes of March 13, 2018 meeting. **M/S Reabe/Rather to approve minutes as presented. Motion carried on oral vote 5 – 0.**
4. Monthly Financial Review:
 - a. Treasurer's report – Summary of last month's financial statements.
 - b. Clerk's report – Budget report (monthly) expenses and revenues
5. Library report – Linda DeNell – Activities at the Library. Report on file. National Library Month, lots of events going on.
6. Building Inspector report – Building Permits issued. Not present. No report
7. Fire Commission report – Mark Pettack – report on monthly meetings. Wildland truck is all done and in operation. Next truck should be coming soon.
8. County Board Supervisor Report – Harley Reabe. March 20th was last County Board. Resolutions approved salaries for coroner, clerk of circuit courts and sheriff's prior to election for those offices. Treasurer's office has a Chief Deputy Treasurer, eliminating the deputy treasurer position.
9. Chairperson Reports:
 - a. Road Report – Mike Wuest. More snow coming? Doing some brushing, Weather has pushed back road work. Dick Slavik made comment on brushing on town roads. Wuest agreed that it was not as he expected.
10. Supervisor Reports:
 - a. Recycling Report – Supervisor Reabe. Monthly activities at the R/S/GW Center. March was 9.41 tons for recycling. Al Judas is recovering from knee replacement. Not sure when he will be back. Reabe and Wuest have been filling in as needed.
 - b. Weed Commissioner Report – Supervisor Pettack – He has got calls on the brushing.
11. Consideration and Action on: New Building Inspector's Contract with the Town of Brooklyn (Susan Leahy). Wuest, He interview Leahy. She previously worked for Kunkel Engineering. She has several years' background in building inspection.
M/S Wuest/Reabe to approve the contract with Susan Leahy effective immediately. Office hours will be Wednesdays from 1 – 2 p.m., or by appointment only. Discussion. Roll Call: Wuest, Yes; Reabe, Yes; Triemstra, Yes; Pettack, Yes; Rather, Yes. Motion carried 5 – 0.
12. Consideration and Action on: Brave Industries LLC request for conditional use permit for addition on welding/fab shop at W594 State Road 23/49.
Wuest – Plan Commission meeting was held on Thursday, April 5, 2018. Questions on why we are giving them a conditional use permit when in zoning C1 & C2 welding/fabrication are not listed as a conditional uses. After much discussion, it was decided that the Plan Commission would not make a decision but advanced the request to the Town Board for their consideration. The Plan Commission still was wondering why the town got the request in the first place. The Plan Commission questioned why

County Zoning does not address Welding/fab shop. **M/S Triemstra/Wuest to move that the Brooklyn Town Board informs Green Lake County Zoning that we neither endorse nor deny the request of Bryan and Brady Hargrave for a conditional use permit for Parcel number 004-00285-0200. The Board does express a concern that the proposal may not be compliant with the existing zoning of the parcel. Discussion. Roll Call: Triemstra, Yes; Wuest, Yes; Reabe, Yes; Pettack, Yes; Rather, Yes. Motion carried 5 – 0.**

13. Consideration and Action on: Resolution 2018-01 appointment of town members to Election Board – Marilyn Wuest and John Murphy. **M/S Reabe/Pettack to approve the request of adding Marilyn Wuest and John Murphy to the existing Election Board for 2018-2019 Term. Discussion. None. Motion carried 5 – 0 oral vote.**
14. Next Town Board Meeting May 8, 2018. 6:00 p.m.
15. Adjourn. **M/S Reabe/Triemstra to adjourn. Motion carried 5 – 0 oral vote. 6:27 p.m.**

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the town office at 294-6600 with as much advance notice as possible.

Sincerely,

Marian Mildebrandt

Marian Mildebrandt, Clerk

Item III:

Owner/Applicant:

David Radtke

General legal description:

Parcel numbers #14-00682-0000 (± 1 acre) and #014-00687-0000 (± 34.8 acres), N3503, N3507, N3511 State Road 73, Part of the NW $\frac{1}{4}$ & SW $\frac{1}{4}$ of Section 22, T15N, R12E, Town of Marquette

Request:

Rezone ± 2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District. To be determined by certified survey map.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

May 3, 2018

ITEM III: ZONING CHANGE

OWNERS: Ronald Radtke, Robert Radtke, David Radtke, Debra Radtke Hietkamp

APPLICANTS: Robert Radtke, David Radtke

REQUEST: The owners/applicants are requesting a zoning change from A-1 Farmland Preservation District to C-2 Extensive Commercial District, ±2.05 acres. To be determined by certified survey map.

PARCEL NUMBER / LOCATION: The affected parcel numbers are 014-00682-0000 and 014-00687-0000, located in the NW¼ and SW¼ of Section 22, T15N, R12E, Town of Marquette. The site proposed for zoning change is located at N3503, N3507, and N3511 State Road 73.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is A-1, Farmland Preservation District and lands surrounding the subject site are also A-1, Farmland Preservation District, with the predominant use of the land being agricultural. To the north of the property are lands zoned A-2, General Agriculture District.

According to Flood Boundary and Floodway Map Panel 55047C0115C, all lands under consideration for this request are located out of the general floodplain. The Wisconsin Wetland Inventory shows roughly 15.3 acres of historically grazed wet soil areas, but these are outside the requested area to be rezoned. Similarly, the Shoreland Zoning jurisdiction on the property, stemming from the wetland areas, exists on these properties but is outside the request area. Despite proximity to the Green Lake waterbody, the drainage of these properties feeds to Puckaway Lake and the Fox River.

ADDITIONAL INFORMATION / ANALYSIS: The applicants own a ±34.8 acre parcel they would like to subdivide ±1.129 acres from, to be combined with their ±0.9 acre parcel to the north. This new ±2.029 acre parcel is the subject of the rezone request, and will consolidate to one parcel the accessory structures leased out for supplemental revenue generation on the family farm. The remaining 33.671 acres with the farm residence and barn building are to be kept in A-1 Farmland Preservation District.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The A-1 Farmland Preservation District’s “Permitted Uses” do not allow for any non-agricultural principal use of property. The “Conditional Uses” allow some non-agricultural use if a Conditional Use Permit is granted by the Committee but updates are required to the CUP as the nature of the business changes. The historic and current use of this land is commercial in nature, through the lease of maintained buildings. The proximity to a popular water-access landing (Margaret Dodge Memorial Park on County Road K is a 3 minute, 2.5 mile drive away) on Green Lake and site location on a state highway also lends the site to alternate income possibilities than what the current zoning district permits.**

- b) The rezoning is consistent with any applicable comprehensive plan. **A goal of the county's comprehensive plan is to attract compatible service and employment opportunities with existing uses. The applicants have noted that their family has been leasing these buildings for local trades to have a brick-and-mortar store for approximately 50 years. The applicants have also noted the remaining acreage will stay as farmed areas, which supports another goal to preserve and protect county farmland.**

- c) The rezoning is substantially consistent with the county certified Farmland Preservation Plan. **The overall goal of the county's certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request minimally impacts the certified FPP as the ±2.05 acres has not been used agriculturally in many years.**

- 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 are legally restricted to agricultural use. **The intent of this rezone request is to keep as much of the farm's acreage in Farmland Preservation Zoning District as possible while gaining zoning approval for the continued leasing of the property's maintained accessory structures.**

TOWN OF MARQUETTE: An Action Form requesting the Town of Marquette's input related to this zoning change request was mailed to the Town Clerk on March 7, 2018.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
492 Hill St, PO Box 3188
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375⁰⁰ (not refundable)

Date 2-28-18

Zone Change from A-1 to C-2

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name DAVID RADTKE

Mailing Address % RADTKE FARM, INC. 3464 COUNTY ROAD Z OSHKOSH, WI 54902

Phone Number Primary (920) 379-0604 Secondary (815) 289-7721

Signature David Radtke Date 2-28-2018

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of MARQUETTE Parcel Number 014-0682-0000 Acres ~ 2

Lot ___ Block ___ Subdivision _____

Section 22 Town 15 North Range 12 East

Location of Property N3507 and N3511 and N3503

Legal Description Located NW 1/4 and SW 1/4 of Section 22.

Current Zoning Classification A-1 Current Use of Property Commercial storage, repair and sales for boats, boat lifts, piers and snowmobiles and all boat accessory parts.

Detailed Description of Proposed Use Request that the property be zoned C-2 to align with the tax assessment classification GC that would allow the existing buildings to be utilized for uses not currently covered. This would provide for economic growth in the community by adding employment opportunities and generate additional revenue to the county. See ATTACHMENT A for additional background information

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375
Conditional Use Permit \$375.00
Variance \$375.00
Special Exception \$375.00

ATTACHMENT A

For approximately 50 years, the current property was utilized as a boat business which provided employment opportunities and supported the local boating industry. At the time the buildings were constructed, they were built to commercial standards before zoning rules came into effect. At this time, the zoning restrictions do not allow for any other type of business to be conducted.

Due to the number of boating business in the area, it has become difficult to conduct business in this capacity. We do not believe it would serve anyone's purpose to have vacant buildings that could be generating income in the community.

The proposed change would allow the family farm to lease out the buildings to fund the family farm and to keep the farm in farmland preservation. The revenue generated would also provide the necessary funds to upkeep the land in its natural state. We believe this property can be better utilized by diversifying the type of business that can be conducted and to expand the opportunities in the community.



RIPON LAND SURVEYING

827 W. Fond du Lac St.
Ripon, Wisconsin 54971
Phone (920) 748-9696

PRELIMINARY

CERTIFIED SURVEY MAP FOR RONALD RADTKE
BEING LOCATED IN PART OF THE NW1/4 OF THE
SW1/4 AND THE SW1/4 OF THE NW1/4 OF
SECTION 22, T.15N., R.12E., TOWN OF MARQUETTE,
GREEN LAKE COUNTY, WISCONSIN.

OWNER: RONALD RADTKE
3464 COUNTY ROAD Z
OSHKOSH, WI. 54902

NW COR.
SEC. 22
ESTABLISHED
FROM TIES

BEARINGS REFERENCED TO THE
WEST LINE OF THE NW1/4 OF
SECTION 22 ASSUMED TO
BEAR N00°00'00"E.

SCALE: 1"=80'



WEST LINE NW1/4 SECTION 22
S0°00'00"E 2846.24'

UNPLATTED LANDS
BY OTHERS

SW1/4-NW1/4

W1/4 COR.
SEC.22

S89°25'59"E 389.76'

POB

S89°22'06"E 18.40'

NW1/4-SW1/4

OWNERS UNPLATTED LANDS

LEGEND

- ⊕ SECTION CORNER MONUMENT
BRASS CAP FOUND
- ⊙ SECTION CORNER ESTABLISHED
FROM TIES
- 3/4"x18" IRON REBAR, 1.50lb/ft SET
- DOT IRON FOUND

LOT 1
88,392 SQ.FT.
2.029 ACRES

SEPTIC TANK

SHOP

HOUSE

SHED

SHED

BUILDING

GRAVEL DRIVE

WELL

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

GRAVEL DRIVE

STORAGE BUILDING

BUILDING

BUILDING

BARN

STATE HIGHWAY 73
RIGHT OF WAY VARIES

4-02-18



GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. VOLUME PAGE



Green Lake County

1 inch = 79 feet

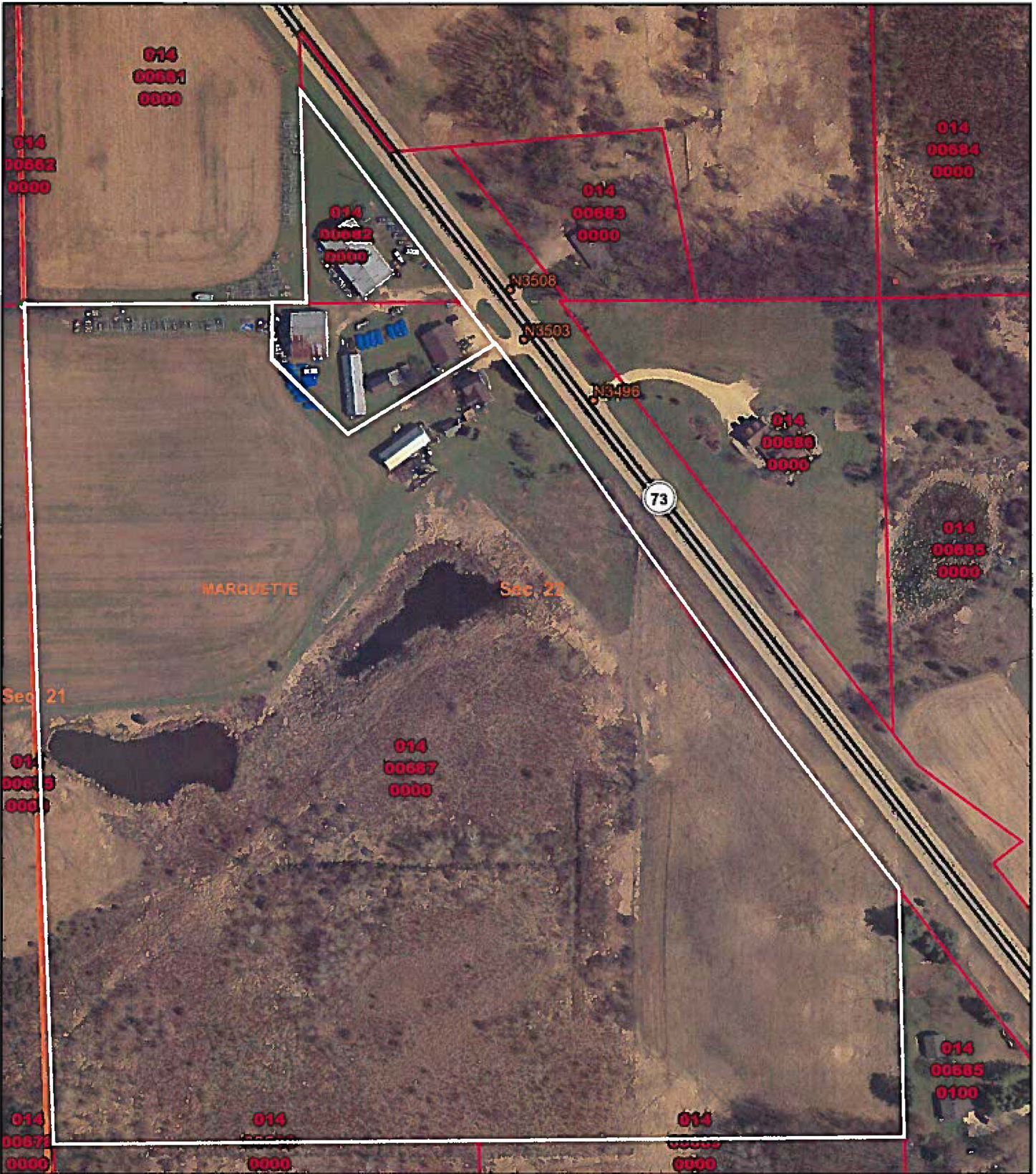
Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

Radkte Aerial
 Green Lake County, WI

Time: 3:33:36 PM
 Date: 3/5/2018

Note:





Green Lake County

1 inch = 213 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

Radkte Aerial
 Green Lake County, WI

Time: 3:32:32 PM
 Date: 3/5/2018

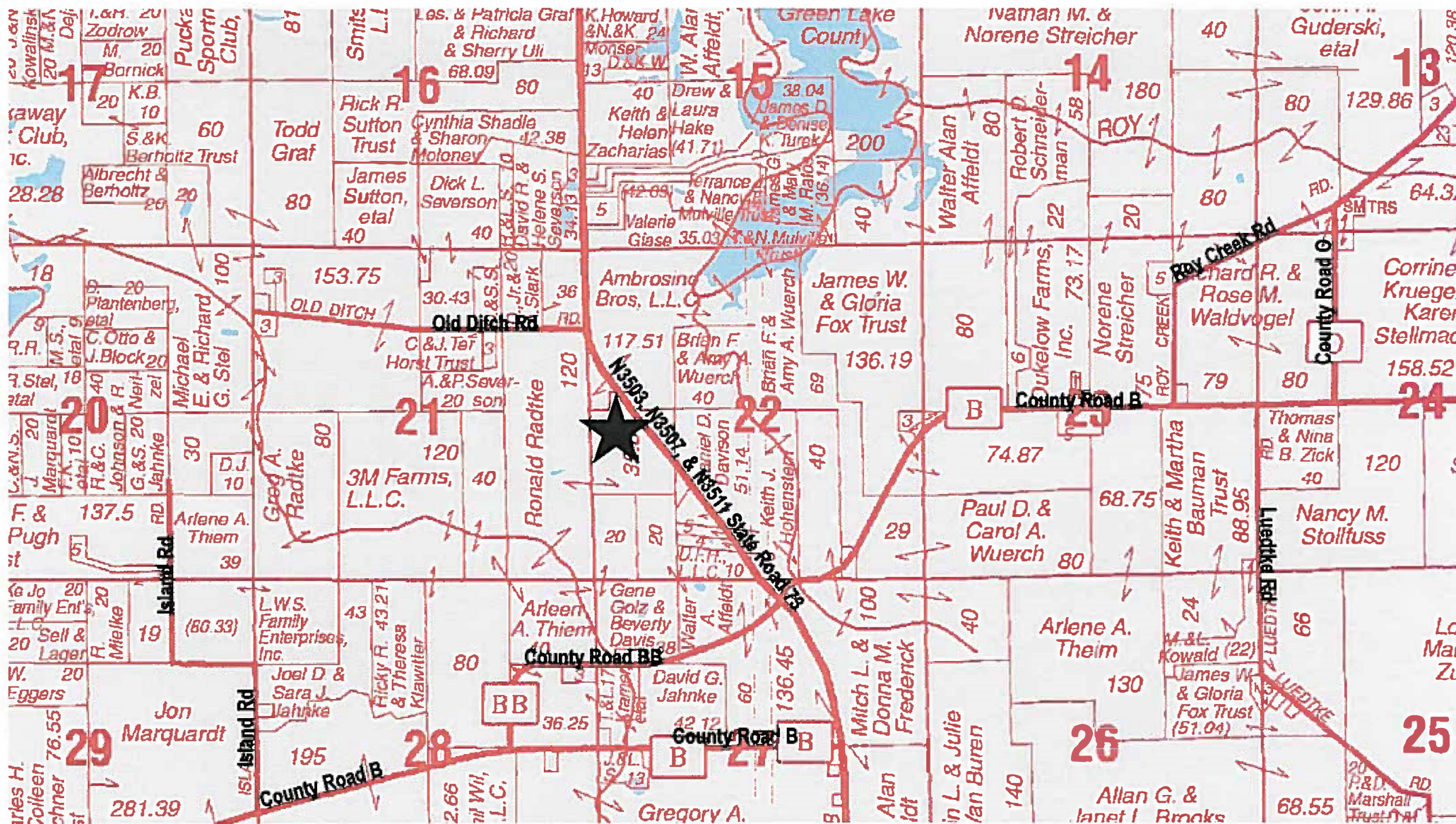
Note:



David Radtke, N3503, N3507, and N3511 State Road 73 - Town of Marquette

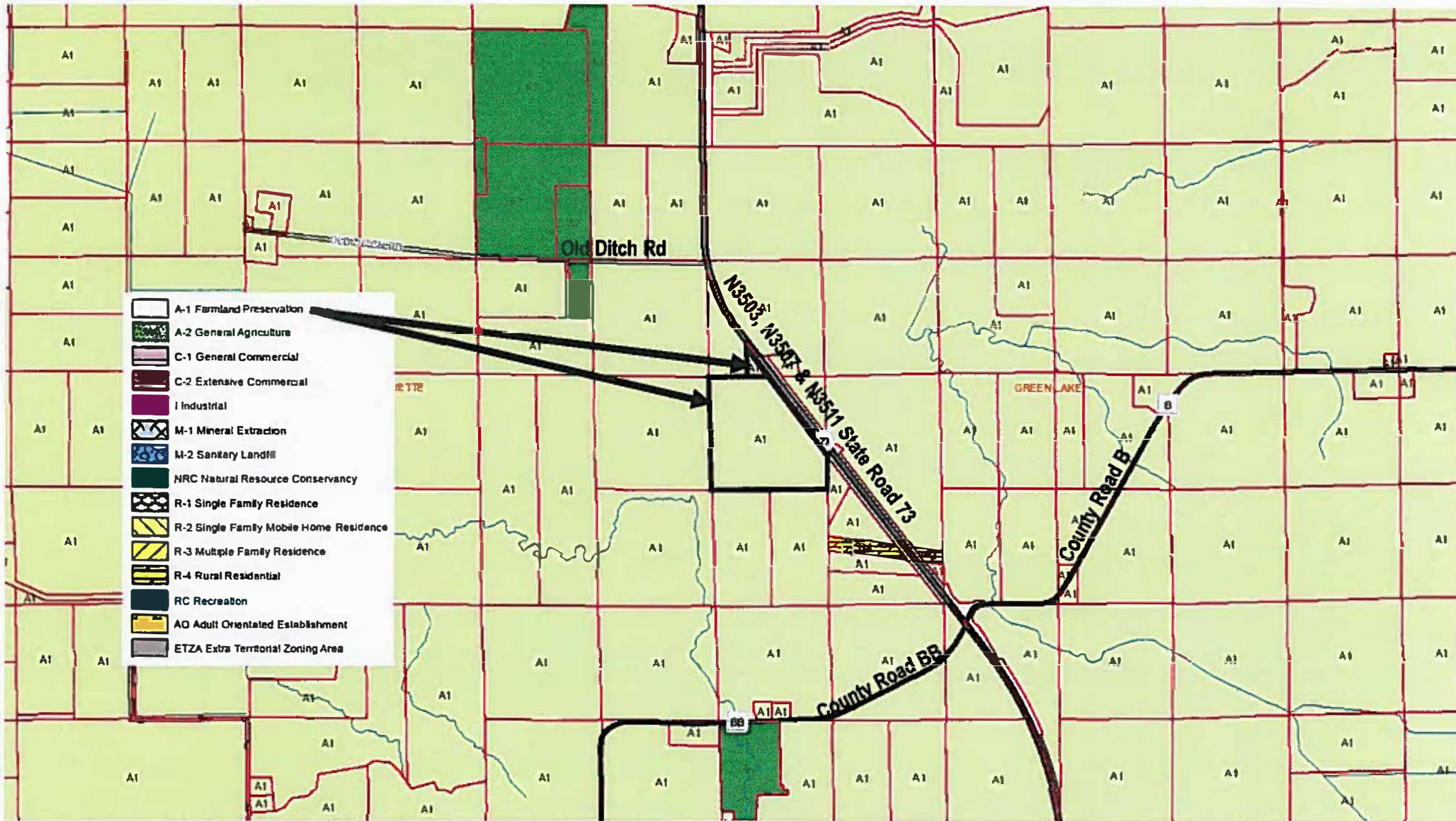
Parcel #012-00682-0000 (±1 acre) & #014-00687-0000, (±34.8 acres), Part of the NW¼ and SW¼ of Section 22, T15N, R12E

Rezone ±2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District.

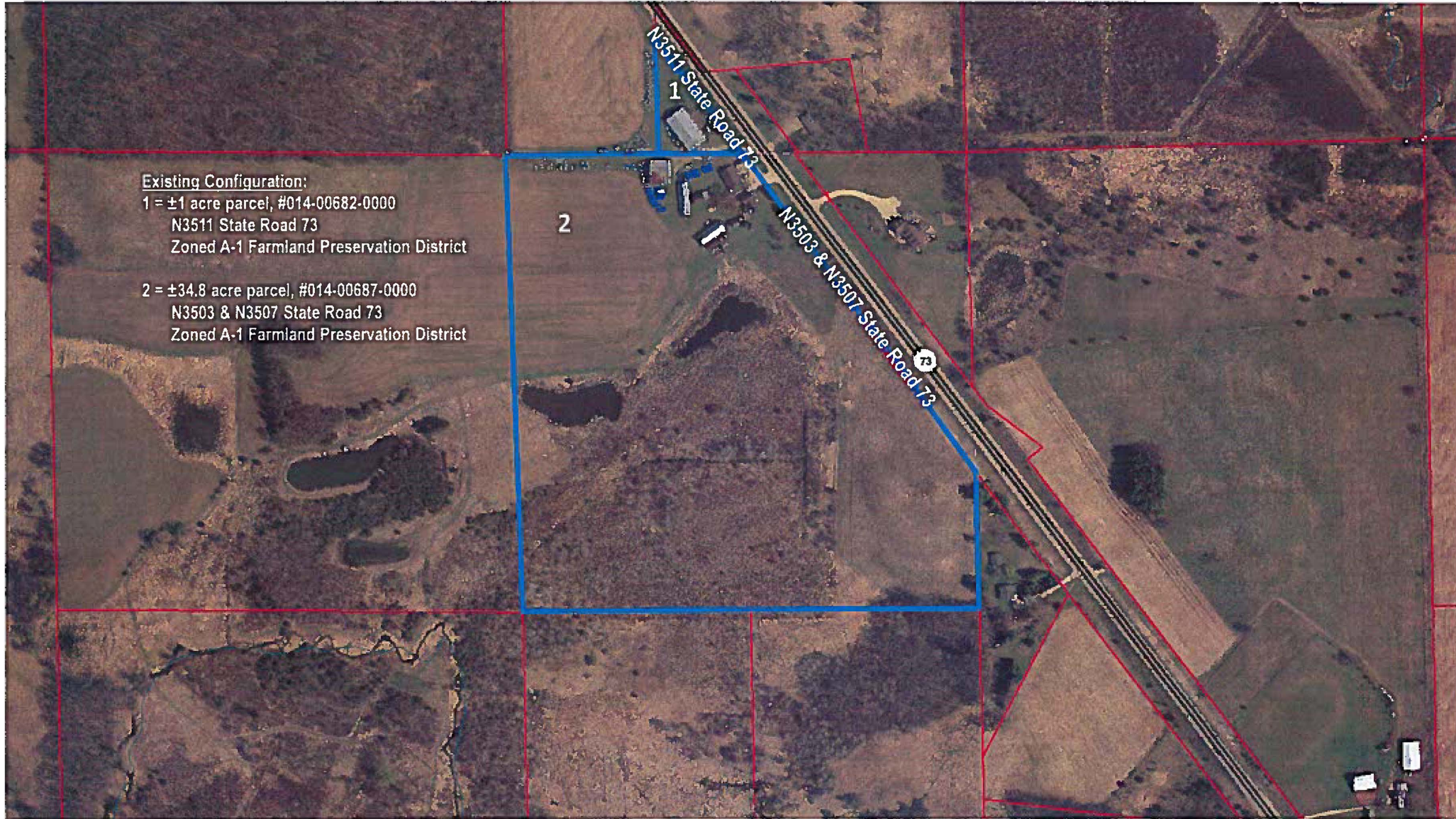


Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

**David Radtke, N3503, N3507, and N3511 State Road 73 - Town of Marquette
Parcel #012-00682-0000 (±1 acre) & #014-00687-0000, (±34.8 acres), Part of the NW¼ and SW¼ of Section 22, T15N, R12E
Rezone ±2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District.**



**David Radtke, N3503, N3507, and N3511 State Road 73 - Town of Marquette
Parcel #012-00682-0000 (±1 acre) & #014-00687-0000, (±34.8 acres), Part of the NW¼ and SW¼ of Section 22, T15N, R12E
Rezone ±2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District.**



**David Radtke, N3503, N3507, and N3511 State Road 73 - Town of Marquette
Parcel #012-00682-0000 (±1 acre) & #014-00687-0000, (±34.8 acres), Part of the NW¼ and SW¼ of Section 22, T15N, R12E
Rezone ±2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District.**

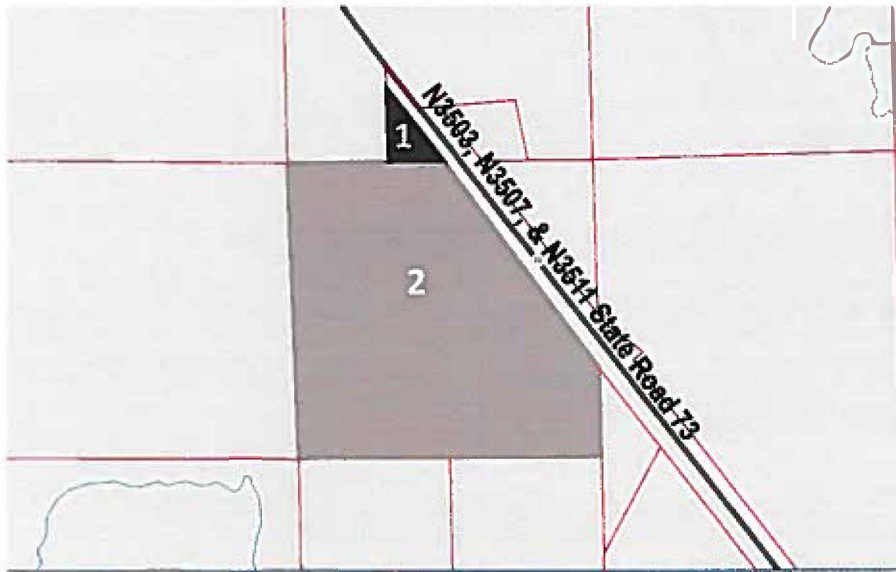


**David Radtke, N3503, N3507, and N3511 State Road 73 - Town of Marquette
Parcel #012-00682-0000 (±1 acre) & #014-00687-0000, (±34.8 acres), Part of the NW¼ and SW¼ of Section 22, T15N, R12E
Rezone ±2 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District.**

Existing Configuration:

**1 = ±1 acre parcel, #014-00682-0000
N3511 State Road 73
Zoned A-1 Farmland Preservation District**

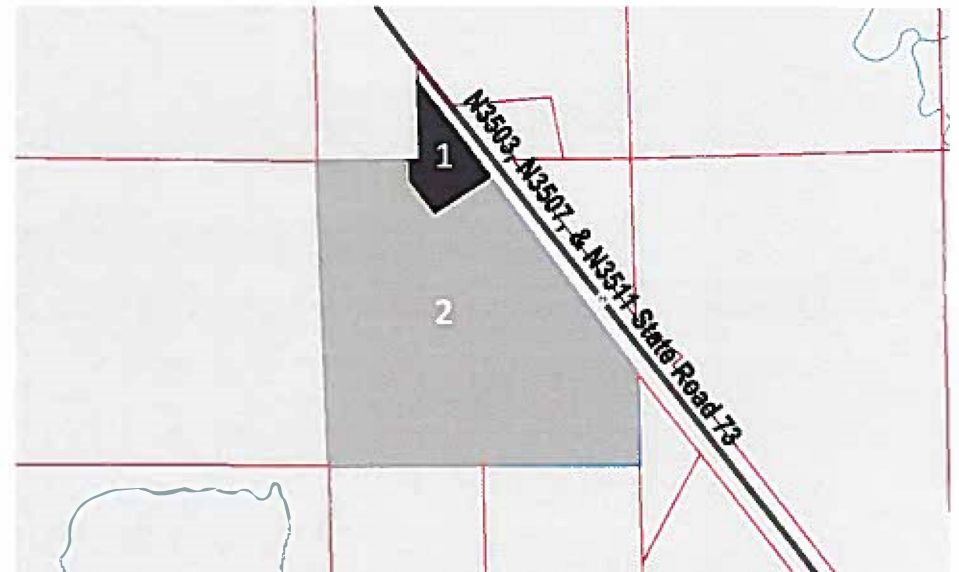
**2 = ±34.8 acre parcel, #014-00687-0000
N3503 & N3507 State Road 73
Zoned A-1 Farmland Preservation District**



Proposed Configuration:

**1 = ±2 acre parcel, N3511 State Road 73
Rezoned C-2 Extensive Commercial District**

**2 = ±33.8 acre parcel, N3503 & N3507 State Road 73
Remains zoned A-1 Farmland Preservation District**



Item IV:

Owner/Applicant:

Mark A. Guderski

General legal description:

Parcel number #006-00159-0000 (± 5 acres), W1548 County Road K,
Part of the NW $\frac{1}{4}$ of Section 9, T15N, R13E, Town of Green Lake

Request:

Rezone ± 5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.

ITEM IV: ZONING CHANGE

OWNER:

Mark A. Guderski

APPLICANT:

Dick L. Severson

REQUEST: The owner/applicant is requesting a zoning change for ±5 acres from C-2, Extensive Commercial to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: The affected parcel number is 006-00159-0000, located in the NW¼ of Section 9, T15N, R13E, Town of Green Lake. The site proposed for zoning change is located at W1548 County Road K.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcels in question is C-2, Extensive Commercial. The lands surrounding the subject site are a mixture of R-1, Single-Family Residence, C-2, Extensive Commercial Districts and agricultural zoning districts.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Non-Agricultural Development Area. According to Flood Boundary and Floodway Map Panel 55047C0140C, all lands under consideration for this request are located out of the general floodplain. There is a small, intermittent stream located at the northwest corner of the property. This stream has wetlands associated with it.

ADDITIONAL INFORMATION / ANALYSIS: According to the application, the property has historically been used for residential purposes prior to the adoption of zoning, with a single family dwelling and a detached garage located on it. The owner would like to tear down the existing house and garage and build a new single family dwelling. The C-2, Extensive Commercial does not allow single family dwellings as a permitted use. Therefore, the applicant would like to rezone to R-4, Rural Residential District in order to build his home and have the correct zoning to match the historical use of this property.

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

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

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

- The request is consistent with the County comprehensive plan goals to promote residential development in areas suitable to residential use.
- The nature and character of the parcel is conducive to rural residential use based on area and location. The rural residential is located near other agricultural lands and single family dwellings.

- The use of the surrounding lands is agricultural, residential and commercial.
- The overall zoning scheme appears to be agricultural, residential and commercial. The proposed rezone is consistent with that scheme.
- It would appear the request is consistent with community goals relating to public health, morals, and safety as well as the public welfare, convenience, and general prosperity.

TOWN OF GREEN LAKE: An Action Form requesting the Town of Green Lake's input related to this zoning change request was mailed to the Town Clerk on March 7, 2018. The Town does not object to and approves of this rezone request.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
492 Hill St, PO Box 3188
Green Lake, WI 54941

GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 3-16-2018

Zone Change from C-2 to R-1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Mack A. Gunderski

Mailing Address 208 Walnut St. Apt 1, Spencer, WI 54479

Phone Number 920-229-0740

Signature Mack A. Gunderski Date 3-7-18

AGENT IF OTHER THAN OWNER

Name Dick L. Severson

Mailing Address 100496 5th 73

Phone Number 920 398-2857 / 229-4873 (cell)

Signature [Signature] Date Mar 26, 2018

PROPERTY INFORMATION

Town of Green Lake Parcel Number 006-00159-0000 Acres ±5.00

Lot — Block — Subdivision —

Section 9 Town 15 North Range 13 East

Location of Property W1548 County Rd K

Legal Description See Attachment #1

Current Zoning Classification C-2 Current Use of Property Residential

Detailed Description of Proposed Use Property used for a dwelling and detached garage prior to adoption of zoning. Propose to tear down the dwelling and replace with a new single-family dwelling.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375
Conditional Use Permit \$375.00
Variance \$375.00
Special Exception \$375.00

PZP-010 (04/09)

Attachment A

quit-claims to Mark A. Guderski

the following described real estate in Green Lake County,
State of Wisconsin:

Commencing at a point in the center of the highway, said point of commencement being 34 and 11/25 Rods Southwesterly of the junction of the center of the highways at Center House in the Town of Green Lake, Green Lake County, Wisconsin, and running thence Southwesterly on the center of the public highway thirteen (13) rods, more or less; thence North to the Section line; thence East on the Section line Thirteen (13) rods; thence South to the Place of beginning, being a part of the N.E. 1/4 of the N.W. 1/4 of Section 9, Township 15 North, Range 13 East.

Grantor reserves life use in the above described property.

9:00 A.M.
MAY 27 1997

Vol. 474 Of Rec. Pg. 318
Sydney R. Kesch
REGISTER OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

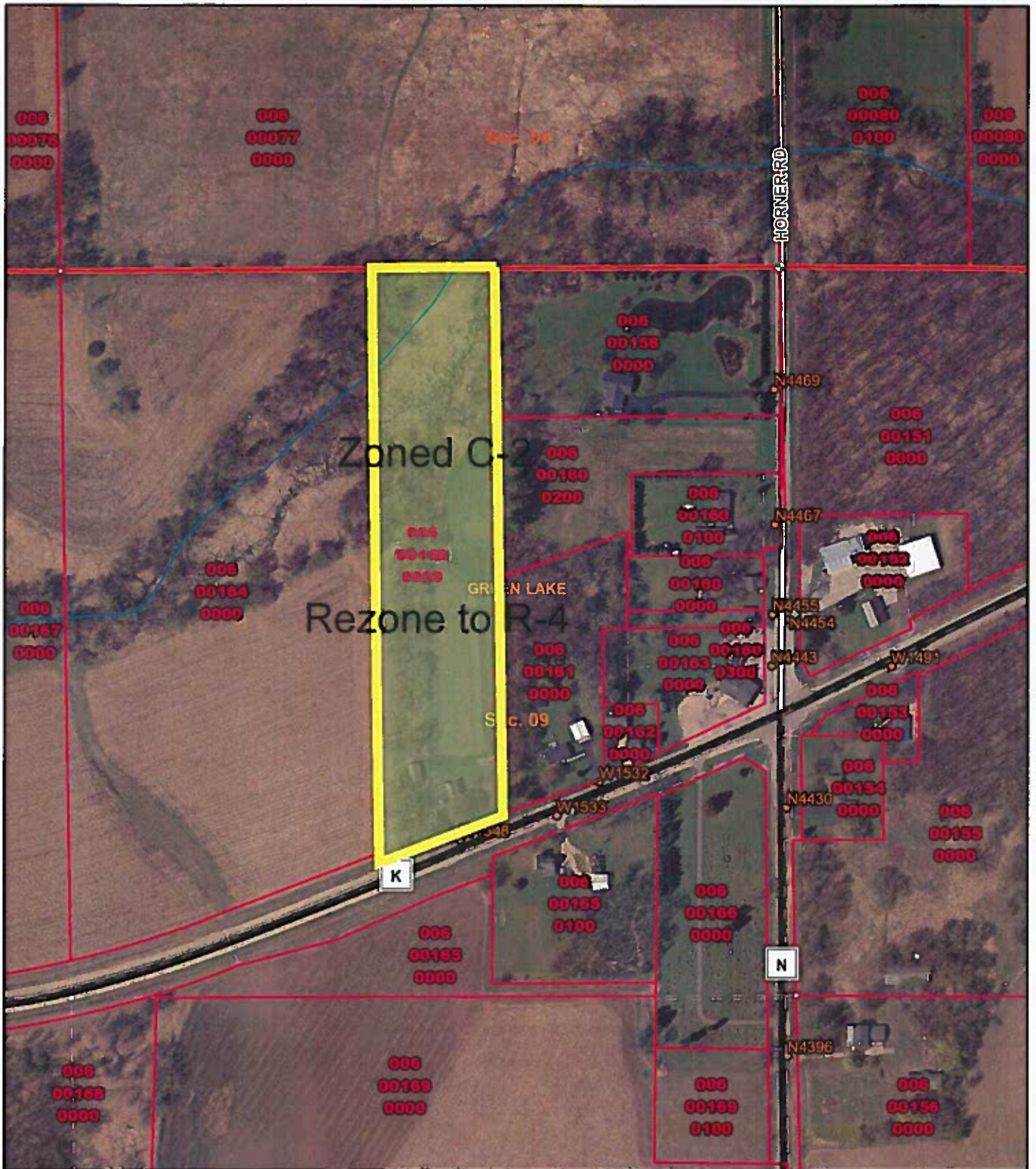
NAME AND RETURN ADDRESS

Wilsnack Law Office
P.O. Box 502
Markesan, WI 53946

Pd. 10.00 ck

6-159

PARCEL IDENTIFICATION NUMBER



Green Lake County

1 inch = 250 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

Mark Guderski Rezone (C-2 to R-4)
 Green Lake County, WI

Time: 2:19:59 PM
 Date: 3/6/2018

Note:



CONCEPT PLAN

CONCEPT PLAN FOR MARK A. GUDERSKI, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 09, TOWN 15 NORTH, RANGE 13 EAST, TOWN OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
 MARK A. GUDERSKI
 208 WALNUT ST. APT. 1
 SPENCER, WISCONSIN 54479

PROPERTY ADDRESS:
 W1548 COUNTY ROAD "K"
 RIPON, WISCONSIN 54971



UNPLATTED
 LANDS

Donald W. Lenz

Donald W. Lenz, WI P.L.S. No. S-2003
 Dated this 5th day of March, 2018.

N 89°36'26" E 195.08'

1087.13'

S 00°28'10" E



SCALE: 1" = 100'

100' 0' 100'

MARK A. GUDERSKI

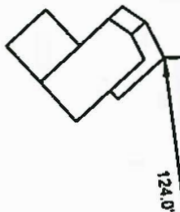
TAX PARCEL NO. 006-00159-0000

LOT 1

TOTAL AREA
 4.7040 ACRES
 204,905.43 SQ. FT.

NOTE:
 EXISTING HOUSE
 AND BARN TO BE
 REMOVED.

PROPOSED
 HOUSE



N 00°28'10" W

1013.59'

124.0'

S 68°56'32" W

208.39'

ROAD

NW 1/4
 NE 1/4

UNPLATTED
 LANDS
 FLT 04160

LOT 1
 CSM NO. 1879

LOT 1
 CSM NO. 1880

LOT 2
 CSM NO. 157
 FLT 00341

LOT 3
 CSM NO. 157

COUNTY

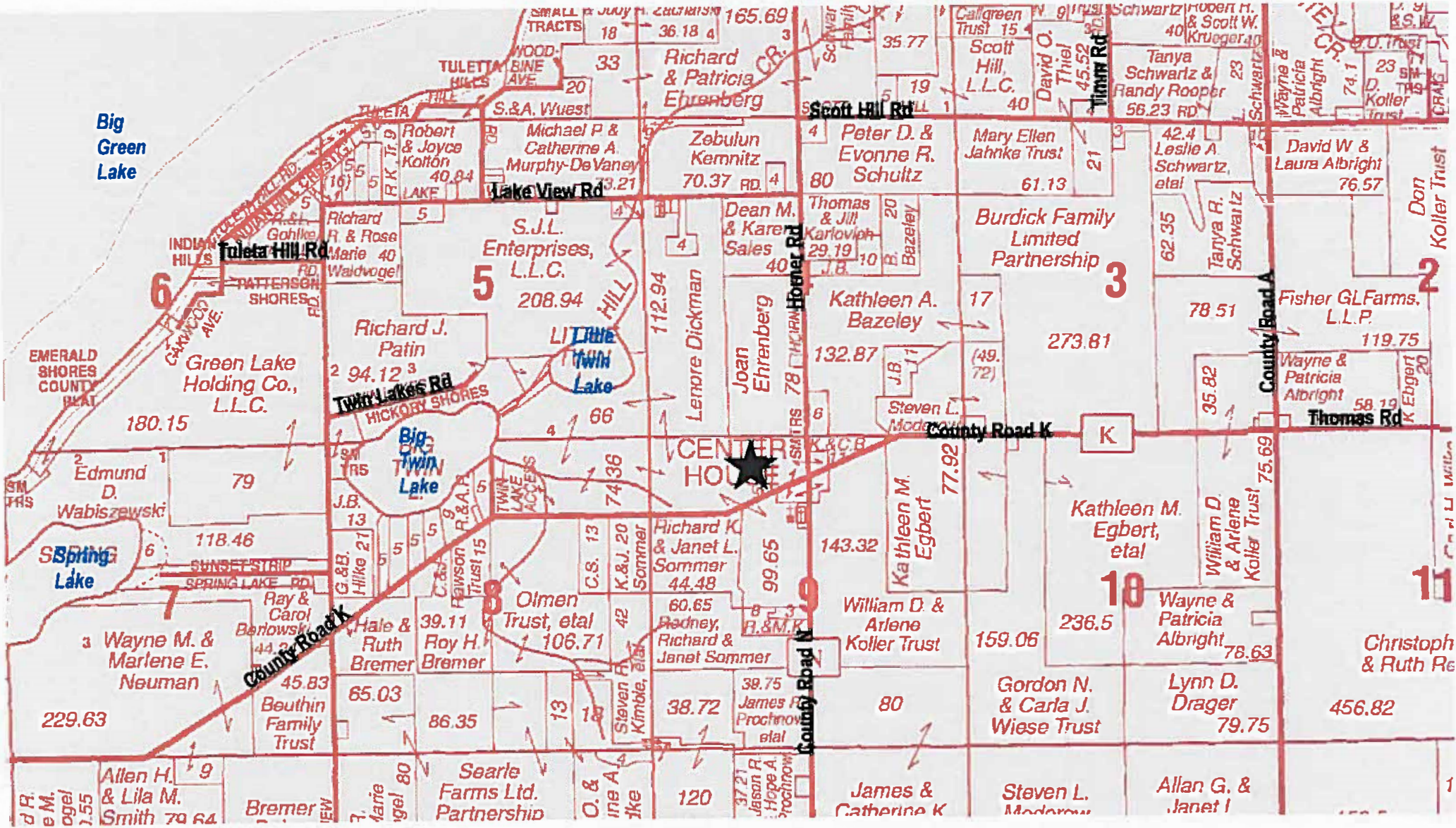


GREEN LAKE SURVEYING COMPANY
 P.O. BOX 131
 Green Lake, Wisconsin 54941
 Phone: (920) 294-6666
 survey@greenlakesurveyingcompany.com
 www.greenlakesurveyingcompany.com

Job Number: G1801-091513-03

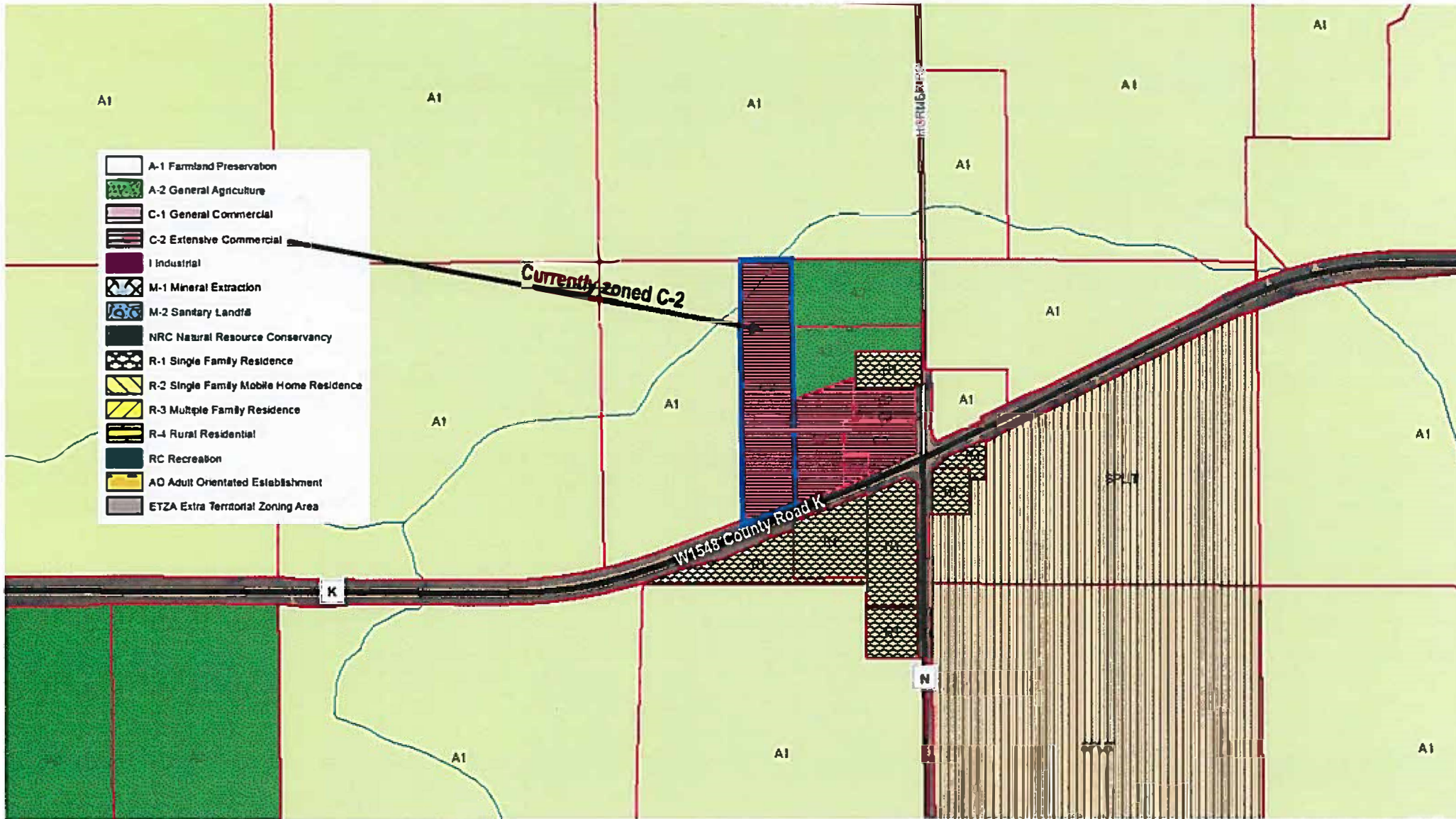
FILE NAME: G1801-03.dwg

**Mark A. Guderski – W1548 County Road K, Town of Green Lake
Parcel #006-00159-0000, Part of the NW¼ of Section 9, T15N, R13E
Rezone ±5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.**



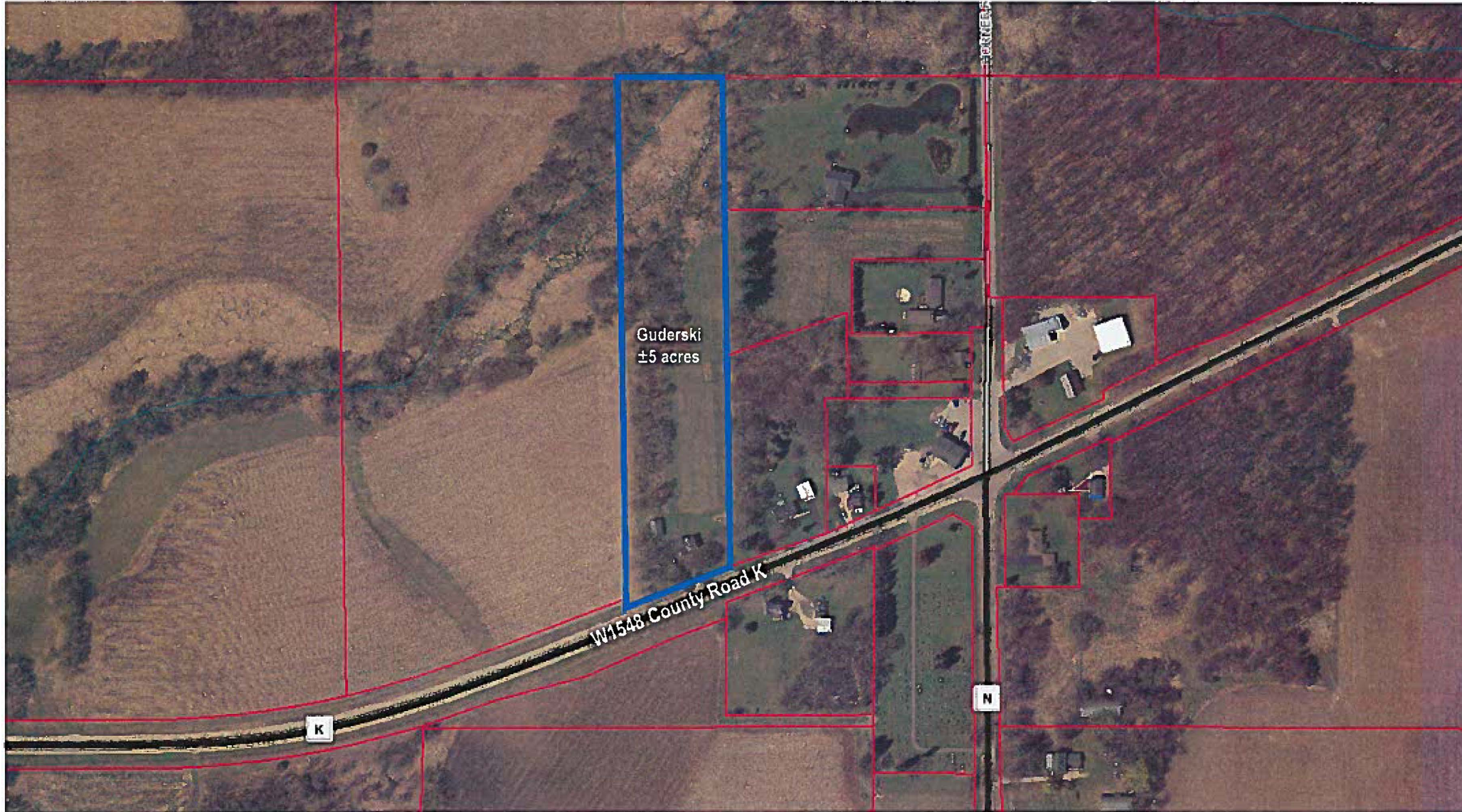
Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

**Mark A. Guderski – W1548 County Road K, Town of Green Lake
Parcel #006-00159-0000, Part of the NW¼ of Section 9, T15N, R13E
Rezone ±5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.**



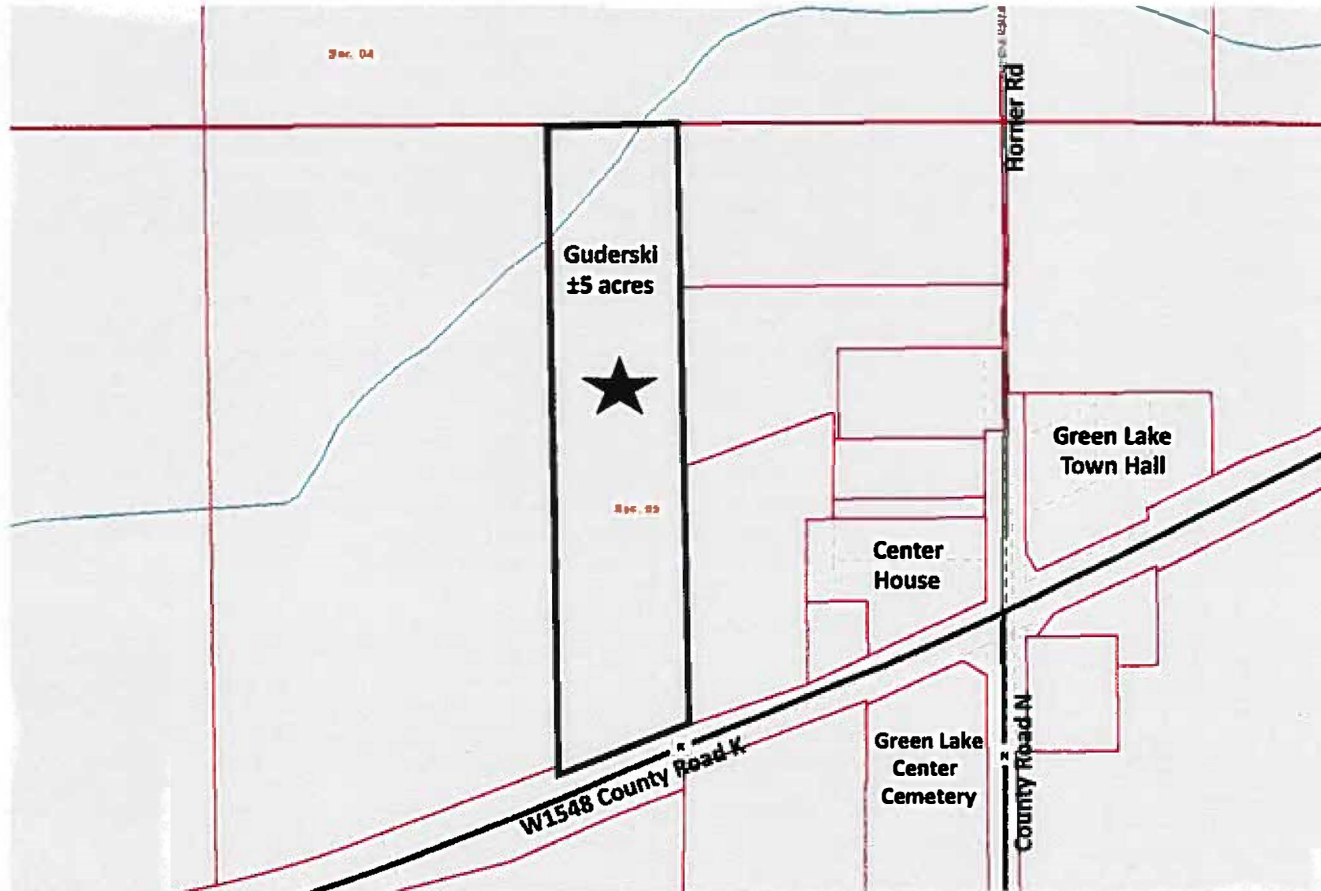
Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

**Mark A. Guderski – W1548 County Road K, Town of Green Lake
Parcel #006-00159-0000, Part of the NW¼ of Section 9, T15N, R13E
Rezone ±5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.**



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

**Mark A. Guderski – W1548 County Road K, Town of Green Lake
Parcel #006-00159-0000, Part of the NW¼ of Section 9, T15N, R13E
Rezone ±5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.**



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/03/18

TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on 4/2/18

Does not object to and approves of

No action taken

Objects to and requests denial of

Reason(s) for objection _____

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

Owner/Applicant: Mark A. Guderski

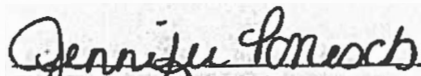
General legal description: Part of the NW¼ of Section 9, T15N, R13E, Town of Green Lake

Parcel numbers: #006-00159-0000 (±5 acres)

Location of request: W1548 County Road K

Planned public hearing date: May 3, 2018

Request: Rezone ±5 acres from C-2 Extensive Commercial District to R-4 Rural Residential District.


Town Representative

4/2/18
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **April 23, 2018**

Item V:

Applicant:

Green Lake County Land Use Planning and Zoning Committee

Request:

Amend Code of Green Lake, Chapter 300 of the Floodplain Zoning Ordinance. The purpose of the ordinance amendment is to remain compliant with the National Flood Insurance Program (NFIP) by adopting recent FEMA and WDNR changes to NR116.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Chapter 300

Floodplain Zoning - Draft

[HISTORY: Adopted by the Board of Supervisors of Green Lake County 12-15-2009 by Ord. No. 970-2009.]

GENERAL REFERENCES

Construction site erosion control and stormwater management — See Ch. **284**.

Land division and subdivision — See Ch. **315**.

Zoning — See Ch. **350**.

Article I

Introduction

§ 300-1 **Statutory authority.**

This chapter is adopted pursuant to the authorization in §§ 59.69, 59.692, and 59.694 and the requirements in § 87.30, Wis. Stats.

§ 300-2 **Findings.**

Uncontrolled development and use of the floodplains, rivers and streams within the unincorporated areas of Green Lake County would impair the public health, safety, convenience, general welfare and tax base.

§ 300-3 **Purpose and intent.**

This chapter is intended to regulate floodplain development to:

- A. Protect life, health and property;
- B. Minimize expenditures of public funds for flood-control projects;
- C. Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- D. Minimize business interruptions and other economic disruptions;
- E. Minimize damage to public facilities in the floodplain;
- F. Minimize the occurrence of future flood blight areas in the floodplain;
- G. Discourage the victimization of unwary land and home buyers;
- H. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- I. Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

§ 300-4 Title.

This chapter shall be known as, referred to as or cited as the "Floodplain Zoning Ordinance for Green Lake County, Wisconsin."

§ 300-5 Abrogation and greater restrictions.

- A. This chapter supersedes all the provisions of any municipal zoning ordinance enacted under §§ 59.69, 59.692 or 59.694 or 87.30, Wis. Stats., which relate to floodplains. If another ordinance is more restrictive than this chapter, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
- B. This chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this chapter imposes greater restrictions, the provisions of this chapter shall prevail.

§ 300-6 Interpretation.

In their interpretation and application, the provisions of this chapter are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this chapter, required by Ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this chapter or in effect on the date of the most recent text amendment to this chapter.

§ 300-7 Severability.

Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

§ 300-8 When effective.

This chapter shall be effective upon adoption by the Green Lake County Board and publication as provided for in the Wisconsin Statutes.

Article II General Provisions

§ 300-9 Areas to be regulated.

This chapter regulates all areas that would be covered by the regional flood or base flood within Green Lake County, Wisconsin as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by the WDNR. Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO Zones. Regional Flood Elevations (RFE) may be derived from other studies. If more than one map or revision is referenced, the most restrictive information shall apply.

§ 300-10 Official maps and revisions.

The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps listed below and the revisions in the Green Lake County Floodplain Appendix A. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the Flood Insurance Study or on the Flood Insurance Rate Map must be reviewed and approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency through the Letter of Map Change process (see Article IX, Amendments) before it is effective. No changes to regional flood elevations on non-Federal Emergency Management Agency maps shall be effective until approved by the Wisconsin Department of Natural Resources. These maps and revisions are on file in the Land Use Planning and Zoning Department, Green Lake County. If more than one map or revision is referenced, the most restrictive information shall apply.

- A. Official maps, based on the Flood Insurance Study for unincorporated areas of Green Lake County, Community Number 550165. Applicable map panels: 55047C0010C, 55047C0020C, 55047C0030C, 55047C0034C, 55047C0035C, 55047C0038C, 55047C0039C, 55047C0040C, 55047C0045C, 55047C0051C, 55047C0053C, 55047C0054C, 55047C0058C, 55047C0065C, 55047C0079C, 55047C0082C, 55047C0083C, 55047C0084C, 55047C0087C, 55047C0090C, 55047C0091C,

55047C0092C, 55047C0093C, 55047C0094C, 55047C0101C, 55047C0105C, 55047C0110C, 55047C0111C, 55047C0113C, 55047C0115C, 55047C0120C, 55047C0126C, 55047C0127C, 55047C0130C, 55047C0131C, 55047C0132C, 55047C0133C, 55047C0134C, 55047C0140C, 55047C0155C, 55047C0160C, 55047C0165C, 55047C0170C, 55047C0178C, 55047C0179C, 55047C0180C, 55047C0183C, 55047C0184C, 55047C0186C, 55047C0187C, 55047C0191C, 55047C0192C, 55047C0195C, 55047C0203C, 55047C0204C, 55047C0205C; 55047C0225C, dated February 3, 2010, with corresponding profiles that are based on the Flood Insurance Study 55047CV000A effective February 3, 2010; approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency. **[Amended 3-16-2010 by Ord. No. 978-2010]**

B. Official maps, based on other studies:

- (1) Hydraulic analysis and floodway and floodplain delineation for Ken Lay Property by Rich Mueller dated July 3, 1985, approved by the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.
- (2) The Inundation Map (with boundaries shown in yellow and red on the original map) for Kingston Dam on the Grand River, the floodway data table and the higher of the dam breach during regional flood (DAMBRK) profile and regional flood no breach (HEC2) profile. These are found in the Hydraulic Evaluation Report for the Kingston Dam prepared by Barrientos & Associates, Inc., and dated February 1991 and approved by the Wisconsin Department of Natural Resources.
- (3) The Dam Breach Analysis for the Lower Water Quality Improvement Dam for an unnamed tributary to Little Green Lake, prepared by Jonathan D. Lefers, PE, of Montgomery Associates Resource Solutions, LLC, dated November 2008, and approved by the Wisconsin Department of Natural Resources.
- (4) The floodplain study appendix. All Wisconsin Department of Natural Resources and Federal Emergency Management Agency approved floodplain maps, flood profiles, floodway data tables, regional or base flood elevations and other information used to amend official maps are located in Appendix A of this chapter. Green Lake County shall provide the most up-to-date appendix to the Wisconsin Department of Natural Resources and Federal Emergency Management Agency regional offices.
- (5) Flood study, "Little Green Lake Discharge," prepared for Green Lake County by MSA Professional Services, April 1997, and Dam Break Exhibit Maps prepared by MSA Professional Services, November 2013, both approved by Wisconsin Department of Natural Resources. **[Added 3-18-2014 by Ord. No. 1080-2014]**
- (6) "Hydrologic and Hydraulic Report - Swamp Road – Township of Princeton, Princeton, WI" prepared by Badger Engineering & Construction, LLC, and Alieus Engineering, LLC, January 2017. Approved by Wisconsin Department of Natural Resources on February 21, 2017.

§ 300-11 Establishment of Floodplain Zoning Districts.

The regional floodplain areas are divided into three districts as follows:

- A. The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained within AE Zones as shown on the FIRM.
- B. The Flood-Fringe District (FF) is that portion of the floodplain between the regional flood limits and the floodway and displayed as AE Zones on the FIRM.
- C. The General Floodplain District (GFP) is those areas that have been or may be covered by floodwater during the regional flood and does not have a BFE or floodway boundary determined,

including A, AE (rarely), AH, and AO Zones on the FIRM.

§ 300-12 Locating floodplain boundaries.

- A. Discrepancies between boundaries on the Official Floodplain Zoning Map and actual field conditions shall be resolved using the criteria in Subsection A(1) or (2) below. If a significant difference exists, the map shall be amended according to Article IX, Amendments. The County Land Use Planning and Zoning Department can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The County Land Use Planning and Zoning Department shall be responsible for documenting actual predevelopment field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the County Land Use Planning and Zoning Department and an applicant over the district boundary line shall be settled according to § 300-40C and the criteria in Subsection A(1) and (2) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Article IX, Amendments.
- (1) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
 - (2) Where flood profiles do not exist for projects, the location of the boundary shall be determined by the map scale.

§ 300-13 Removal of lands from the floodplain.

- A. Compliance with the provisions of this chapter shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to Article IX, Amendments.

§ 300-14 Compliance required.

Any development or use within the areas regulated by this chapter shall be in compliance with the terms of this chapter and other applicable local, state, and federal regulations.

§ 300-15 Municipalities and state agencies regulated.

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this chapter and obtain all necessary permits. State agencies are required to comply if § 13.48(13), Wis. Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when § 30.2022, Wis. Stats., applies.

§ 300-16 Warning and disclaimer of liability.

The flood protection standards in this chapter are based on engineering experience and scientific research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This chapter does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. Nor does this chapter create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this chapter.

§ 300-16.1 Annexed areas for cities and villages.

The County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of Ch. NR 116, Wis. Adm. Code, and 44CFR 59-72, National Flood Insurance Program (NFIP). These annexed lands are described on the municipality's Official Zoning Map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the Land Use Planning & Zoning Department. All plats or maps of annexation shall show the regional flood elevation and the location of the floodway.

§ 300-17 General development standards.

The County Land Use Planning and Zoning Department shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with flood-resistant materials; be constructed to minimize flood damages and to ensure that utility and mechanical equipment is designed and/or located so as to prevent water from entering or accumulating within the equipment during conditions of flooding.

Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this chapter. Adequate drainage shall be provided to reduce exposure to flood hazards and all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damages.

**Article III
General Standards**

§ 300-18 Hydraulic and hydrologic analysis.

A. Except as allowed in Subsection C below, no floodplain development shall:

- (1) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing regional flood height; or
- (2) Increase regional flood height due to floodplain storage area lost.

B. The County Land Use Planning and Zoning Department shall deny permits if it is determined that the proposed development will obstruct flow or cause any increase in regional flood height based on the officially adopted Flood Insurance Rate Map or other adopted map, unless the provisions of Article IX, Amendments are met.

§ 300-19 Watercourse alterations.

No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the County Land Use Planning and Zoning Department has notified in writing all adjacent municipalities, the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency regional offices and required the applicant to secure all necessary state and federal permits. The standards of 300-18 must be met and the flood-carrying capacity of any altered or relocated watercourse shall be maintained. As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to Article IX, Amendments, the Land Use Planning and Zoning Department shall apply for a Letter of Map Revision (LOMR) from Federal Emergency Management Agency. Any such alterations must be reviewed and approved by FEMA and the WDNR through the Letter of Map Change (LOMC) process.

§ 300-20 Development requiring Department of Natural Resources permit.

Development which requires a permit from the Wisconsin Department of Natural Resources under Chs. 30 and 31, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain zoning ordinance, are made according to Article IX, Amendments.

§ 300-21 Public or private campgrounds.

Public or private campgrounds shall have a low flood-damage potential and shall meet the following provisions:

A. The campground is approved by the Department of Health Services.

B. A land use permit for the campground is issued by the County Land Use Planning and Zoning

Department.

- C. The character of the river system and the elevation of the campground is such that a seventy-two-hour warning of an impending flood can be given to all campground occupants.
- D. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the Municipal Emergency Government Coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
- E. This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated, by the officials identified in Subsection **D**, to remain in compliance with all applicable regulations, including those of the State Department of Health Services and all other applicable regulations.
- F. Only camping units that are fully licensed, if required, and ready for highway use, are allowed.
- G. The camping units may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.
- H. All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section.
- I. The County Land Use Planning and Zoning Department shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.
- J. All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either Article **IV**, Floodway District, or Article **V**, Flood-Fringe District, for the floodplain district in which the structure is located.
- K. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued
- L. All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells, shall be properly anchored and placed at or floodproofed to the flood-protection elevation.

§ 300-22 (**Reserved**)

Article IV Floodway District

§ 300-23 **Applicability.**

This section applies to all floodway areas on the Floodplain Zoning Maps and those identified pursuant to § **300-33**.

§ 300-24 **Permitted uses.**

The following open space uses are allowed in the Floodway District and the floodway areas of the General Floodplain District, if they are not prohibited by any other ordinance; they meet the standards in §§ **300-25** and **300-26**; and all permits or certificates have been issued according to § **300-38**:

- A. Agricultural uses, such as farming, outdoor plant nurseries, horticulture, viticulture and wild crop

harvesting.

- B. Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
- C. Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback-riding trails, subject to the fill limitations of § **300-25D**.
- D. Uses or structures accessory to open space uses or classified as historic structures that comply with §§ **300-25** and **300-26**.
- E. Extraction of sand, gravel or other materials that complies with § **300-25D**.
- F. Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Chs. 30 and 31, Wis. Stats.
- G. Public utilities, streets and bridges that comply with § **300-25C**.

§ 300-25 **Floodway development standards.**

A. General.

- (1) Any development in floodway areas shall comply with Article **III**, General Standards, and have a low flood-damage potential.
- (2) Applicants shall provide the following data to determine the effects of the proposal according to § **300-18** and § 300-38B(3).
 - (a) A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or
 - (b) An analysis calculating the effects of this proposal on regional flood height.
- (3) The County Land Use Planning and Zoning Department shall deny the permit application if the project will increase flood elevations upstream or downstream based on the data submitted for Subsection **A(2)** above.

B. Structures accessory to permanent open space uses, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

- (1) The structure is not designed for human habitation, does not have a high flood-damage potential and is constructed to minimize flood damage.
- (2) The structures must not obstruct flow of floodwaters or cause any increase in flood levels during the occurrence of the regional flood.
- (3) The structures are properly anchored to resist flotation, collapse and lateral movement.
- (4) Mechanical and utility equipment must be elevated or floodproofed to or above the flood-protection elevation.
- (5) The structure(s) shall have a minimum of two openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings shall be equipped with screens,

louvers, or other coverings or devices which must permit the automatic entry and exit of floodwaters.

C. Public utilities, streets and bridges may be allowed by permit if:

- (1) Adequate flood proofing measures are provided to the flood-protection elevation; and
- (2) Construction meets the development standards of § **300-18**.

D. Fills or deposition of materials may be allowed by permit if:

- (1) The requirements of § **300-18** are met;
- (2) No material is deposited in the navigable channel unless a permit is issued by the Wisconsin Department of Natural Resources pursuant to Ch. 30, Wis. Stats., and a permit pursuant to § 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. § 1344, has been issued, if applicable, and the other requirements of this section are met;
- (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
- (4) The fill is not classified as a solid or hazardous material.

§ 300-26 **Prohibited uses.**

All uses not listed as permitted uses in § **300-24** are prohibited, including the following uses:

- A. Habitable structures, structures with high flood-damage potential, or those not associated with permanent open space uses;
- B. Storing materials that are buoyant, flammable, explosive or injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- C. Uses not in harmony with or detrimental to uses permitted in the adjoining districts;
- D. Any private on-site wastewater treatment system or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Wisconsin Department of Natural Resources approved campgrounds that meet the applicable provisions of local ordinances and Ch. SPS 83, Wis. Adm. Code.
- E. Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Chs. NR 811 and NR 812, Wis. Adm. Code;
- F. Any solid or hazardous waste disposal sites;
- G. Any wastewater treatment ponds or facilities, except those permitted under § NR 110.15(3)(b), Wis. Adm. Code;
- H. Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

Article V **Flood-Fringe District**

§ 300-27 **Applicability.**

This section applies to all flood-fringe areas shown on the Floodplain Zoning Maps and those identified pursuant to § **300-33**.

§ 300-28 Permitted uses.

Any structure, land use, or development is allowed in the Flood-Fringe District if the standards in § **300-29** are met, the use is not prohibited by this chapter or any other ordinance or regulation and all permits or certificates specified in § **300-38** have been issued.

§ 300-29 Flood-fringe development standards.

All of the provisions of § **300-18** shall apply. In addition, the following requirements shall apply according to the use requested. Any existing structure in the flood-fringe must meet the requirements of Article VII.

- A. Residential uses. Any habitable structure, including a manufactured home, which is to be erected, constructed, reconstructed, altered, or moved into the flood-fringe area shall meet or exceed the following standards:
- (1) The elevation of the lowest floor shall be at or above the flood-protection elevation on fill, unless the requirements of §300-29A(2) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.
 - (2) The basement or crawlway floor may be placed at the regional flood elevation if it is dry flood proofed to the flood-protection elevation. No basement or crawlway floor is allowed below the regional flood elevation.
 - (3) Contiguous dry land access shall be provided from a structure to land outside of the floodplain, except as provided in Subsection **A(4)** below.
 - (4) In developments where existing street or sewer line elevations make compliance with Subsection **A(3)** above impractical, the County Land Use Planning and Zoning Department may permit new development and substantial improvements where access roads are below the regional flood elevation, if:
 - (a) The County Land Use Planning and Zoning Department has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
 - (b) Green Lake County has a Wisconsin Department of Natural Resources-approved emergency evacuation plan.
- B. Accessory structures or uses.
- (1) Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.
- C. Commercial uses. Any commercial structure which is erected, altered or moved into the flood-fringe area shall meet the requirements of Subsection **A** above. Subject to the requirements of Subsection **E** below, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- D. Manufacturing and industrial uses. Any manufacturing or industrial structure which is erected, altered or moved into the flood-fringe area shall have the lowest floor elevated to or above the flood-protection elevation or meet the flood proofing measures in § **300-42**. Subject to the requirements of Subsection **E** below, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- E. Storage of materials. Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood-protection elevation or flood proofed in compliance with § **300-42**. Adequate measures shall be

taken to ensure that such materials will not enter the water body during flooding.

- F. Public utilities, streets and bridges. All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans, and
 - (1) When the failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction of and substantial improvements to such facilities may only be permitted if they are flood proofed in compliance with § 300-42 to the flood-protection elevation;
 - (2) Minor roads or nonessential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.
- G. Private on-site wastewater treatment systems. All private on-site wastewater treatment systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to § 300-42, to the flood-protection elevation and shall meet the provisions of all local ordinances and Ch. SPS 383, Wis. Adm. Code.
- H. Wells. All wells shall be designed to minimize or eliminate infiltration of flood waters into the system, pursuant to § 300-42, to the flood-protection elevation and shall meet the provisions of Chs. NR 811 and NR 812, Wis. Adm. Code.
- I. Solid waste disposal sites. Disposal of solid or hazardous waste is prohibited in flood-fringe areas.
- J. Deposition of materials. Any deposited material must meet all the provisions of this chapter.
- K. Manufactured homes.
 - (1) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage and prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.
 - (2) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:
 - (a) Have the lowest floor elevated to the flood-protection elevation; and
 - (b) Be anchored so they do not float, collapse or move laterally during a flood.
 - (3) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the flood-fringe in Subsection A above.
- L. Mobile recreational vehicles. All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in Subsection K(2) and (3) above. A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

Article VI General Floodplain District

§ 300-30 **Applicability.**

The provisions for this district shall apply to all floodplains, including A, AE, AO or AH zones, for which flood profiles are not available or where flood profiles are available but floodways have not been delineated. Floodway and flood-fringe districts shall be delineated when adequate data is available.

§ 300-31 Permitted uses.

Pursuant to § **300-33**, it shall be determined whether the proposed use is located within a floodway or flood-fringe area. Those uses permitted in floodway (§ **300-24**) and flood-fringe (§ **300-28**) districts are allowed within the General Floodplain District, according to the standards of § **300-32**, provided that all permits or certificates required under § **300-38** have been issued.

§ 300-32 Standards for development in the General Floodplain District.

A. In A Zones (and some AE Zones) in the General Floodplain District, flood-profiles may not exist and floodway and flood-fringe districts have not been delineated. Once the flood-profiles exist and the floodway and flood-fringe district have been delineated the development standards of the respective district shall apply. Article IV of this chapter applies to floodway districts, Article V applies to flood-fringe districts. The rest of this ordinance applies to either district.

B. In AO/AH Zones the structure's lowest floor must meet one of the conditions listed below, whichever is higher:

- (1) at or above the flood protection elevation; or
- (2) two (2) feet above the highest adjacent grade around the structure; or
- (3) the depth as shown on the FIRM

C. In AO/AH zones, provide plans showing adequate drainage paths to guide floodwaters around structures.

§ 300-33 Determining floodway and flood-fringe limits.

Upon receiving an application for development within the General Floodplain District, the County Land Use Planning and Zoning Department shall:

- A. Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the General Floodplain District limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures, and the flood zone shown on the FIRM.
- B. Require the applicant to furnish any of the following information deemed necessary by the Wisconsin Department of Natural Resources to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries:
 - (1) A Hydrologic and Hydraulic Study as specified in Section 300-38B(3).
 - (2) A plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; the size, location and layout of all proposed and existing structures on the site; the location and elevations of streets, the water supply, and sanitary facilities; soil types; and other pertinent information.
 - (3) A profile showing the slope of the bottom of the channel or flow line of the stream.
 - (4) Specifications for building construction and materials, flood proofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.
- C. Transmit one copy of the information described in Subsections **A** and **B** above to the Wisconsin Department of Natural Resources regional office, along with a written request for technical assistance to establish regional flood elevations and, where applicable, floodway data. Where the provisions of § **300-38B(3)** apply, the applicant shall provide all required information and computations to delineate floodway boundaries and the effects of the project on flood elevations.

Article VII
Nonconforming Uses and Structures

§ 300-34 **General provisions.**

- A. Applicability. If these standards conform with § 59.69(10), Wis. Stats., they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this chapter or any amendment thereto.
- B. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this chapter may continue subject to the following conditions:
- (1) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this chapter. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Ordinary maintenance repairs are not considered an extension, modification or addition; these include painting, decorating, paneling and the replacement of doors, windows and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Ordinary maintenance repairs do not include any costs associated with the repair of a damaged structure. The construction of an open deck that does not exceed 200 square feet in area and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.
 - (2) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted, and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this chapter.
 - (3) The County Land Use Planning and Zoning Department shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent.
 - (4) No modification or addition to any nonconforming structure or any structure with a nonconforming use which, over the life of the structure, would equal or exceed 50% of its present equalized assessed value shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dry land access must be provided for residential and commercial uses in compliance with § **300-29A**. The costs of elevating a nonconforming building or a building with a nonconforming use to the flood-protection elevation are excluded from the fifty-percent provisions of this subsection.
 - (5) Damaged or destroyed structures.
 - (a) Except as provided in Subsection **B(5)(b)** below, if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current requirements of this chapter. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.
 - (b) For nonconforming buildings that are damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building may be permitted in order to restore it after the nonflood disaster, provided that the nonconforming building will meet all of the minimum requirements under applicable Federal Emergency Management Agency regulations (44 CFR Part 60), or the regulations promulgated thereunder.

- (6) A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with § **300-25A**, flood-resistant materials are used, and construction practices and flood proofing methods that comply with § **300-42** are used.

§ 300-35 **Floodway areas.**

- A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in a floodway area, unless such modification or addition:
- (1) Has been granted a permit or variance which meets all of this chapter requirements;
 - (2) Meets the requirements of § **300-34**;
 - (3) Will not increase the obstruction to flood flows or regional flood height;
 - (4) Any addition to the existing structure shall be flood proofed, pursuant to § **300-42**, by means other than the use of fill, to the flood-protection elevation;
 - (5) If any part of the foundation below the flood-protection elevation is enclosed, the following standards shall apply:
 - (a) The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of floodwaters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - (b) The parts of the foundation located below the flood-protection elevation must be constructed of flood-resistant materials;
 - (c) Mechanical and utility equipment must be elevated or flood proofed to or above the flood-protection elevation; and
 - (d) The use must be limited to parking or limited storage.
- B. No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances and Ch. SPS 383, Wis. Adm. Code.
- C. No new well or modification to an existing well used to obtain potable water shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing well in a floodway area shall meet the applicable requirements of all municipal ordinances and Chs. NR 811 and NR 812, Wis. Adm. Code.

§ 300-36 **Flood-fringe areas.**

- A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been issued a land use permit by the County Land Use Planning and Zoning Department or granted a variance by the County Board of Adjustment, and the modification or addition shall be placed on fill or floodproofed to the flood-protection elevation in compliance with the standards for that particular use in § **300-29**, except where Subsection **B** below is applicable.
- B. Where compliance with the provisions of Subsection **A** above would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high

flood-damage potential, the County Board of Adjustment, using the procedures established in § 300-40, may grant a variance from those provisions of Subsection A above for modifications or additions, using the criteria listed below. Modifications or additions that are protected to elevations lower than the flood-protection elevation may be permitted if:

- (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (2) Human lives are not endangered;
 - (3) Public facilities, such as water or sewer, will not be installed;
 - (4) Flood depths will not exceed two feet;
 - (5) Flood velocities will not exceed two feet per second; and
 - (6) The structure will not be used for storage of materials as described in § 300-29E.
- C. If neither the provisions of Subsection A or B above can be met, one addition to an existing room in a nonconforming building or a building with a nonconforming use may be allowed in the flood-fringe, if the addition:
- (1) Meets all other regulations and will be granted by permit or variance;
 - (2) Does not exceed 60 square feet in area; and
 - (3) In combination with other previous modifications or additions to the building, does not equal or exceed 50% of the present equalized assessed value of the building.
- D. All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system, shall meet all the applicable provisions of all local ordinances and Ch. SPS 383, Wis. Adm. Code.
- E. All new wells, or addition to, replacement, repair or maintenance of a well, shall meet the applicable provisions of this chapter and Chs. NR 811 and NR 812, Wis. Adm. Code.

Article VIII Administration

§ 300-37 **Officials designated.**

Where the County Land Use Planning and Zoning Department, County Land Use Planning and Zoning Committee or a County Board of Adjustment has already been appointed to administer a zoning ordinance adopted under § 59.69, 59.692, Wis. Stats., these officials shall also administer this chapter.

§ 300-38 **County Land Use Planning and Zoning Department.**

- A. The County Land Use Planning and Zoning Department is authorized to administer this chapter and shall have the following duties and powers. It shall:
- (1) Advise applicants of the provisions of this chapter, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
 - (2) Issue permits and inspect properties for compliance with the provisions of this chapter and issue certificates of compliance where appropriate.
 - (3) Inspect all damaged floodplain structures and perform a substantial damage assessment to determine if substantial damage to the structures has occurred.

- (4) Keep records of all official actions such as:
 - (a) All permits issued, inspections made, and work approved.
 - (b) Documentation of certified lowest floor and regional flood elevations for floodplain development.
 - (c) Records of water surface profiles, Floodplain Zoning Maps and ordinances, nonconforming uses and structures, including changes, appeals, variances and amendments.
 - (d) All substantial damage assessment reports for floodplain structures.
 - (e) Floodproofing certificates.
 - (f) List of nonconforming structures and uses.
- (5) Submit copies of the following items to the Wisconsin Department of Natural Resources regional office:
 - (a) Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments.
 - (b) Copies of any case-by-case analyses and any other information required by the Wisconsin Department of Natural Resources, including an annual summary of the number and types of floodplain zoning actions taken.
 - (c) Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
- (6) Investigate, prepare reports, and report violations of this chapter to the County Land Use Planning and Zoning Committee and County Corporation Counsel for prosecution. Copies of the reports shall also be sent to the Wisconsin Department of Natural Resources regional office.
- (7) Submit copies of text and map amendments to the Federal Emergency Management Agency regional office.
- B. Land use permit. A land use permit shall be obtained before any new development; repair, modification or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the County Land Use Planning and Zoning Department shall include:
 - (1) General information.
 - (a) The name and address of the applicant, property owner and contractor;
 - (b) The legal description, proposed use, and whether it is new construction or a modification.
 - (2) Site development plan. A site plan drawn to scale shall be submitted with the permit application form and shall contain:
 - (a) The location, dimensions, area and elevation of the lot;
 - (b) The location of the ordinary high-water mark of any abutting navigable waterways;
 - (c) The location of any structures with distances measured from the lot lines and street center

lines;

- (d) The location of any existing or proposed private on-site wastewater treatment system or private water supply system;
 - (e) The location and elevation of existing or future access roads;
 - (f) The location of floodplain and floodway limits as determined from the Official Floodplain Zoning Maps;
 - (g) The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study, either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);
 - (h) Data sufficient to determine the regional flood elevation in National Geodetic Vertical Datum or North American Vertical Datum at the location of the development and to determine whether or not the requirements of Article IV or V are met; and
 - (i) Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to § 300-18. This may include any of the information noted in § 300-25A.
- (3) Hydraulic and Hydrologic Studies to Analyze Development. All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered with the State of Wisconsin. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Wisconsin Department of Natural Resources.

(a) Zone A floodplains:

[1] Hydrology: The appropriate method shall be based on the standards in Ch. NR116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.

[2] Hydraulic Modeling: The regional flood elevation shall be based on the standards in Ch. NR116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

[a] determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate WSEL for the study.

[b] a minimum four foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.

[c] a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.

[d] the most current version of HEC_RAS shall be used.

[e] a survey of bridge and culvert openings and the top of road is required at each structure.

[f] additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.

[g] standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N Values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.

[h] the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

[3] Mapping: A work map of the reach studied shall be provided, showing all cross sections locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in a floodway.

[a] If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.

[b] If any part of the proposed development is in the floodway, it must be added to the base model flow to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

(b) Zone AE Floodplains

[1] Hydrology: If the proposed hydrology will change the existing study, the appropriate method to be used shall be on Ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.

[2] Hydraulic model: The regional flood elevation shall be based on the standards in Ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

[a] Duplicate Effective Model: The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If the data from the Effective Model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.

[b] Corrective Effective Model: The Corrected Effective Model shall not include any man-made physical changes since the effective model date, but shall import the model into the most current version of HEC-RAS for Department review.

[c] Existing (Pre-Project Conditions) Model: The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post- Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.

[d] Revised (Post-Project) Model: The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography cause by the proposed development. This model shall reflect proposed conditions.

[e] All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans, and

survey notes.

[f] Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and top widths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.

[3] Mapping: Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:

[a] Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work, map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.

[b] Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.

[c] Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.

[d] If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projections and State Plane Coordinate System in accordance with FEMA mapping specifications.

[e] The revised floodplain boundaries shall tie into the effective floodplain boundaries.

[f] All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section look-up table shall be included to relate to the model input numbering scheme.

[g] Both the current and proposed floodways shall be shown on the map.

[h] The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

- (4) Expiration. All permits issued under the authority of this chapter shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause.
- C. Certificate of compliance. No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied, until a certificate of compliance is issued by the County Land Use Planning and Zoning Department, except where no permit is required, subject to the following provisions:
- (1) The certificate of compliance shall show that the building or premises or part thereof and the proposed use conform to the provisions of this chapter;
 - (2) Application for such certificate shall be concurrent with the application for a land use permit;
 - (3) If all provisions of this chapter are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;

- (4) The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and flood proofing elevations are in compliance with the permit issued. Flood proofing measures also require certification by a registered professional engineer or architect that flood proofing measures meet the requirements of § 300-42.
- D. Other permits. Prior to obtaining a floodplain development land use permit the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under § 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. § 1344.

§ 300-39 County Land Use Planning and Zoning Committee.

A. The County Land Use Planning and Zoning Committee shall:

- (1) Oversee the functions of the office of the County Land Use Planning and Zoning Department; and
- (2) Review and advise the County Board on all proposed amendments to this chapter, maps and text.

B. The County Land Use Planning and Zoning Committee shall not:

- (1) Grant variances to the terms of the chapter in place of action by the County Board of Adjustment; or
- (2) Amend the text or zoning maps in place of official action by the County Board.

§ 300-40 County Board of Adjustment.

The County Board of Adjustment, created under § 59.694, Wis. Stats., is hereby authorized or shall be appointed to act for the purposes of this chapter. The County Board of Adjustment shall exercise the powers conferred by the Wisconsin Statutes and adopt rules for the conduct of business. The Department Head for the County Land Use Planning and Zoning Department may not be the Secretary of the County Board of Adjustment.

A. Powers and duties. The County Board of Adjustment shall:

- (1) Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the County Land Use Planning and Zoning Department in the enforcement or administration of this chapter.
- (2) Hear and decide disputes concerning the district boundaries shown on the Official Floodplain Zoning Map.
- (3) Hear and decide, upon appeal, variances from the standards of this chapter.

B. Appeals to the County Board of Adjustment.

- (1) Appeals to the County Board of Adjustment may be taken by any person aggrieved or by any officer or department of Green Lake County affected by any decision of the County Land Use Planning and Zoning Department. Such appeal shall be taken within 30 days, unless otherwise provided by the rules of the County Board of Adjustment, by filing with the official whose decision is in question and with the County Board of Adjustment a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the County Board of Adjustment all records regarding the matter appealed.

(2) Notice and hearing for appeals, including variances.

(a) Notice. The County Board of Adjustment shall:

- [1] Fix a reasonable time for the hearing.

[2] Publish adequate notice pursuant to the Wisconsin Statutes, specifying the date, time, place and subject of the hearing.

[3] Assure that notice shall be mailed to the parties in interest and the Wisconsin Department of Natural Resources regional office at least 10 days in advance of the hearing.

(b) Hearing. Any party may appear in person or by agent. The County Board of Adjustment shall:

[1] Resolve boundary disputes according to Subsection **C** below.

[2] Decide variance applications according to Subsection **D** below.

[3] Decide appeals of permit denials according to § **300-41**.

(3) Decision. The final decision regarding the appeal or variance application shall:

(a) Be made within a reasonable time.

(b) Be sent to the Wisconsin Department of Natural Resources regional office within 10 days of the decision.

(c) Be a written determination signed by the Chair or Secretary of the County Board of Adjustment.

(d) State the specific facts that are the basis for the County Board of Adjustment's decision.

(e) Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application.

(f) Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the County Board of Adjustment proceedings.

C. Boundary disputes. The following procedure shall be used by the County Board of Adjustment in hearing disputes concerning floodplain district boundaries:

(1) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.

(2) In all cases, the person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the County Board of Adjustment.

(3) If the boundary is incorrectly mapped, the County Board of Adjustment should inform the County Land Use Planning and Zoning Committee or the person contesting the boundary location to petition the County Board for a map amendment according to Article **IX**, Amendments.

D. Variances.

(1) The County Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that:

(a) Literal enforcement of the provisions of this chapter will cause unnecessary hardship;

- (b) The hardship is due to adoption of this chapter and unique property conditions not common to adjacent lots or premises. In such case, this chapter or the map must be amended;
 - (c) The variance is not contrary to the public interest; and
 - (d) The variance is consistent with the purpose of this chapter in § **300-3**.
- (2) In addition to the criteria in Subsection **D(1)** above, to qualify for a variance under Federal Emergency Management Agency regulations, the following criteria must be met:
- (a) The variance may not cause any increase in the regional flood elevation.
 - (b) Variances can only be granted for land areas that are less than 1/2 acre and are contiguous to existing structures constructed below the regional flood elevation.
 - (c) Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of this chapter.
- (3) A variance shall not:
- (a) Grant, extend or increase any use prohibited in the zoning district.
 - (b) Be granted for a hardship based solely on an economic gain or loss.
 - (c) Be granted for a hardship which is self-created.
 - (d) Damage the rights or property values of other persons in the area.
 - (e) Allow actions without the amendments to this chapter or map(s) required in § **300-44**.
 - (f) Allow any alteration of a historic structure, including its use that would preclude its continued designation as a historic structure.
- (4) When a floodplain variance is granted, the County Board of Adjustment shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums up to \$25.00 per \$100 of coverage. A copy shall be maintained with the variance record.

§ 300-41 Appeal of permit denial.

A. The County Land Use Planning and Zoning Committee or County Board of Adjustment shall review all data related to the appeal. This may include:

- (1) Permit application data listed in § **300-38B**.
- (2) Floodway/flood-fringe determination data in § **300-33**.
- (3) Data listed in § **300-25A(2)** where the applicant has not submitted this information to the County Land Use Planning and Zoning Department.
- (4) Other data submitted with the application or submitted to the County Board of Adjustment with the appeal.

B. For appeals of all denied permits, the County Board of Adjustment shall:

- (1) Follow the procedures of § **300-40**;

- (2) Consider County Land Use Planning and Zoning Committee recommendations; and
 - (3) Either uphold the denial or grant the appeal.
- C. For appeals concerning increases in regional flood elevation, the County Board of Adjustment shall:
- (1) Uphold the denial where the County Board of Adjustment agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of Article IX, *Amendments*.
 - (2) Grant the appeal where the County Board of Adjustment agrees that the data properly demonstrates that the project does not cause an increase provided that no other reasons for denial exist.

§ 300-42 Floodproofing Standards for Nonconforming Structures or Uses

- A. No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the flood proofing measures will protect the structure or development to the flood-protection elevation and submits a FEMA Floodproofing Certificate.
- B. For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
- (1) certified by a registered professional engineer or architect; or
 - (2) meets or exceeds the following standards:
 - (a) a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (b) the bottom of all openings shall be no higher than one foot above grade; and
 - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.
- C. Flood proofing measures shall be designed to:
- (1) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - (2) Protect structures to the flood-protection elevation;
 - (3) Anchor structures to foundations to resist flotation and lateral movement; and
 - (4) Minimize or eliminate infiltration of flood waters; and
 - (5) Minimize or eliminate discharges into flood waters.
- C. Flood proofing measures could include:
- (1) Reinforcing walls and floors to resist rupture or collapse caused by water pressure or floating debris.
 - (2) Adding mass or weight to prevent flotation.
 - (3) Placing essential utilities above the flood-protection elevation.

- (4) Installing surface or subsurface drainage systems to relieve foundation wall and basement floor pressures.
- (5) Constructing water supply wells and waste treatment systems to prevent the entry of floodwaters.
- (6) Putting cutoff valves on sewer lines or eliminating gravity flow basement drains.

§ 300-43 **Public information.**

- A. Place marks on structures to show the depth of inundation during the regional flood.
- B. All maps, engineering data and regulations shall be available and widely distributed.
- C. All real estate transfers should show what floodplain zoning district any real property is in.

Article IX Amendments

§ 300-44 **Amendments.**

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 300-44C.

- A. In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision (CLOMR) from FEMA and amendments are made to this chapter, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 300-44C. Any such alterations must be reviewed and approved by FEMA and the WDNR.
- B. In A Zones, increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision (CLOMR) from FEMA and amendments are made to this chapter, the official floodplain maps, floodway lines and water surface profiles, in accordance with Section 300-44C.
- C. The County Board shall change or supplement the floodplain zoning district boundaries and this chapter in the manner outlines in Section 300-45 below. Actions which require an amendment to this chapter and/or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:
 - (1) Any change to the floodplain boundaries and/or watercourse alterations in the FIRM;
 - (2) Correction of discrepancies between the water surface profiles and Floodplain Zoning Maps.
 - (3) Any fill in the floodplain which raises the elevation of the filled area to a height at or above the flood-protection elevation and is contiguous to land lying outside the floodplain.
 - (4) Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;
 - (5) Any upgrade to a floodplain zoning ordinance text required by § NR 116.05, Wis. Adm. Code, or otherwise required by law or for changes by Green Lake County.
 - (6) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the flood-fringe that is based on a base flood elevation from a Flood Insurance Rate Map requires prior approval by the Federal Emergency Management Agency.
 - (7) Any changes to any other officially adopted floodplain maps listed in Section 300-10B.

§ 300-45 Amendment procedure.

Amendments to this chapter may be made upon petition of any interested party according to the provisions of § 59.69, Wis. Stats. Such petitions shall include all necessary data required by §§ **300-33** and **300-38B**. The land use permit shall not be issued until a Letter of Map Revision (LOMR) is issued by FEMA for the proposed changes.

- A. The proposed amendment shall be referred to the County Land Use Planning and Zoning Committee for a public hearing and recommendation to the County Board. The amendment and notice of public hearing shall be submitted to the Wisconsin Department of Natural Resources regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of § 59.69, Wis. Stats.
- B. No amendments shall become effective until reviewed and approved by the Wisconsin Department of Natural Resources.
- C. All persons petitioning for a map amendment that obstructs flow, increasing regional flood height 0.01 foot or more, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the County Board.

Article X Enforcement

§ 300-46 Investigation.

Any violation of the provisions of this chapter shall be deemed unlawful. When necessary, to determine compliance with this chapter, the Land Use Planning and Zoning Department shall investigate alleged violations. After confirmation that a violation exists, the Land Use Planning and Zoning Department shall pursue compliance of the violation.

§ 300-46.1 Violations and penalties; citations.

- A. Any violation of the provisions of this chapter by or under the direction of the landowner shall be brought into compliance upon notification by the Land Use Planning and Zoning Department or the Land Use Planning and Zoning Committee or the County Corporation Counsel.
- B. The County Corporation Counsel shall have the authority to use all legal remedies necessary to pursue compliance with the provisions of this chapter. After consultation with the Land Use Planning and Zoning Department and/or the Land Use Planning and Zoning Committee, the Corporation Counsel shall determine which legal remedy or legal remedies are in order to pursue compliance with the provisions of this chapter.
- C. Any landowner who violates or refuses to comply with any of the provisions of this chapter shall be subject to, upon conviction, a forfeiture of not less than \$10 nor more than \$5,000 per offense, together with the taxable costs of action. Each day that the violation exists shall constitute a separate offense.
- D. In addition to the Corporation Counsel having the authority to pursue compliance per Subsection **B** above, the designated staff of the Land Use Planning and Zoning Department shall have the authority and may prepare, sign and issue citations in order to commence action to achieve compliance with the provisions of this chapter.

§ 300-46.2 Stop-work order.

- A. No land use permit obtained. When the Land Use Planning and Zoning Department is notified or becomes aware of any activity in violation of the provisions of this chapter by or under the direction of the landowner that requires issuance of a land use permit pursuant to this chapter, and such a permit has not been obtained, the Land Use Planning and Zoning Department may issue a stop-work order requiring any such activity to be immediately stopped and enjoined.

- B. Land use permit obtained. When the Land Use Planning and Zoning Department is notified or becomes aware of any activity in violation of the provisions of this chapter by or under the direction of the landowner for which a land use permit was issued and the actual activity deviates from that land use permit, the Land Use Planning and Zoning Department may issue a stop-work order requiring the activity to be immediately stopped and enjoined.
- C. The stop-work order shall be mailed to the subject landowner's property tax bill mailing address or the mailing address as stated on the land use permit application and/or to any person signing the land use permit application.
- D. The stop-work order card issued and posted by the Land Use Planning and Zoning Department shall be posted at the subject site in plain view from a non-trespass location off the subject property. A stop-work order card shall remain posted until compliance of the violation occurs.
- E. An action filed pursuant to § 300-40 of this chapter to the County Board of Adjustment or to any court shall stop work during and until the final outcome of the action has been reached or until so ordered by a court of appropriate jurisdiction.

§ 300-46.3 **Injunction.**

Every violation of this chapter is a public nuisance, and the creation thereof may be enjoined and the maintenance thereof abated pursuant to § 87.30, Wis. Stats.

Article XI Definitions

§ 300-47 **Word usage and definitions.**

Unless specifically defined, words and phrases used in this chapter shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word "may" is permissive, and the word "shall" is mandatory and not discretionary.

1. ACCESSORY STRUCTURE OR USE

A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building.

2. A ZONES

Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

3. AH ZONE – See “AREA OF SHALLOW FLOODING”.

4. AO ZONE – See “AREA OF SHALLOW FLOODING”.

5. ALTERATION – An enhancement, upgrading or substantial change or modifications other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

6. AREA OF SHALLOW FLOODING – A designated AO, AH, AR/AO, AR/AH, or VO zone on a community’s Flood Insurance Rate Map (FIRM) with a 1 percent or greater chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

7. BASE FLOOD

The flood having a one-percent chance of being equaled or exceeded in any given year, as published

by the Federal Emergency Management Agency as part of a Flood Insurance Study and depicted on a Flood Insurance Rate Map.

8. BASEMENT

Any enclosed area of a building having its floor subgrade, i.e., below ground level, on all sides.

9. BUILDING

See "structure."

10. BULKHEAD LINE

A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Wisconsin Department of Natural Resources pursuant to § 30.11, Wis. Stats., and which allows limited filling between this bulkhead line and the original ordinary high-water mark, except where such filling is prohibited by the floodway provisions of this chapter.

11. CAMPGROUND

Any area of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units or which is advertised or represented as a camping area.

12. CAMPING UNIT

Any portable device, no more than 400 square feet in area, used as a temporary shelter for human habitation, including but not limited to a camping trailer, motor home, bus, van, pickup truck, or tent that is fully licensed, if required, and ready for highway use.

13. CERTIFICATE OF COMPLIANCE

A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this chapter.

14. CHANNEL

A natural or artificial watercourse with definite bed and banks to confine and conduct the normal flow of water.

15. CRAWLWAY or CRAWL SPACE

An enclosed area below the first usable floor of a building, generally less than five feet in height, used for limited access to plumbing and electrical utilities.

16. DECK

An unenclosed exterior structure that has no roof or sides, characterized by a flat, open, horizontal surface or platform suspended above the grade of land it covers, but which has a permeable floor that allows the infiltration of precipitation.

17. DEPARTMENT

The Wisconsin Department of Natural Resources.

18. DEVELOPMENT

Any artificial change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of the percentage of damage or

improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

19. DRY LAND ACCESS

A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

20. ENCROACHMENT

Any fill, structure, equipment, building, use or development in the floodway.

21. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The federal agency that administers the National Flood Insurance Program.

22. FLOOD INSURANCE RATE MAP (FIRM) – A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

23. FLOOD or FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:

- **The overflow or rise of inland waters;**
- **The rapid accumulation or runoff of surface waters from any source;**
- **The undulation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or**
- **The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche or by some similarly unusual event.**

24. FLOOD FREQUENCY

The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year.

25. FLOOD-FRINGE

That portion of the floodplain outside of the floodway which is covered by floodwaters during the regional flood and associated with standing water rather than flowing water.

26. FLOOD HAZARD BOUNDARY MAP

A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

27. FLOOD INSURANCE STUDY

A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard

areas are designated as numbered and unnumbered A Zones. Flood Insurance Rate Maps, which accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

28. FLOODPLAIN

Land which has been or may be covered by floodwater during the regional flood. It includes the floodway and the flood-fringe and may include other designated floodplain areas for regulatory purposes.

29. FLOODPLAIN ISLAND

A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

30. FLOODPLAIN MANAGEMENT

Policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

31. FLOOD PROFILE

A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

32. FLOODPROOFING

Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

33. FLOOD-PROTECTION ELEVATION

An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (See also "freeboard.")

34. FLOOD STORAGE

Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

35. FLOODWAY

The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

36. FREEBOARD

A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, the loss of flood storage areas due to development and aggregation of the river- or streambed.

37. HABITABLE STRUCTURE

Any structure or portion thereof used or designed for human habitation.

38. HEARING NOTICE

A publication or posting meeting the requirements of Ch. 985, Wis. Stats. For appeals, a Class 1

notice, published once at least one week (seven days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (seven days) before the hearing, is required. Local ordinances or bylaws may require additional notice, exceeding these minimums.

39. HIGH FLOOD-DAMAGE POTENTIAL

Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

40. HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

41. HISTORIC STRUCTURE

Any structure that is either:

- A. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior, or by the Secretary of the Interior in states without approved programs.

42. INCREASE IN REGIONAL FLOOD HEIGHT

A calculated upward rise in the regional flood elevation, equal to or greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions, which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

43. LAND USE

Any use made of an unimproved or improved land area. (See also "development.")

44. LOWEST ADJACENT GRADE – Elevation of the lowest ground surface that touches any of the exterior walls of a building.

45. LOWEST FLOOR – The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

46. MAINTENANCE – The act or process of restoring to original soundness, including redecorating, refinishing, non-structural repairs, or the replacement of exiting fixtures, systems, or equipment with equivalent fixtures, systems or structures.

47. MANUFACTURED HOME

A structure transportable in one or more sections which is built on a permanent chassis and is

designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a mobile recreational vehicle.

48. MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

49. MOBILE.MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING – A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

50. MOBILE.MANUFACTURED HOME PARK, EXPANSION TO EXISTING – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading or the pouring of concrete pads.

51. MOBILE RECREATIONAL VEHICLE

A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicle."

52. MODEL, CORRECTED EFFECTIVE – A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.

53. MODEL, DUPLICATE EFFECTIVE – A copy of the hydraulic analysis used in the effective Flood Insurance Study (FIS) and referred to as the effective model.

54. MODEL, EFFECTIVE – The hydraulic engineering model that was used to produce the current effective Flood Insurance Study (FIS).

55. MODEL, EXISTING (PRE-PROJECT) – A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.

56. MODEL, REVISED (POST-PROJECT) – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.

57. MUNICIPALITY or MUNICIPAL

The county, city or village governmental units enacting, administering and enforcing this zoning chapter.

58. NAVD or NORTH AMERICAN VERTICAL DATUM

Elevations referenced to mean sea level datum, 1988 adjustment.

59. NGVD or NATIONAL GEODETIC VERTICAL DATUM – Elevations referenced to mean sea level datum, 1929 adjustment.

60. NEW CONSTRUCTION

For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the start of construction commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

61. NONCONFORMING STRUCTURE

An existing lawful structure or building that is not in conformity with the dimensional or structural requirements of this chapter for the area of the floodplain that it occupies. (For example, an existing residential structure in the flood-fringe district is a conforming use. However, if the lowest floor is lower than the flood-protection elevation, the structure is nonconforming.)

62. NONCONFORMING USE

An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this chapter for the area of the floodplain which it occupies (such as a residence in the floodway).

63. OBSTRUCTION TO FLOW

Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

64. OFFICIAL FLOODPLAIN ZONING MAP

That map, adopted and made part of this chapter, as described in § 300-10, which has been approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency.

65. OPEN SPACE USE

Those uses having a relatively low flood-damage potential and not involving structures.

66. ORDINARY HIGH-WATER MARK

The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark, such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

67. PERSON

An individual, or group of individuals, corporation, partnership, association, municipality or state agency.

68. PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEM (POWTS)

A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same land area as the structure. It also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different land area than the structure.

69. PUBLIC UTILITIES

Those utilities using underground or overhead transmission lines, such as electric, telephone and telegraph, and distribution and collection systems, such as water, sanitary sewer and storm sewer.

70. REASONABLY SAFE FROM FLOODING

Means that base flood waters will not inundate the land or damage structures to be removed from the floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

71. REGIONAL FLOOD

A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one-percent chance of being equaled or exceeded in any given year, and if depicted on the Flood Insurance Rate Map, the regional flood elevation is equivalent to the base flood elevation.

72. START OF CONSTRUCTION

The date the building permit was issued, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

73. STRUCTURE

Any man-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, streambed or lakebed, including but not limited to roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

74. SUBDIVISION

Has the meaning given in Chapter 236.02(12), Wis. Statutes (as amended) which states that "subdivision" means a division of a lot, parcel, or tract of land by the owner thereof or the owner's agent for the purpose of sale or of building development and to which any of the following applies:

A. The act of division creates five or more land areas or building sites of 1.5 acres each or less in area; or

B. The act creates five or more land areas or building sites of 1.5 acres each or less in area are created by successive division within a period of five years.

75. SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50% of the equalized assessed value of the structure before the damage occurred.

76. SUBSTANTIAL IMPROVEMENT –Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvements regardless of the work performed. The term does not, however, include either any project for the improvement of a building required to correct existing health, sanitary, or safety code violations

identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

77. UNNECESSARY HARDSHIP

Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of this chapter.

78. VARIANCE

An authorization by the Board of Adjustment for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in this chapter.

79. VIOLATION

The failure of a structure or other development to be fully compliant with this chapter. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

80. WATERSHED

The entire region contributing runoff or surface water to a watercourse or body of water.

81. WATER SURFACE PROFILE

A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

82. WELL

An excavation opening in the ground, made by digging, boring, drilling, driving or other methods, to obtain groundwater, regardless of its intended use.

Attachments:

[300a Appendix A](#)

CHAPTER 300: FLOODPLAIN ZONING ORDINANCE (Attachment 1)

Community ID# (550165) Green Lake County

APPENDIX A: COMPLETED LOMCs

LOMC TYPE	CASE NO.	PROJECT ID	DETERM DATE	FIRM PANEL NO.	FIRM PANEL EFF. DATE	FLOOD SOURCE
LOMA	00-05-2000A	W3662 BEYERS COVE ROAD	05/25/2000	5501650003A	03/01/1978	GREEN LAKE
LOMA	00-05-2104A	W3674 BEYERS COVE ROAD	04/13/2000	5501650003A	03/01/1978	BEYERS COVE/GREEN LAKE
LOMA	00-05-2108A	W6606 PUCKAWAY ROAD	04/28/2000	5501650005B	02/02/1990	PUCKAWAY LAKE
LOMA	00-05-2146A	W3666 BEYERS COVE ROAD	04/07/2000	5501650003A	03/01/1978	GREEN LAKE
LOMA	00-05-2204A	W3658 BEYERS COVE ROAD	05/30/2000	5501650003A	03/01/1978	GREEN LAKE
LOMA	01-05-2563A	A PARCEL OF LAND, W6655 CTH B	08/03/2001	5501650005B	02/02/1990	BELLE FOUNTAIN CREEK
LOMA	02-05-1779A	PLAT OF ROBINHOOD ESTATES, LOT 1; W1967 BELLE MAPPS COURT	02/27/2002	5501650004A	03/01/1978	Green Lake
LOMA	02-05-4608A	LOT 1, C.S.M. NO. 806: N5045 KUHARSKI ROAD	01/17/2003	5501650003A	03/01/1978	FOX RIVER
LOMA	03-05-0401A	W1774 SANDSTONE AVENUE	01/24/2003	5501650004A	03/01/1978	Green Lake
LOMA	03-05-2765A	T15N, R12E, SECTION 11, LOT 3, LOT 1 OF CERT. SUR. MP # 307; W3112 BLACKBIRD	04/23/2003	550165_04A	03/01/1978	GREEN LAKE
LOMA	03-05-4252A	T15N, R12E, SECTION 11, LOT 1, GOVT. LOT 3; W 3110 BLACKBIRD POINT DRIVE	07/11/2003	550165_04A	03/01/1978	GREEN LAKE
LOMA	03-05-5726A	LOT 2 OF CSM 436 IN GOVERNMENT LOT 4, SEC. 2; N5054 KUHARSKI LANE	11/19/2003	550165_03A	03/01/1978	FOX RIVER
LOMA	04-05-0340A	W3406 SOUTH GATE ROAD	02/06/2004			
LOMA	04-05-0346A	GOVT. LOT 4, SECTION 2, T15N, R11E OF THE 4TH P.M.	10/30/2003			
LOMA	04-05-3329A	W6612 MARINE COURT	08/02/2004	5501650005B	02/02/1990	
LOMA	04-05-3872A	W 1939 BELLE MAPS CT	07/16/2004	5501650004A	03/01/1978	GREEN LAKE
LOMA	04-05-A477A	W3122 BLACKBIRD POINT DRIVE -- PORTION OF SECTION 11, T15N, R12E	08/23/2004	5501650004A	03/01/1978	GREEN LAKE
LOMA	04-05-A861A	W2596 OAKWOOD BEACH ROAD	10/04/2004	5501650004A	03/01/1978	GREEN LAKE
LOMA	05-05-0884A	W5946 BEND ROAD -- PORTION OF SECTION 34, T16N, R11E	12/28/2004	5501650003A	03/01/1978	FOX RIVER
LOMA	05-05-2612A	W6612 MARINE COURT	05/12/2005	5501650005B	02/02/1990	FOX RIVER PUCKAWAY LAKE
LOMA	05-05-4225A	C.S.M. 643, LOT 1 -- W2844 OAK TERRACE LANE	08/30/2005	5501650004A	03/01/1978	GREEN LAKE
LOMA	05-05-5342A	2ND ADDITION TO LYNN-LEE SHORES, LOT 3 -- N4878 EAST COURT DRIVE	11/01/2005	5501650003A	03/01/1978	GREEN LAKE
LOMA	06-05-0148A	C.S.M. 3027, LOT 1 -- N5315 SHORE DRIVE	12/06/2005	5501650004A 5501650004B	03/01/1978	GREEN LAKE
LOMA	06-05-0887A	W3076 BLACKBIRD POINT DRIVE -- PORTION OF SECTION 11, T15N, R12E	01/24/2006	5501650004A	03/01/1978	GREEN LAKE
LOMA	06-05-B559A	DON DAHLKE'S PLAT, LOT 8 -- W6486 LAKEVIEW DRIVE NORTH (WI)	03/14/2006	5501650003A		PUCKAWAY LAKE
LOMA	06-05-C328A	PORTION OF SECTION 31, T15N, R11E, C.S.M. NO. 92, LOT 2 -- W7194 DRAGER ROAD (WI)	10/24/2006	5501650005B		FOX RIVER PUCKAWAY LAKE
LOMA	07-05-1029A	C.S.M. 92, LOT 2 -- W7194 DRAGER(WI)	12/28/2006	5501650005B		FOX RIVER PUCKAWAY LAKE

LOMC TYPE	CASE NO.	PROJECT ID	DETERM DATE	FIRM PANEL NO.	FIRM PANEL EFF. DATE	FLOOD SOURCE
LOMA	07-05-2300A	W3084 BLACKBIRD POINT ROAD -- PORTION OF GOVT LOT 2, SECTION 11, T15N, R12E (WI)	02/22/2007	5501650004A		GREEN LAKE
LOMA	07-05-3799A	TERRACE BEACH SUBDIV NO. 2, PORTION OF LOT 5 -- N5537 C.T.H. 'A' (WI)	07/10/2007	5501650004A		GREEN LAKE
LOMA	07-05-4433A	C.S.M. 2355, LOT 1 -- W5508 BEND ROAD (WI)	06/26/2007	5501650003A		FOX RIVER
LOMA	08-05-1093A	PORTION OF SECTION 3, T15N, R11E -- N5044 BEND ROAD	01/29/2008	5501650003A		FOX RIVER
LOMA	08-05-1322A	W699 UTLEY ROAD -- PORTION OF SECTION 35, T15, R13	02/19/2008	5501650006A		GRAND RIVER
LOMA	08-05-2122A	PORTION OF SECTION 23, T17N, R12E -- N8274 HOPP ROAD	04/17/2008	5501650002A		FOX RIVER
LOMA	08-05-2679A	IRVING PARK, LOT 12 -- N5560 OLD OAK LANE	04/10/2008	5501650004A		GREEN LAKE
LOMA	09-05-1124A	DON DAHLKE'S PLAT, LOTS 11 & 12 -- W6454 LAKEVIEW DRIVE NORTH	02/10/2009	5501650003A		FOX RIVER (PUCKAWAY LAKE)
LOMA	09-05-1651A	C.S.M. 505, LOT 1 -- W2802 OAK TERRACE LANE	05/08/2009			
LOMA	09-05-5443A	W6790 Marine Dr.	09/22/2009	5501650005B		Fox River
LOMA	09-05-5571A	C.S.M. 505, LOT 1 -- W2802 OAK TERRACE	09/29/2009	5501650004A	03/01/1978	Green Lake
LOMA	09-05-5793A	C.S.M. 505, LOT 1 -- W2802 OAK TERRACE LANE	08/26/2009			
LOMA	10-05-0156A	372 SOUTH LAWSON DRIVE	11/24/2009	5501650004A		Green Lake
LOMA	10-05-2951A	LOT 1, CERTIFIED SURVEY MAP NO. 2777 - - N3633 ROY CREEK ROAD	04/13/2010	55047C0120C	02/03/2010	None
LOMA	10-05-5680A	LOT 1, BLOCK C, SUNNYSIDE ACRES --	08/06/2010	55047C0133C	02/03/2010	Green Lake
LOMA	10-05-6801A	N5506 COUNTY ROAD A	09/28/2010	55047C0133C	02/03/2010	Green Lake Silver Creek
LOMA	10-05-7222A	LOT 9, BLOCK B, SUNNYSIDE ACRES -- W885 LAKESIDE DRIVE	10/28/2010	55047C0133C	02/03/2010	Silver Creek
LOMR-F	11-05-3295A	LOT 1, BLOCK C, SUNNYSIDE ACRES -- W822 LAKESIDE DRIVE	04/26/2011	55047C0133C	02/03/2010	Green Lake Silver Creek
LOMA	11-05-7887A	LOT 3, CERTIFIED SURVEY MAP NO. 659 -- W6640 PUCKAWAY ROAD	08/23/2011	55047C0155C	02/03/2010	Puckaway Lake
LOMA	12-05-1752A	LOT 1, CSM NO. 426 -- W771 SILVER LAKE ROAD	12/30/2011	55047C0133C	02/03/2010	Silver Creek
LOMA	12-05-7732A	CSM 522, LOTS 2 & 3 -- NORTH 3140 FIANN STREET	08/24/2012	55047C0155C	02/03/2010	Puckaway Lake
LOMA	13-05-1460A	5461 PETE LANE	04/04/2013	55047C0082C	02/03/2010	Fox River
LOMR	13-05-7472P	DEL MONTE FOODS SITE IMPROVEMENTS	06/02/2014	55047C0203C	02/03/2010	Grand River
LOMA	13-05-8214A	LOT 1, CERTIFIED SURVEY MAP NO. 2061 - - W3758 HUCKLEBERRY ROAD	09/24/2013	55047C0039C	02/03/2010	Fox River
LOMA	14-05-1778A	Lot 1, 2, 3, Block 65, Van Horn's Addition Subdivision - 186 Broadway St		55047C0054C	02/03/2010	Fox River
LOMR-F	15-05-4875A	SURVEY MAP 550, LOTS 2 & 3 -- W6613 MARINE COURT	08/31/2015	55047C0155C	02/03/2010	
LOMR-F	16-05-0095A	CERTIFIED SURVEY MAP 550, LOTS 2 & 3 -- W6613 MARINE COURT	11/23/2015	55047C0155C	02/03/2010	PUCKAWAY LAKE
LOMR-F	16-05-4956A	TERRACE BEACH SUBDIVISION NO. 2, LOT 10 -- N5501 COUNTY ROAD A	07/08/2016	55047C0133C	02/03/2010	GREEN LAKE SILVER CREEK
LOMA	17-05-0127A	CERTIFIED SURVEY MAP NO. 3255, LOT 1 - - W6602 PUCKAWAY ROAD	11/28/2016	55047C0155C	02/03/2010	PUCKAWAY LAKE
LOMA	95-05-2712A	LOT 5 - PLAT OF LYNN-LEE SHORES	02/20/1996	5501650003A	03/01/1978	GREEN LAKE
LOMA	96-05-124A	W1169 ILLINOIS AVENUE	01/25/1996	5501650004A	03/01/1978	GREEN LAKE

LOMA	18-05-1445A	N5687 KLAVER STREET	01/17/2018	55047C0133C	2/3/2010	Green Lake
LOMC TYPE	CASE NO.	PROJECT ID	DETERM DATE	FIRM PANEL NO.	FIRM PANEL EFF. DATE	FLOOD SOURCE
LOMA	96-05-1666A	GLA 28-A4 - BELLE MAPPS COURT	05/20/1996	5501650004A	03/01/1978	GREEN LAKE
LOMA	97-05-1056A	C.S.M. 1248 - LOT 4 IN GOV'T LOT 1, SECT.	02/28/1997	5501650004A	03/01/1978	GREEN LAKE
LOMA	97-05-4506A	OAKWOOD BEACH - LOT 34, SECTION 12 - W2710 OAKWOOD BEACH	09/04/1997	5501650004A	03/01/1978	GREEN LAKE
LOMR-F	97-05-916A	N5109 LUECK LANE - LOT 3 - CERTIFIED	01/08/1997	5501650003A	03/01/1978	FOX RIVER
LOMA	98-05-2670A	ROBINHOOD ESTATES - LOT 6, SECTION	07/10/1998	5501650004A	03/01/1978	GREEN LAKE
LOMA	98-05-2954A	N. 3140 FIANN STREET - CSM 522, LOTS 2	05/15/1998	5501650005B	02/02/1990	PUCKAWAY LAKE
LOMA	98-05-3224A	GOVERNMENT LOT 2, SECTION 32 -	07/08/1998			
LOMR-F	98-05-5136A	LYNN LEE SHORES, 2ND ADDITION - LOT	09/30/1998			
LOMA	98-05-5276A	OAKWOOD BEACH PLAT - LOT 29 WEST	08/07/1998	5501650004A	03/01/1978	GREEN LAKE