



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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May 4, 2017

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, May 4, 2017:**

Packet Pages:

- 1-2. **Amended** Agenda **05/01/17**
- 3-8. Draft meeting minutes from 04/06/17
- 9-11. Monthly reports
- 12-14. Land use permits and sanitary permits issued in March
- 15. Violation reports
- 16. List of acronyms
- 17. Director's note regarding ordinance amendments
- 18. Public hearing notice
- 19-29. Item I: MEU Holdings WI V LLC – Town of Brooklyn  
Comprehensive Plan amendment to the *Future Land Use Map*.
- 30-41. Item II: MEU Hoaldings WI V LLC – Town of Brooklyn  
Rezone request from C-1 General Commercial District and A-2 General Agriculture District to R-4 Rural Residential District and A-2 General Agriculture District.
- 42-52. Item III: William Kuhfuss – Town of Mackford – Town of Mackford  
Conditional Use Permit request for a single-family dwelling for a caretaker.
- 53-62. Item IV: Cristine C. Hess – Town of Berlin  
Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District.

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



## GREEN LAKE COUNTY Land Use Planning & Zoning Committee

Michael Starshak, Chairman      Robert Lyon  
Harley Reabe      Peter Wallace      Rich Slate

### **\*AMENDED AGENDA 05/01/17**

**Date: Thursday, May 4, 2017      Time: 5:15 p.m.**

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

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

1. Call to order
2. Pledge of Allegiance
3. Certification of open meeting law
4. Roll call
5. Approval of agenda
6. Approval of 04/06/17 minutes
7. Public comments – 3-minute limit
8. Public appearances
9. Correspondence
10. Department activity reports
  - a. Permits & others
  - b. Violation reports
11. Department/Committee Activity
  - a. Farmland Preservation Zoning District update
  - b. Other Proposed Zoning Ordinance amendments
  - c. Stormwater and Erosion Control Ordinance update
  - d. Permit tracking software update
  - e. **\*Administrative policy review of "Treated Impervious Surfaces"**
12. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
June 1, 2017  
Business meeting 5:15 p.m.  
Public hearing 6:30 p.m.

### **6:30 p.m. Public Hearing**

**Item I: Owner:** MEU Holdings WI V LLC **Agent:** Andrea Roschke, von Briesen & Roger, SC **General legal description:** N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres **Request:** Comprehensive Plan amendment to the *Future Land Use Map*.

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



**Item II: Owner:** MEU Holdings WI V LLC **Agent:** Andrea Roschke, von Briesen & Roger, S.C. **General legal description:** N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres **Request:** Rezone request from C-1 General Commercial District and A-2 General Agriculture District to R-4 Rural Residential District and A-2 General Agriculture District.

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

**Item III: Owner:** William Kuhfuss **General legal description:** W1759 Prairie Dr, Parcel #010-00587-0200, Lot 1 Certified Survey Map 3001, Part of the SE¼ of Section 29, T14N, R13E, Town of Mackford, ±10.0 acres **Request:** Conditional Use Permit request for a single-family dwelling for a caretaker.

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

**Item IV: Owner:** Cristine C. Hess **Agent:** David H. Jacob, PLS – Jacob Land Surveying, LLC **General legal description:** N7737 County Road A, Parcel #002-00564-0100, Lot 1 Certified Survey Map 3310, Part of the SE¼ of Section 29 and Part of the NE¼ of Section 32, T17N, R13E, Town of Berlin, ±37.483 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District, ±3.0 acres.

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

### 13. Adjourn

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

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING COMMITTEE  
MEETING MINUTES  
Thursday, April 6, 2017**

**CALL TO ORDER**

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 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 (5:40 p.m.), Michael Starshak, Peter Wallace**

Absent:

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**Motion by Lyon/Wallace, unanimously carried, to approve the minutes of 03/02/17.**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES - None**

**CORRESPONDENCE - None**

**DEPARTMENT ACTIVITY REPORTS**

**a. Permits and Others**

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

**b. Violations**

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



## **DEPARTMENT/COMMITTEE ACTIVITY**

### **a. Exclusive Agriculture Zoning District Update**

Kirkman – The proposed ordinance language is complete. It will now go to Corporation Counsel Dawn Klockow to review and then Ken Jaworski, consultant for Martenson & Eisele. After those approvals, it will be placed on the agenda as a public hearing item.

Starshak asked Kirkman to summarize what changes have been made to date. Kirkman responded that the amendments have addressed inconsistencies within the A-1 Exclusive Agriculture District. The goal is to make the ordinance consistent with the Farmland Preservation District and the Farmland Preservation Plan.

Kamke reported that she is still in the process of resolving split-zoned parcels. After the revised version is made available to staff, a few businesses with split-zoned parcels will also be given the opportunity to resolve their zoning issues. If they choose to opt in, the rate for resolving all current split-zoned parcels will be 90%.

Kirkman said that he explained to GIS Specialist Gerald Stanuch that there are approximately 30 split-zoned parcels within the county that may not get resolved. Staunch replied that it would still work with parcel-based zoning. The resolution of split-zoned parcels also aids DATCP in the certification process.

**5:40 p.m. Motion by Starshak to seat Rich Slate. Motion died for lack of a second after Corporation Counsel Dawn Klockow advised the committee that it is not necessary to make a motion to seat a committee member.**

### **b. Additional zoning ordinance amendments**

Kirkman reported that the existing zoning ordinance has changes/amendments that should be updated. Under Section 350.28.A., A-2 General Agriculture District, there is a reference to the zoning matrix (Appendix A). As part of the change to the zoning ordinance, Kirkman would like to eliminate the zoning matrix. The zoning matrix is more or less a secondary ordinance attached at the end. The matrix lists possible uses in the various zoning districts. Kirkman would like to delete this from the zoning ordinance because the matrix conflicts with the zoning ordinance in many cases and is hard to keep current. He would like to see staff make those decisions rather than have to keep up with the matrix. Currently, if the use isn't on the list, the request has to come before the committee. Starshak and Slate agreed that they would rather keep the matrix as part of the ordinance because committees and staff change and it would be difficult to remember why one use was permitted by a certain committee or zoning administrator and then, down the road, another committee/zoning administrator denied the same use. Slate stated that not having a matrix gives too much power to an ever-changing board. The matrix provides consistency. It is a bad precedent for the sitting committee to make the decision. Corporation Counsel Dawn Klockow advised that the decision makers can change, but there are options for appealing the committee decision or the zoning administrator's decision. There are checks and balances built into the system. This will be placed on the May 4<sup>th</sup> agenda for further discussion.



The committee also discussed flashing signs versus scrolling signs. There was a general consensus that the scrolling signs are, typically, smaller and less of a distraction. Kirkman will fashion the ordinance to include scrolling signs. Other proposed amendments were discussed most being housekeeping and formatting changes.

**6:29 p.m. The committee recessed for the public hearing portion of the meeting.**

**6:33 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: Owner:** Landmark Services Cooperative **Agent:** Mike Elder, Chief Operating Officer  
**General legal description:** W1646 County Road S, Parcel #010-00151-0100, Lot 1 Certified Survey Map 865, Part of the NW¼ of Section 09, T14N, R13E, Town of Mackford, ±6.0 acres  
**Request:** Conditional use permit to install (2) 18,000 gallon and (1) 12,000 gallon anhydrous ammonia storage tanks, associated transfer station, vehicle scale, and to locate/park anhydrous ammonia nurse tanks on Industrial-zoned lands.

a) Public Hearing

Elmer Bock, W1618 County Road S, Markesan – Expressed concern about Landmark Services Cooperative moving the tanks closer to his home. Asked for assurance that the location that the committee approve is where they must place the tanks.

Steve Meilahn, N718 State Road 73, Markesan – Spoke in favor of the request.

Public hearing closed

b) Committee Discussion & Deliberation

Kirkman – Read a letter from Kinas Excavating stating that they are in favor of the request.

Kirkman explained that, in 2016, Landmark rezoned the property in order to have an office in that location. Now they're looking to relocate the anhydrous tanks. Regarding Mr. Bock's concern about tank movement, the tanks cannot be moved without coming back to the committee for permission. The Town of Mackford has approved the request.

Lyon had questions about how long the anhydrous stays in the tanks and Wallace had questions about fencing. Those questions were satisfactorily addressed by William Glover, Landmark Services Location Manager.

c) Committee Decision

**On a motion by Slate/Reabe, unanimously carried on roll call (5-ayes, 0-nays), to approve the Conditional Use Permit request as presented with the following conditions:**

- 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 owner/applicants shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.**
- 3. Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner (if applicable) and shall be provided to the Land Use Planning & Zoning Department prior to land use permit issuance.**
- 4. 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.**
- 5. 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).**
- 6. Outside storage of LP tanks, fertilizer buggies, and trailers must be limited to the designated area on the CUP site plan.**
- 7. Landmark Services Cooperative to provide the Land Use Planning & Zoning Department with State approvals of anhydrous ammonia tank and transfer station installation prior to land use permit issuance.**
- 8. Landmark Service Cooperative to notify the Sheriff's Department, local Fire Department and Emergency Services of new anhydrous ammonia storage and distribution system installation.**

**Item II: Owners:** David D & Teresa L Wilke, Melissa Oliver **General legal description:** Utley Road & N2765 County Road Q, Parcels #006-00687-0000, #006-00688-0300, #006-00688-0200, Part of the NE¼ of Section 35, T15N, R13E, Town of Green Lake **Request:** Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District (±2.71 acres), and R-4 Rural Residential District to A-1 Exclusive Agriculture District (±1.04 acres).

a) Public Hearing

David Wilke, W326 Center Road, Ripon – Spoke in favor of the request.

Public hearing closed

b) Committee Discussion & Deliberation

Kamke read the criteria that must be considered when deciding this rezone request. The Town of Green Lake approved of the request.

c) Committee Decision

**On a motion by Reabe/Slate, 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 III: Owners:** Cletus D. & Alma R. Bontrager **General legal description:** W3805 Heritage Road, Parcel #012-00137-0100, Part of the NE¼ of Section 09, T14N, R12E, Town of Manchester, ±21.19 acres **Request:** Rezone from A-1 Exclusive Agriculture District to A-2 General Agriculture District.

- a) Public Hearing

No one appeared

Public hearing closed

- b) Committee Discussion & Deliberation

Kirkman explained the request and discussed the criteria that must be considered when deciding the rezone request. The Town of Manchester approved the request.

- c) Committee Decision

**On a motion by Lyon/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.**

**Item IV: Applicant:** Green Lake County Land Use Planning and Zoning Committee **Request:** Amend Code of Green Lake, Chapter 338 of the Shoreland Zoning Ordinance. The purpose of the ordinance amendment is to remove references to highly developed shorelines in order to obtain certification of compliance from the WI-DNR.

- a) Public Hearing

No one appeared.

Public hearing closed

- b) Committee Discussion & Deliberation

The proposed changes have been discussed at previous meetings and, since no one appeared to voice questions or concerns, the committee moved on to the motion.

- c) Committee Decision

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

**7:05 p.m. The public hearing portion of the meeting adjourned and the business meeting resumed.**

## **DEPARTMENT ACTIVITY REPORTS**

### **a. & b. discussed earlier in the meeting**

### **c. Stormwater and Erosion Control Ordinance Update**

Kirkman explained that he and Land Conservationist Paul Gunderson have gone through the ordinances and have compared them to other county ordinances (Fond du Lac, Winnebago, and Calumet counties). He and Gunderson took some of those ordinance ideas and merged them with the WI-DNR publication to create an Erosion Control Construction Site Ordinance that, potentially, the Land Use Planning and Zoning Department would enforce. The Land Conservation Department would enforce the Stormwater Ordinance. The next step is for both Gunderson and Kirkman to read through the proposed ordinance, decide what stays and what goes, and then provide language for the committee to review. Starshak asked if it would make sense to confer with the Green Lake Sanitary District. Kirkman will talk to Gunderson about that possibility.

## **FUTURE COMMITTEE ACTIVITIES**

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

- Software update
- Zoning ordinance amendments
- Exclusive Agriculture Zoning District update
- Erosion control ordinance

### **b. Meeting Date**

May 4, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

## **ADJOURN**

**7:14 p.m. On a motion by Lyon/Wallace, unanimously carried, the meeting adjourned.**

## **RECORDED BY**

Carole DeCramer

Committee Secretary

## **APPROVED ON:**



GREEN LAKE COUNTY  
LAND USE PLANNING ZONING DEPARTMENT

FEES RECEIVED		MARCH				YEAR TO DATE				BUDGET
		2016		2017		2016		2017		2017
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	7	1,300	1	600	10	2,100	4	1,550	-
	Alterations	4	650	4	450	6	850	9	1,450	-
Commercial	New	2	50	-	-	4	600	-	-	-
	Alterations	-	-	1	500	-	-	2	1,100	-
Agricultural	New	-	-	1	150	2	300	4	600	-
	Alterations	-	-	1	150	-	-	2	300	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		13	\$ 2,000	8	\$ 1,850	22	\$ 3,850	21	\$ 5,000	\$ 30,000
SANITARY PERMITS (POWTS)										
Residential	New	2	560	2	560	3	840	4	1,120	-
	Replacement	3	840	1	280	6	1,755	3	915	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	-	-	-	-	-	-	-
	Replacement	-	-	-	-	-	-	-	-	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
	Total	5	\$ 1,400	3	\$ 840	9	\$ 2,595	7	\$ 2,035	\$ 17,000
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,300	18	14,500	
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,500	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		1	375	-	-	1	375	-	-	-
Appeals		-	-	-	-	-	-	-	-	-
Total		1	\$ 375	-	\$ -	1	\$ 375	-	\$ -	\$ 750
PLANNING & ZONING COMMITTEE										
Zoning Change		-	-	2	750	3	1,125	4	1,875	-
Conditional Use Permits		1	375	1	375	1	375	2	1,125	-
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-
Total		1	\$ 375	3	\$ 1,125	4	\$ 1,500	6	\$ 3,000	\$ 6,000
MISC.										
Rental Weatherization		1	25	5	125	2	50	6	150	250
Wisconsin Fund		-	-	-	-	-	-	-	-	-
Applied Funds - Code Enforcement		-	1,473	-	-	-	1,473	-	260	-
Total		1	\$ 1,498	5	\$ 125	2	\$ 1,523	-	\$ 410	\$ 250
SURVEYOR										
Certified Survey Maps		5	840	6	1,005	9	1,545	9	1,875	4,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
Miscellaneous			-	-	125			-	125	
Total		5	\$ 840	6	\$ 1,130	9	\$ 1,545	9	\$ 2,000	\$ 4,000
GIS (Geographic Information System)										
Map Sales		-	-	-	-	-	50	-	62	500
Land Records Transfer		-	2,048	-	2,400	-	6,496	-	7,024	25,000
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080
Total		-	\$ 2,048	-	\$ 2,400	-	\$ 6,546	-	\$ 16,166	\$ 34,580
GRAND TOTAL		26	8,536	25	7,470	65	32,234	61	43,111	\$ 92,580

For 03/01/17 - 03/31/17

Revenue Summary Report

FJRES01A

Periods 03 - 03

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	125.00	150.00	100.00	60.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	1,850.00	5,000.00	25,000.00	16.67
17-100-10-44400-001-000 BOA Public Hearing	750.00	.00	.00	750.00	.00
17-100-10-44400-002-000 PZ Public Hearing	6,000.00	1,125.00	3,000.00	3,000.00	50.00
17-100-10-44400-003-000 Misc	.00	125.00	125.00	-125.00	.00
17-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,500.00	-14,500.00	.00
17-100-10-44410-000-000 Sanitary Permits	17,000.00	840.00	2,035.00	14,965.00	11.97
17-100-10-46131-001-000 GIS Map Sales	500.00	.00	62.00	438.00	12.40
17-100-10-46131-002-000 Strategic Fund	9,080.00	.00	9,080.00	.00	100.00
17-100-10-46762-000-000 Certified Survey Maps	4,000.00	1,005.00	1,875.00	2,125.00	46.88
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	.00	260.39	225,350.74	.12
10 Land Use Planning and Zoning	318,191.13	5,070.00	36,087.39	282,103.74	11.34



Run Date 04/05/17 03:19 PM

## GREEN LAKE COUNTY

Page No 1

For 03/01/17 - 03/31/17

## Expenditure Summary Report

FJEXS01A

Periods 03 - 03

## Land Use &amp; Zoning Month End Expenses

MEE100-10-SHUTE

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
17-100-10-53610-110-000 Salaries	265,433.17	.00	29,896.80	53,814.24	211,618.93	20.27
17-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	.00	1,000.00	.00
17-100-10-53610-151-000 Social Security	20,305.64	.00	2,228.25	5,181.24	15,124.40	25.52
17-100-10-53610-153-000 Ret. Employer Share	18,049.46	.00	2,032.98	4,743.62	13,305.84	26.28
17-100-10-53610-154-000 Health Insurance	41,214.64	.00	4,800.47	18,786.03	22,428.61	45.58
17-100-10-53610-155-000 Life Insurance	467.92	.00	37.81	113.43	354.49	24.24
17-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	.00	5,000.00	.00
17-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	1,050.00	1,500.00	3,500.00	30.00
17-100-10-53610-210-003 Miscellaneous Fees	1,000.00	.00	200.00	200.00	800.00	20.00
17-100-10-53610-310-000 Office Supplies	200.00	.00	.00	30.00	170.00	15.00
17-100-10-53610-312-000 Field Supplies	300.00	.00	.00	.00	300.00	.00
17-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	.00	.00	1,000.00	.00
17-100-10-53610-320-001 Publications-PZ Public Hearing	2,000.00	.00	284.50	528.50	1,471.50	26.43
17-100-10-53610-321-000 Seminars	1,000.00	82.00	125.00	252.44	665.56	33.44
17-100-10-53610-324-000 Member Dues	800.00	.00	.00	100.00	700.00	12.50
17-100-10-53610-330-000 Travel	1,000.00	.00	110.75	284.09	715.91	28.41
17-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	.00	.00	1,000.00	.00
17-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
<b>53610 Code Enforcement</b>	<b>366,770.83</b>	<b>82.00</b>	<b>40,766.56</b>	<b>85,533.59</b>	<b>281,155.24</b>	<b>23.34</b>
<b>53610 Code Enforcement</b>						
17-101-10-53610-999-000 Carryover Non-Metallic Mining	77,162.00	.00	.00	.00	77,162.00	.00
17-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
17-101-10-53610-999-004 Professional Services - Land Development	43,532.00	.00	360.25	1,131.29	42,400.71	2.60
17-101-10-53610-999-007 Professional Services - Surveyor	79,009.93	.00	.00	.00	79,009.93	.00
<b>53610 Code Enforcement</b>	<b>225,611.13</b>	<b>.00</b>	<b>360.25</b>	<b>1,131.29</b>	<b>224,479.84</b>	<b>.50</b>
<b>10 Land Use Planning and Zoning</b>	<b>592,381.96</b>	<b>82.00</b>	<b>41,126.81</b>	<b>86,664.88</b>	<b>505,635.08</b>	<b>14.64</b>



## Land Use Permits March 2017

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>TBE</i>								
	Bahn	Robert	N7702 County Road F	Acc	Alt	Ag	\$5,000.00	\$150.00
	Johnson	Craig	W1441 Seward Cir	Prn	Alt	Res	\$25,000.00	\$150.00
<i>Summary for 'Mncp' = TBE (2 detail records)</i>								
<b>Sum</b>							\$30,000.00	\$300.00
<b>Standard</b>							3.40%	16.22%
<i>TMC</i>								
	Landmark Services Co-Op		W1646 County Road S	Prn	Alt	Com	\$300,000.00	\$500.00
<i>Summary for 'Mncp' = TMC (1 detail record)</i>								
<b>Sum</b>							\$300,000.00	\$500.00
<b>Standard</b>							33.99%	27.03%
<i>TMN</i>								
	Raetz	Cindy	W3374 Front St	Prn	Alt	Res	\$2,500.00	\$150.00
	Troyer	Joseph	W3921 Grand River Rd	Prn	Alt	Res	\$0.00	\$0.00
	Troyer	Joseph	W3921 Grand River Rd	Prn	Alt	Res	\$70,000.00	\$150.00
<i>Summary for 'Mncp' = TMN (3 detail records)</i>								
<b>Sum</b>							\$72,500.00	\$300.00
<b>Standard</b>							8.22%	16.22%
<i>TMQ</i>								
	Bobeck	John/Constance	N2575 County Road B	Acc	New	Ag	\$40,000.00	\$150.00
<i>Summary for 'Mncp' = TMQ (1 detail record)</i>								
<b>Sum</b>							\$40,000.00	\$150.00
<b>Standard</b>							4.53%	8.11%
<i>TPR</i>								
	Herbolsheimer	Brad	W3690 Beyers Cove Road	Prn	New	Res	\$440,000.00	\$600.00

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>Summary for 'Mncp' = TPR (1 detail record)</i>								
<b>Sum</b>							\$440,000.00	\$600.00
<b>Standard</b>							49.86%	32.43%
<b>Grand Total</b>							\$882,500.00	\$1,850.00

## Sanitary Permits March 2017

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>TBY</i>						
	New	Quade	Frank	Sugarloaf Rd	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TBY (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						33.33%
<i>TMQ</i>						
	Repl	Zimmerman	Brian	W6160 Lakeview Dr	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TMQ (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						33.33%
<i>TPR</i>						
	New	Glover	Patrick	Fox Ridge Dr	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TPR (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						33.33%
<b>Grand Total</b>						\$840.00

Wednesday, April 05, 2017

Page 1 of 1

Sanitation Violation Report

Mncp	Current First	Current Last	Site Address	Complaint Invest	Vio Notice	C Counsel	Disposition	Violation Notes
TBY								
	Darrin C	Schultz	N5427 Skunk Hollow		10/3/2016	11/1/2016		
	Julie A	Chier	N6201 N Lawson Dr		9/1/2016	9/29/2016		
TGL								
	Roland F	McGurk	N2922 N Kearley Rd		7/6/2016	9/29/2016		
TMN								
	Michael & Shelley	Hechler	W3360 Main St		9/1/2016	9/29/2016		
TPR								
	Richard & Linda	Swanke	N6725 STH 73		7/6/2016	9/29/2016		
TSE								
	Andrew & Linda	Ragona	W2643 Fox River Sh		9/1/2016	9/29/2016		
TST								
	Johan	Loberg & Sarah Pi	W4481 Huckleberry		9/1/2016	9/29/2016		
	Zrinsky Family	Irrevocable Trust	N6930 STH 73		7/6/2016	9/29/2016		Has a permit onfile for a new system

Tuesday, April 11, 2017

Page 1 of 1

Land Use Violations and Citations

Mncp	First Name	Last Name	Site Address	Notice	Corp Counsel	Violation Notes
TBY						
		W1127 Lillian St LLC	W1137 Lillian St	4/11/2017		Unregistered minivans (2) & pontoon (1) on vacant lot. Since no principal use, no accessory uses are allowed.
		W1127 Lillian St LLC	W1127 Lillian St	4/11/2017		Unregistered minivan stored on property; TBY Chairman CC'd on violation notice.
	Timothy/Laurie	Freismuth	W831 North Ct	4/12/2017		Unregistered SUV in front yard, next to piled yard waste and partially covered lumber piles
TMC						
		Larmay Construction	N1842 Brave Rd	11/18/2016		Multiple zoning and sanitary violations. Update(4-7-17) Rezoned, needs ATF LUP, Dept req'd monthly check ins on progress towards resolution of violations
	Randall/Deborah	Schure	Schure Rd	4/5/2010	11/9/2016	Land division without CSM or rezone. Update (11-9-16) C.Counsel mailed letter requesting resolution.

Wednesday, April 12, 2017

Page 1 of 1

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

**Municipalities are abbreviated using three letters:**

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

**Other abbreviations:**

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



**Farmland Preservation Zoning District Update:**

Due to the number of pages affected by this ordinance change please review the file “Zoning Work Version 2-8-17” attached to an email sent to you on April 14<sup>th</sup> from Director Kirkman.

**Other Proposed Zoning Ordinance Amendments:**

Due to the number of pages affected by these ordinance changes please review the file “Zoning Work Version 2-8-17” attached to an email sent to you on April 14<sup>th</sup> from Director Kirkman.

## 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 4, 2017, at 6:30 p.m.** to consider the following items:

**Item I: Owner:** MEU Holdings WI V LLC **Agent:** Andrea Roschke, von Briesen & Roger, SC  
**General legal description:** N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres **Request:** Comprehensive Plan amendment to the *Future Land Use Map*.

**Item II: Owner:** MEU Holdings WI V LLC **Agent:** Andrea Roschke, von Briesen & Roger, SC  
**General legal description:** N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres **Request:** Rezone request from C-1 General Commercial District and A-2 General Agriculture District to R-4 Rural Residential District and A-2 General Agriculture District.

**Item III: Owner:** William Kuhfuss **General legal description:** W1759 Prairie Dr, Parcel #010-00587-0200, Lot 1 Certified Survey Map 3001, Part of the SE¼ of Section 29, T14N, R13E, Town of Mackford, ±10.0 acres **Request:** Conditional Use Permit request for a single-family dwelling for a caretaker.

**Item IV: Owner:** Cristine C Hess **Agent:** David H. Jacob, PLS – Jacob Land Surveying, LLC  
**General legal description:** N7737 County Road A, Parcel #002-00564-0100, Lot 1 Certified Survey Map 3310, Part of the SE¼ of Section 29 and Part of the NE¼ of Section 32, T17N, R13E, Town of Berlin, ±37.483 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District, ±3.0 acres.

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

*Publish: April 20, 2017  
April 27, 2017*

**Item I:**

**Owner:**

MEU Holdings WI V LLC

**Agent:**

Andrea Roschke, von Briesen & Roger, S.C.

**General legal description:**

N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres

**Request:**

Comprehensive plan amendment to the *Future Land Use Map*.



# LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

## PUBLIC HEARING

May 4, 2017

### ITEM I: COMPREHENSIVE PLAN AMENDMENT

#### **OWNER:**

MEU Holdings WI V LLC

#### **APPLICANT:**

Andrea Roschke, Agent

**REQUEST:** The owner/applicant is requesting an amendment to the County Comprehensive Plan's Future Land Use Map.

**PARCEL NUMBER / LOCATION:** The parcel affected by this proposed rezone is 004-00647-0000, located in the NE1/4 of Section 27, T16N, R13E, Town of Brooklyn. The site proposed is located at N5660 County Road A and consists of ±20.301 acres.

**PRESENT "FUTURE LAND USE MAPPING":** According to the County Comprehensive Plan's Future Land Use Map, the entire parcel is planned for residential uses.

**FARMLAND PRESERVATION PLAN MAPPING:** The Green Lake County Farmland Preservation Plan identifies the land under consideration for this map amendment to be in an area of Nonagricultural Development.

**ADDITIONAL INFORMATION / ANALYSIS:** Mapping is an integral component of the "Land Use Element" of comprehensive planning. Without the Future Land Use Map there is no geographic link to the text of the comprehensive plan. Implementation of a comprehensive plan is ineffective without this map.

As stated earlier, the subject property is planned for residential uses. Apart from the single-family residence on the property, past uses include a horse riding arena, stable, and pasturing of horses. These are clearly agricultural uses.

The owner wishes to maintain both a residential use and an agricultural use on the. In order to do so, certain portions of the subject parcel need to be rezoned and resurveyed. As the Committee is aware, lands cannot be rezoned that are inconsistent with comprehensive planning. The residential use is already accounted for on the future land use map; it is the agricultural use that needs to be planned for on this parcel. It is the Committee's duty to review the request and make a recommendation to County Board.

**SUGGESTED CRITERIA:** When considering a request for an amendment to the Comprehensive Plan's Future Land Use Map, it may be helpful to examine the following criteria:

1. The proposed change would be more consistent with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change would be more consistent with the Farmland Preservation Plan's goals, objectives and strategies.
3. The proposed change would better fit the predominant uses and development pattern in the surrounding area.
4. Conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

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

- 1) By amending the map, additional agricultural acreage will be planned for (and potentially rezoned), thereby furthering the Comprehensive Plan's goal to preserve farmland and the rural characteristics of the county. The promotion of residential development is also a comprehensive plan goal, however, only in areas suitable and compatible with neighboring uses. With lands both north and south zoned for agriculture and the overabundance of vacant residential lots in other planned and improved areas of the County, the Comprehensive Plan's goal to promote residential development remains unscathed.
- 2) The map amendment is more consistent with the Farmland Preservation Plan's goal of preserving farmland than its goal to accommodate future non-farm users.
- 3) The proposed change to the map would maintain the agricultural and residential uses that the subject parcel had maintained in the past. The development pattern appears to be large agricultural parcels bordered to the east and west by residential lots. To allow this parcel to remain residentially planned could risk the parcel being subdivided further resulting in a conflict with the existing development pattern.
- 4) While the area is envisioned to succumb to residential development, the conditions here have never conformed to the vision illustrated by the Future Land Use Map. It is important to note that the development pattern as referenced above is what this Department would encourage maintaining for as long as possible, to align with the County's goals. Staff's recommendation is to maintain the exiting development pattern through allowing this change to the Future Land Use Map.

**TOWN OF BROOKLYN:** An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on April 14, 2017.



Please type or use black ink

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

### GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date February 9, 2017

Zone Change from C-1 and A-2 to R-4 and A-2

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

Other Comprehensive Plan Amendment (\$375 fee)

#### PROPERTY OWNER / APPLICANT

Name MEU Holdings WI V LLC

Mailing Address 7500 N. Purdy Parkway, Appleton, WI 54913

Phone Number 320-858-9174

Signature [Signature]

Date 2-17-17

#### AGENT IF OTHER THAN OWNER

Name Andrea Roschke

Mailing Address von Briesen & Roper, s.c.,

411 E. Wisconsin Avenue, Milwaukee, WI 53202

Phone Number (414) 287-1501

Signature [Signature]

Date 2-9-17

#### PROPERTY INFORMATION

Town of Brooklyn

Parcel Numbers (affected) 004-00647-0000

Acres (affected) 20.3

Lot      Block      Subdivision     

Section 27 Town 16 North Range 13 East

Location of Property N5660 County Road A

Legal Description Please see attached

Current Zoning Classification C-1 and A-2

Current Use of Property residence and agriculture

Detailed Description of Proposed Use continue residential and agricultural uses

#### PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

PZP-010 (04/04)

## **COMPREHENSIVE PLAN AMENDMENT NARRATIVE**

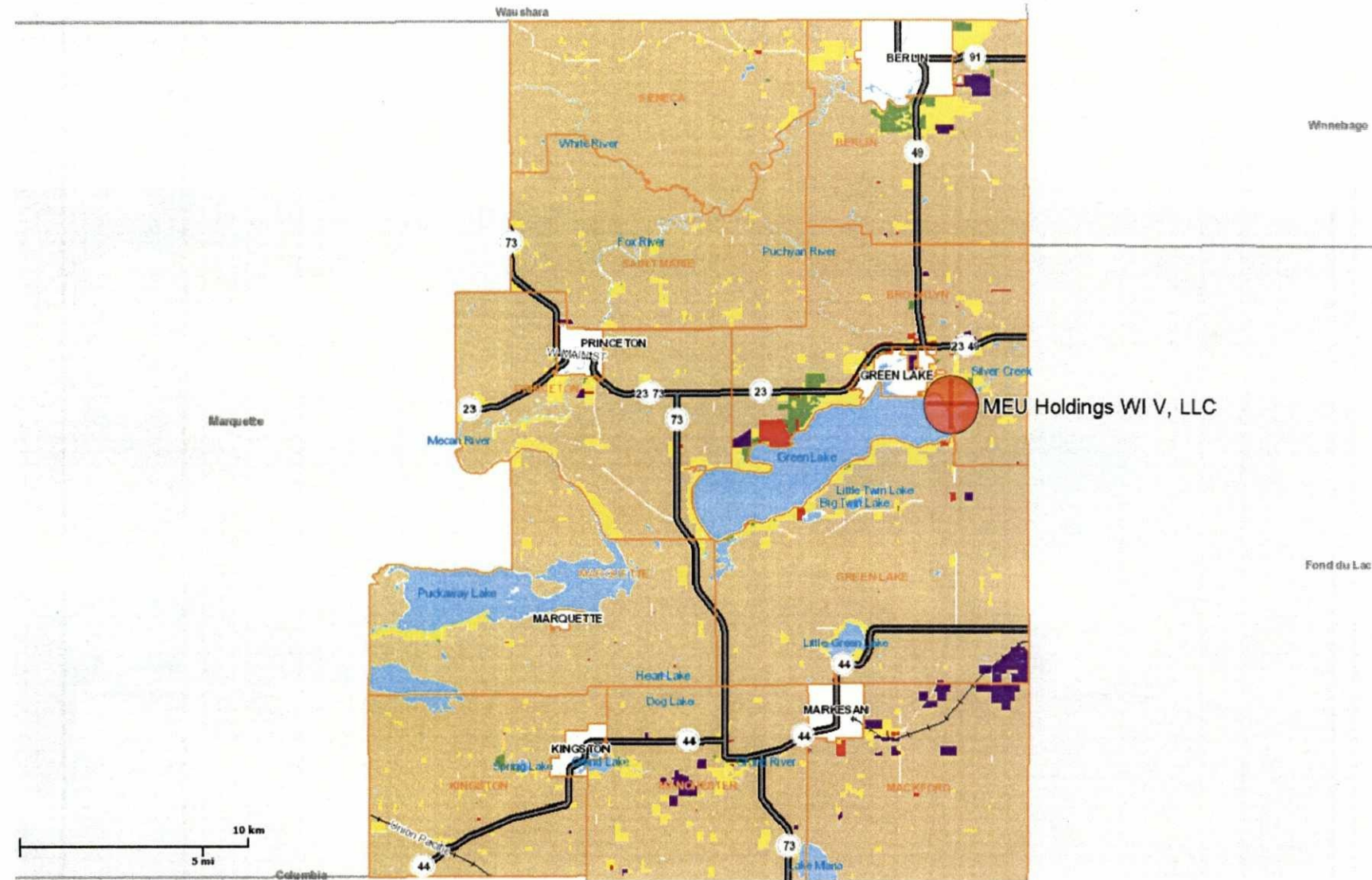
The subject parcel is approximately 20 acres with two different zoning classifications. The approximate northern one-half is zoned C-1 Commercial and the approximate southern one-half is zoned A-2 Agricultural. There is an existing residence on the property zoned C-1 which residence is non-conforming.

The property owner proposes a Comprehensive Plan Amendment, rezoning and land division. A portion of the acreage zoned C-1 would be rezoned to allow the house as a permitted use on an approximately seven acre parcel zoned R-4. Thus, the house would be conforming on a R-4 zoned parcel.

Rather than carry the current commercial zoning throughout the remaining portion of the property, the property owner proposes all the remaining acreage be A-2. This classification would allow for maintaining the agricultural feel of the property and allow the agricultural activities desired by the owner. Rezoning to A-2 the remaining portion of the property which is still zoned C-1 evidently requires a Comprehensive Plan amendment. The Comprehensive Plan amendment provides the basis for the program by allowing for the rezoning of a portion of the property from C-1 to A-2.

# GLC Comp Plan, Future Land Use Map

Proposed Comp Plan Ammendment

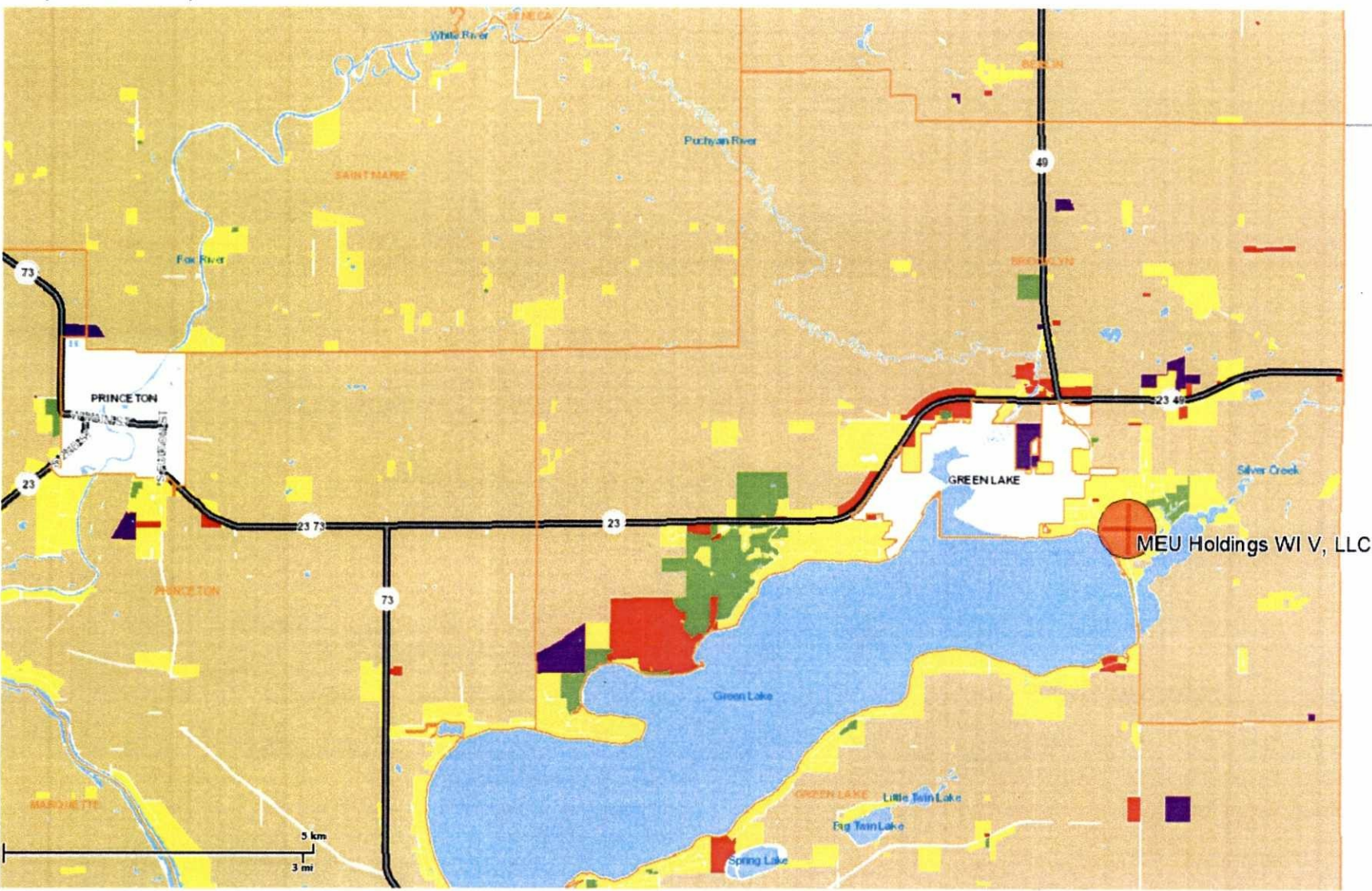


GIS Viewer Map. Green Lake County, WI. Thu Mar 9 2017 10:33:30 AM.



# GLC Comp Plan, Future Land Use Map

Proposed Comp Plan Ammendment

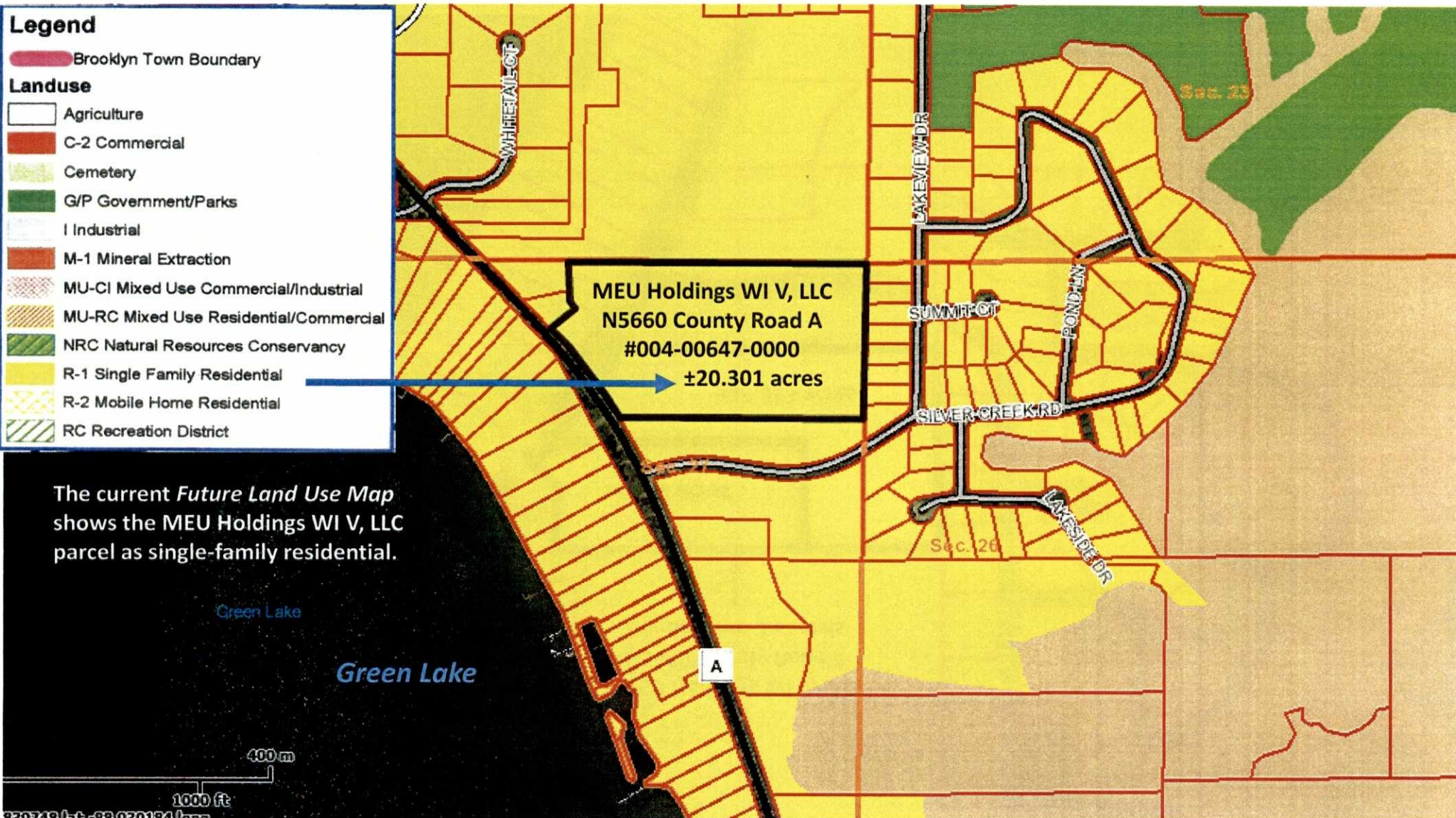


GIS Viewer Map. Green Lake County, WI. Thu Mar 9 2017 10:39:20 AM.



# Comprehensive Plan Amendment to the *Future Land Use Map*

**Property Owner:** MEU Holdings WI V, LLC **Agent:** Andrea Roschke, von Briesen & Roger, S.C.  
N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170  
Part of Government Lot 3, Section 27, T16N, R13E, Town of Brooklyn



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17



# Comprehensive Plan Amendment to the *Future Land Use Map*

**Property Owner:** MEU Holdings WI V, LLC **Agent:** Andrea Roschke, von Briesen & Roger, S.C.  
N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170  
Part of Government Lot 3, Section 27, T16N, R13E, Town of Brooklyn

## Legend

Brooklyn Town Boundary

## Landuse

- Agriculture
- C-2 Commercial
- Cemetery
- G/P Government/Parks
- I Industrial
- M-1 Mineral Extraction
- MU-CI Mixed Use Commercial/Industrial
- MU-RC Mixed Use Residential/Commercial
- NRC Natural Resources Conservancy
- R-1 Single Family Residential
- R-2 Mobile Home Residential
- RC Recreation District



The proposed *Future Land Use Map* shows the MEU Holdings WI V, LLC newly-created 13.333-acre parcel as *Agriculture* and the newly-created 6.968-acre parcel will remain single-family residential.

Green Lake

Green Lake



# Comprehensive Plan Amendment to the *Future Land Use Map*

Property Owner: MEU Holdings WI V, LLC Agent: Andrea Roschke, von Briesen & Roger, S.C.

N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170

Part of Government Lot 3, Section 27, T16N, R13E, Town of Brooklyn

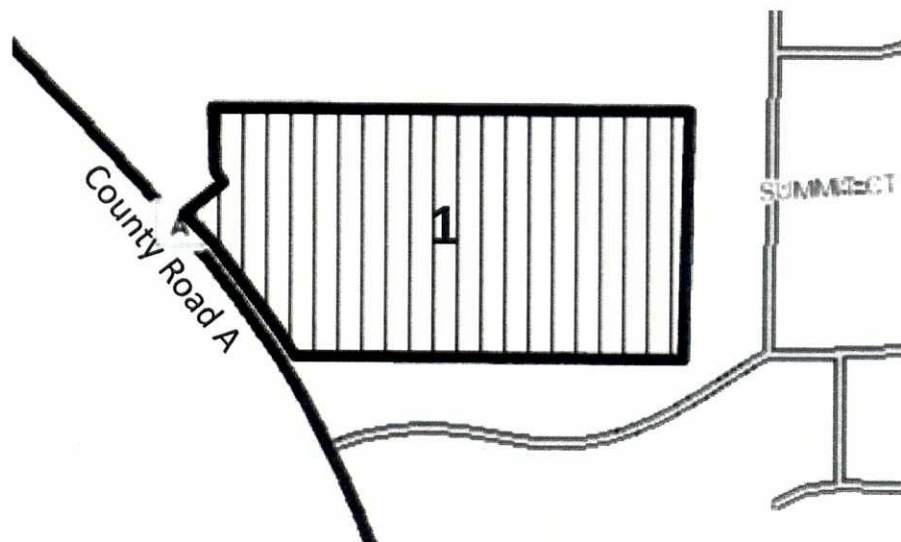
## Current Comprehensive Plan *Future Land Use Map*

1 = MEU Holdings WI V, LLC

N5660 County Road A

#004-00647-0000

+20.301 acres – Single-family residential



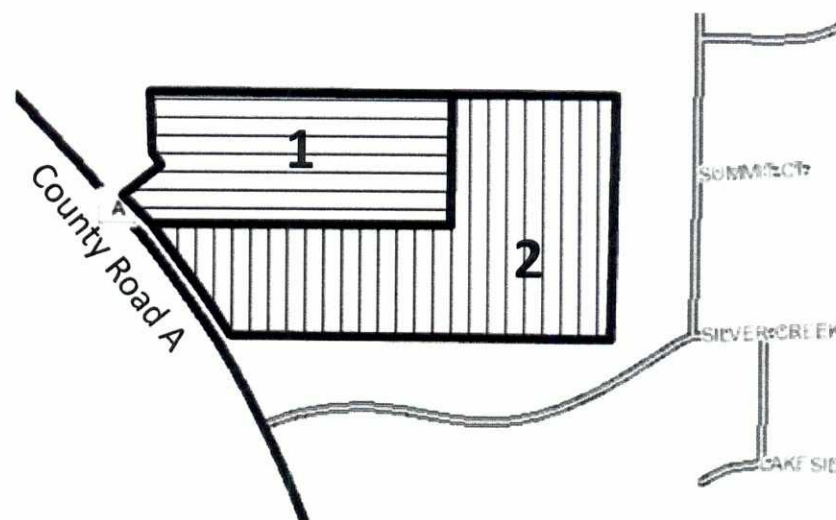
## Comprehensive Plan *Future Land Use Map* Amendment

MEU Holdings WI V, LLC

N5660 County Road A

1 = +6.968 acre parcel – remains single-family residential

2 = +13.333 acre parcel – amended from single-family residential to agriculture



# TOWN BOARD ACTION

Comprehensive Plan Amendment 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 April 11<sup>th</sup> 2017.

Does not object to and approves of X

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

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

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



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

**Owner:** MEU Holdings WI V LLC

**Agent:** Andrea Roschke, von Briesen & Roger, S.C.

**General legal description:** Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres

**Parcel number:** #004-00647-0000

**Location of request:** N5660 County Road A

**Planned public hearing date:** May 4, 2017

**Request:** Comprehensive plan amendment to the *Future Land Use Map*.

Mike Wuest Town Chair  
Town Representative

4-11-17  
Date Signed

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

Please return this form to the Land Use Planning & Zoning Office by: April 24, 2017

**Item II:**

**Owner:**

MEU Holdings WI V LLC

**Agent:**

Andrea Roschke, von Briesen & Roger, S.C.

**General legal description:**

N5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres

**Request:**

Rezone request from C-1 General Commercial District and A-2 General Agriculture District to R-4 Rural Residential District and A-2 General Agriculture District.



# LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

May 4, 2017

## ITEM II: ZONING CHANGE

### OWNER:

MEU Holdings WI V LLC

### APPLICANTS:

Andrea Roschke, Agent

**REQUEST:** The owners/applicants are requesting a zoning change for a split-zoned parcel, from C-1, General Commercial District and A-2, General Agriculture District to R-4, Rural Residential District and A-2, General Agriculture District.

**PARCEL NUMBER / LOCATION:** The parcel affected by this proposed rezone is 004-00647-0000, located in the NE1/4 of Section 27, T16N, R13E, Town of Brooklyn. The site proposed for zoning change includes a home located at N5660 County Road A and consists of ±20.301 acres.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcel in question is split with the northern half of the parcel zoned C-1, General Commercial District and the south half zoned A-2, General Agriculture District. Lands surrounding the subject site are mixed, with A-2, General Agriculture to the north and south, R-1 Single Family Residence District to the east and west across County Road A, with additional RC, Recreation District to the west abutting Green Lake.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in an area of Nonagricultural Development.

**ADDITIONAL INFORMATION / ANALYSIS:** Presently, MEU Holdings WI V LLC has hired a surveyor for a two-lot Certified Survey Map (CSM). The plan is for Lot 1 to be ±6.968 acres and include the house and driveway. This lot will create the boundary for the R-4, Rural Residential District. Lot 2 is ±13.33 acres, and will encompass the existing non-residential structure, and is the boundary for the A-2, General Agriculture District rezoning.

MEU Holdings is interested in razing the existing building on Lot 2 of the proposed CSM and constructing a new agricultural accessory building further away from County Road A. This building will provide storage for equipment related to the production of crops, such as tractors, tillers, and baling equipment. This is relevant to this rezone request as the property will continue to be used for general agriculture operations.

**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:

- a) The first item on tonight's agenda is an amendment to the County's Comprehensive Plan for this same parcel. If that amendment is recommended to County Board to be **denied**, it is the opinion of this Department that this rezone request should also be denied, as there would not be consistency with the long-range plan.

If, however, the amendment is recommended to County Board for **approval**, this request is in line with how the Comprehensive Plan dedicates land use. The goals and objectives of this planning document will be furthered as a result of this rezone.

- b) This parcel is located along a corridor of County Road A used residentially and also lightly for agriculture. The nature and character of the property is consistent with the proposed rezone uses.
- c) The use of the surrounding lands appears to be a mix of agricultural, woodlands, residential, conservancy, and recreation. The rezone of this property would stay consistent with surrounding land uses.
- d) The overall zoning scheme is a mix of agriculture and residential. The proposed rezone is consistent with that scheme.
- e) It is the opinion of this Department that the public's health, morals, and safety will not be impacted by this zoning change.
- f) As mentioned above, if the long-range planning documents are amended to allow for this rezone, this rezone is now consistent with County planning efforts and, therefore, does promote the public welfare, convenience, and general prosperity.

**TOWN OF BROOKLYN:** An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on April 14, 2017.



Please type or use black ink

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

### GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date February 9, 2017

Zone Change from C-1 and A-2 to R-4 and A-2

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

Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT

Name MEU Holdings WI V LLC

Mailing Address 7500 N. Purdy Parkway, Appleton, WI 54913

Phone Number 920-858-9174

Signature [Signature]

Date 2-12-17

#### AGENT IF OTHER THAN OWNER

Name Andrea Roschke

Mailing Address von Briesen & Roper, s.c.,

411 E. Wisconsin Avenue, Milwaukee, WI 53202

Phone Number (414) 287-1501

Signature [Signature]

Date 2-9-17

#### PROPERTY INFORMATION

Town of Brooklyn

Parcel Numbers (affected) 004-00647-0000

Acres (affected) 20.3

Lot      Block      Subdivision     

Section 27 Town 16 North Range 13 East

Location of Property N5660 County Road A

Legal Description Please see attached

Current Zoning Classification C-1 and A-2

Current Use of Property residence and agriculture

Detailed Description of Proposed Use continue residential and agricultural uses

**PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION**

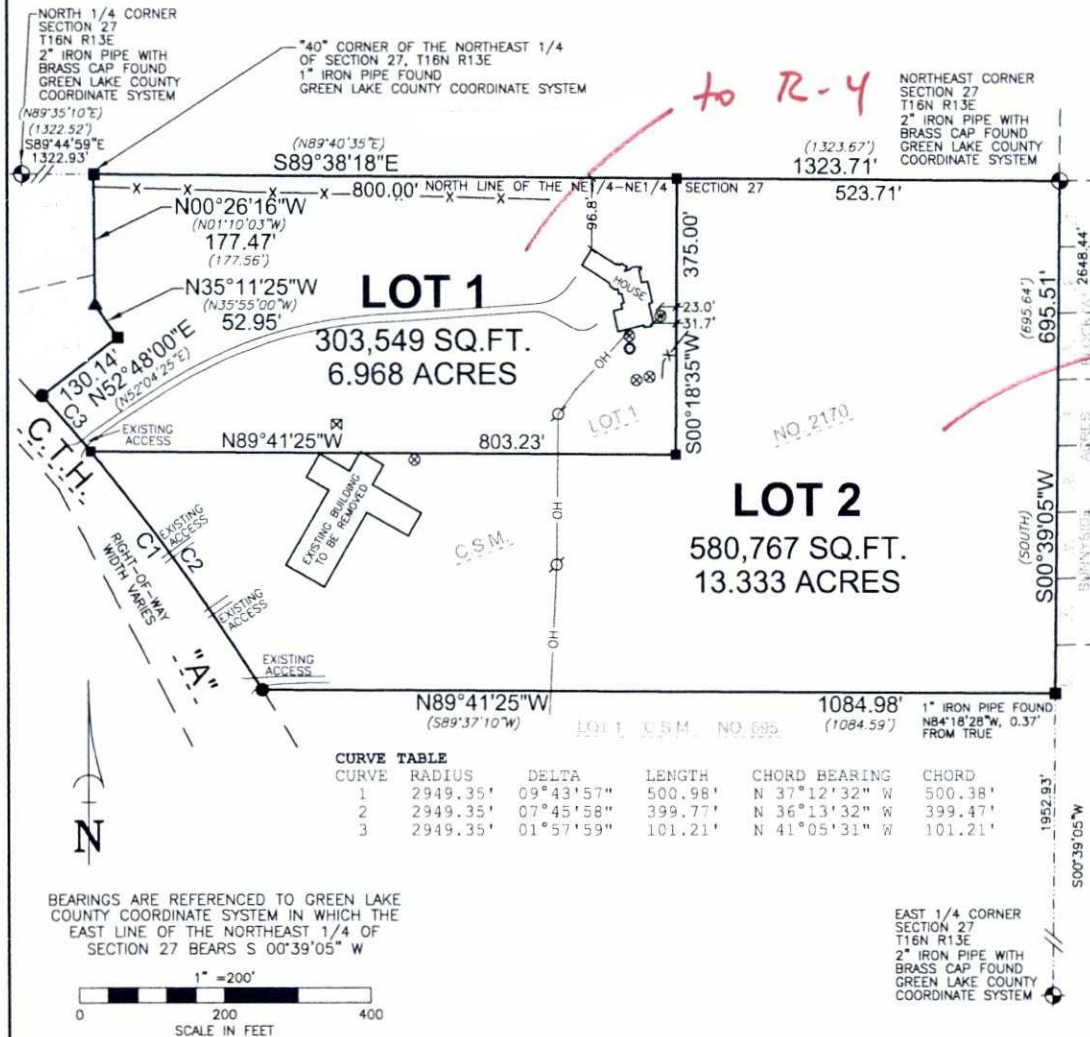
Fees: Zone Change \$375.00  
Conditional Use Permit \$375.00  
Variance \$375.00  
Special Exception \$375.00

PZP-010 (04/04)



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2170,  
RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS ON  
PAGE 2170; BEING PART OF GOVERNMENT LOT 3 OF  
SECTION 27, TOWNSHIP 16 NORTH, RANGE 13 EAST,  
TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.



Martenson & Eisele, Inc.



1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

SURVEY FOR:  
MEU HOLDINGS WI V LLC  
7500 N. PURDY PKWY  
APPLETON, WI 54913

PROJECT NO. 1-0349-010  
FILE 1-0349-010csm.dwg SHEET 1 OF 4  
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF MEU HOLDINGS WI V LLC, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2170, RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS ON PAGE 2170; BEING PART OF GOVERNMENT LOT 3 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 39 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 695.51 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 2170, A DISTANCE OF 1084.98 FEET; THENCE 500.98 FEET ALONG AN ARC OF A CURVE TO THE LEFT, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF C.T.H. "A", SAID CURVE HAVING A RADIUS OF 2949.35 FEET AND A CHORD THAT BEARS NORTH 37 DEGREES 12 MINUTES 32 SECONDS WEST, 500.38 FEET; THENCE NORTH 52 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 130.14 FEET; THENCE NORTH 35 DEGREES 11 MINUTES 25 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 52.95 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 16 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 177.47 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1323.71 FEET TO THE POINT OF BEGINNING. CONTAINING 884,316 SQUARE FEET [20.301 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, GREEN LAKE COUNTY LAND DIVISION ORDINANCE, CITY OF GREEN LAKE ORDINANCE AND TOWN OF BROOKLYN SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 7TH DAY OF FEBRUARY, 2017.

GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:

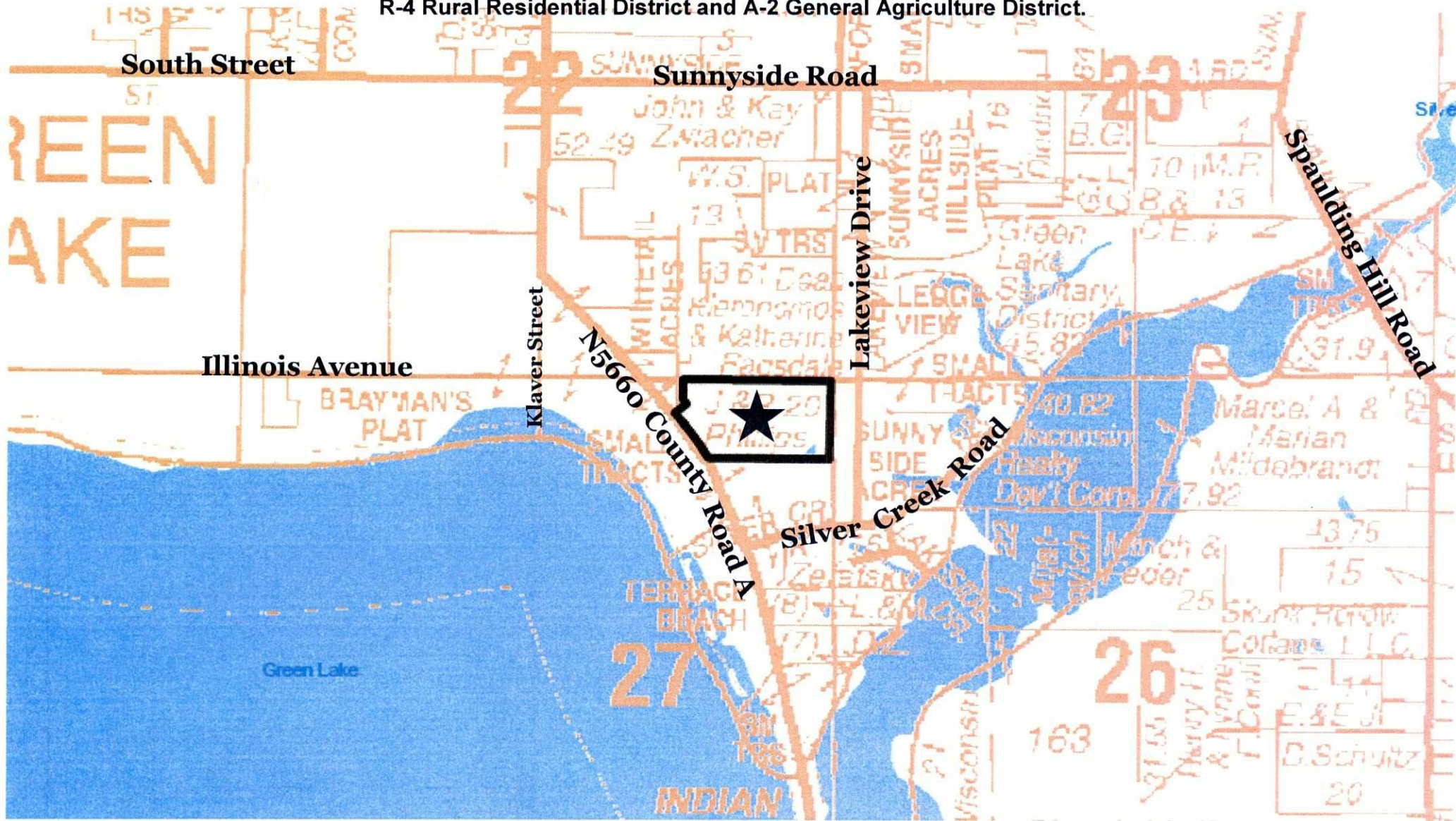
OWNERS OF RECORD:  
MEU HOLDINGS WI V LLC

RECORDING INFORMATION:  
DOCUMENT NO. 391911

PARCEL NUMBER:  
004-00647-0000



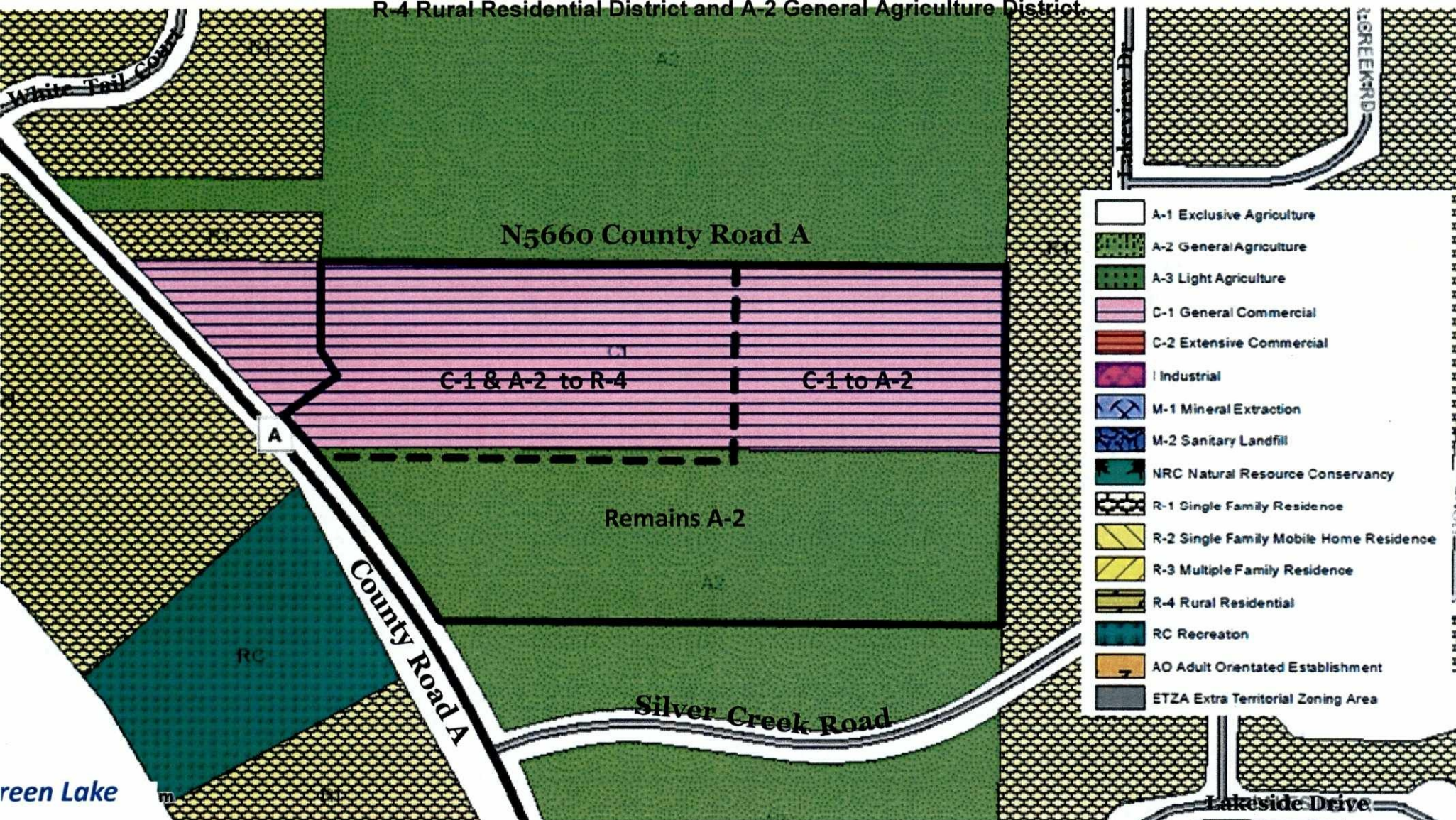
Owner: MEU Holdings WI V LLC Agent: Andrea Roschke, von Briesen & Roper, S.C.  
W5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170  
Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres  
Rezone request from C-1 General Commercial District and A-2 General Agriculture District to  
R-4 Rural Residential District and A-2 General Agriculture District.



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17



Owner: MEU Holdings WI V LLC Agent: Andrea Roschke, von Briesen & Roper, S.C.  
W5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170  
Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres  
Rezone request from C-1 General Commercial District and A-2 General Agriculture District to  
R-4 Rural Residential District and A-2 General Agriculture District.



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17



Owner: MEU Holdings WI V LLC Agent: Andrea Roschke, von Briesen & Roper, S.C.  
W5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170  
Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres  
Rezone request from C-1 General Commercial District and A-2 General Agriculture District to  
R-4 Rural Residential District and A-2 General Agriculture District



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17



Owner: MEU Holdings WI V LLC Agent: Andrea Roschke, von Briesen & Roper, S.C.  
W5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170  
Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn,  $\pm 20.301$  acres  
Rezone request from C-1 General Commercial District and A-2 General Agriculture District to  
R-4 Rural Residential District and A-2 General Agriculture District.



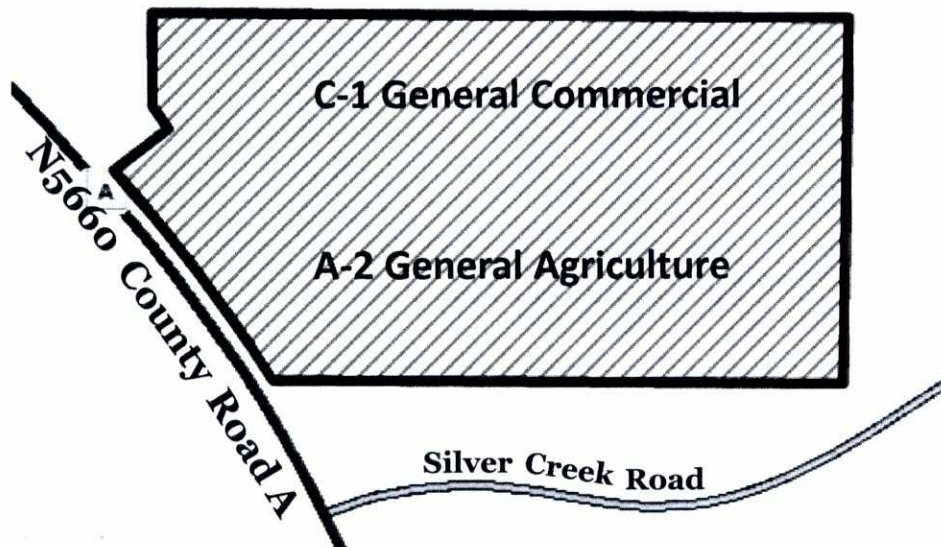
Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17



Owner: MEU Holdings WI V LLC Agent: Andrea Roschke, von Briesen & Roper, S.C.  
W5660 County Road A, Parcel #004-00647-0000, Lot 1 Certified Survey Map 2170  
Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres  
Rezone request from C-1 General Commercial District and A-2 General Agriculture District to  
R-4 Rural Residential District and A-2 General Agriculture District.

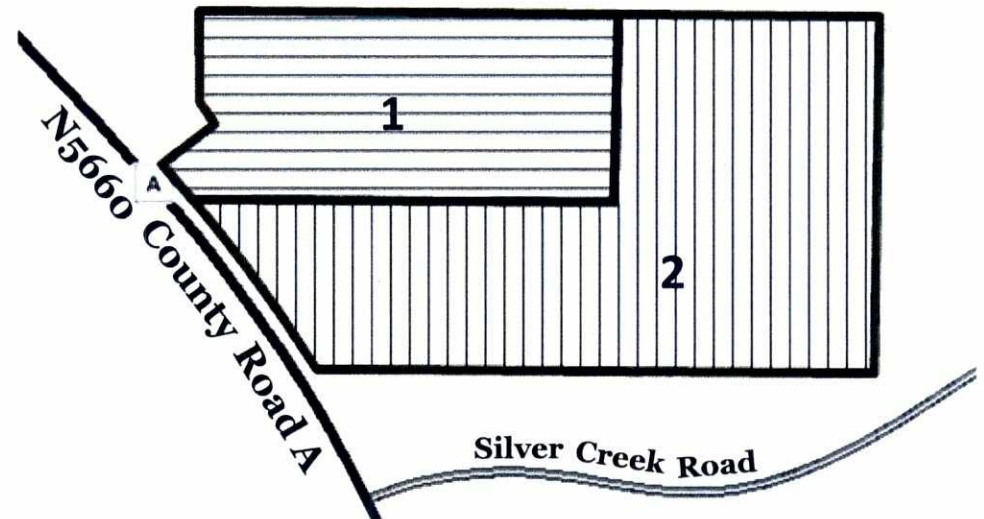
**Configuration prior to rezone request:**

±20.301 acre parcel split-zoned C-1 General Commercial District (northern half) and A-2 General Agriculture District (southern half).



**Configuration after rezone approval:**

1. ±6.968 acre parcel zoned R-4 Rural Residential District
2. ±13.333 acre parcel zoned A-2 General Agriculture



# TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on April 11<sup>th</sup> 2017.

Does not object to and approves of X

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

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

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



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

**Owner:** MEU Holdings WI V LLC

**Agent:** Andrea Roschke, von Briesen & Roger, S.C.

**General legal description:** Lot 1 Certified Survey Map 2170, Part of Government Lot 3 of Section 27, T16N, R13E, Town of Brooklyn, ±20.301 acres

**Parcel number:** #004-00647-0000

**Location of request:** N5660 County Road A

**Planned public hearing date:** May 4, 2017

**Request:** Rezone request from C-1 General Commercial District and A-2 General Agriculture District to R-4 Rural Residential District and A-2 General Agriculture District.

Michele Weest Town Chair  
Town Representative

April 11-2017  
Date Signed

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

Please return this form to the Land Use Planning & Zoning Office by: April 24, 2017

**Item III:**

**Owner:**

William Kuhfuss

**General legal description:**

W1759 Prairie Drive, Parcel #010-00587-0200, Lot 1 Certified Survey  
Map 3001, Part of the SE¼ of Section 29, T14N, R13E, Town of  
Mackford, ±10.0 acres

**Request:**

Conditional Use Permit request for a single-family dwelling for a  
caretaker.



## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

May 4, 2017

### ITEM III: CONDITIONAL USE PERMIT

**OWNER:**

William Kuhfuss

**APPLICANT:**

same

**REQUEST:** The owner/applicant is requesting a conditional use permit per Section 350-28.B.(9) of the Green Lake County Zoning Ordinance to allow for a single-family dwelling for caretakers and/or laborers engaged in a permitted use.

**PARCEL NUMBER / LOCATION:** Parcel number 010-00587-0200; more specifically being Lot 1 of Certified Survey Map 3001, located in the SE¼ of Section 29, T14N, R13E. The subject site is located at W1759 Prairie Drive.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcels in question is A-2, General Agriculture and the lands surrounding the subject site are A-1, Exclusive Agriculture District, with the predominant use of the land being agricultural.

**ADDITIONAL INFORMATION / ANALYSIS:** This request is to allow for a single-family dwelling on single contiguous land area for the purpose of housing the parents of the current property owners. The ordinance allows for an additional dwelling through the conditional use process if the designated occupants are identified as a "caretaker" and/or "laborer" that are engaged in a permitted use.

The overall goal of the applicant is to build a small house to live in while his son and daughter-in-law move into the existing, larger home. With his children present onsite, it will allow them to help Mr. Kuhfuss better with the day-to-day farming activities. The subject site is 10 acres in size and appears to be a dairy farm.

It is the charge of the Planning & Zoning Committee to determine if this request meets the intended purpose of Section 350-28.B.(9) of the Green Lake County Zoning Ordinance and, if so necessary, to apply any conditions that will ensure that this use will meet the general criteria (a-f) below.

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

- a) Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and

- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; and that the persons or agencies responsible for the establishments of the proposed use shall be able to provide adequately any such service; and
- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

**TOWN OF MACKFORD:** An Action Form requesting the Town of Mackford's input related to this conditional use permit request was mailed to the Town Clerk on March 7, 2017.

**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) A land use permit is required before any new construction starts.
- 2) The maximum number of dwellings shall be limited to the two existing homes unless future Conditional Use permits and/or zoning changes allow for additional structures.
- 3) The approved dwelling shall be occupied only by caretakers and/or laborers responsible to the onsite farm, and shall not be left unoccupied for a period exceeding six (6) consecutive months in any one (1) year period.
- 4) The existing single-family dwelling on parcel 010-00587-0200 shall only be occupied by the farm owner or the immediate family of the farm owner.
- 5) If violations are found to any of the approved conditions of this permit, or if the zoning and/or use of the land is changed to contradict the intended purpose of the approved permit, the owner(s) of the identified property shall be required to make the necessary modifications to the structures and/or deed to comply with the provisions of Chapter 350 of the Green Lake County Zoning Ordinance.



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 (not refundable)

Date 2-23-17

Zone Change from \_\_\_\_\_ to \_\_\_\_\_

Conditional Use Permit for Single Family dwelling for a caretaker

Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT

Name William Kuhfuss

Mailing Address W1759 Prairie Dr, Mankato WI 53946

Phone Number 920-463-2000

Signature William Kuhfuss

Date 2-23-17

#### AGENT IF OTHER THAN OWNER

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

#### PROPERTY INFORMATION

Town of Mankato Parcel Number 010-00587-0200 Acres 10

Lot 1 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Section 29 Town 14 North Range 13 East

Location of Property W1759 Prairie Dr.

Legal Description Lot 1 of CSM 3001, located in the SE 1/4 of Sec 29

Current Zoning Classification A-2 Current Use of Property Farming + Residential

Detailed Description of Proposed Use Bill and Sharon own the house and 10 acres that they farm. Sharon passed away this past December. Daniel and Sara (son and daughter-in-law) farm with them, but currently live off of the property. We would like to build a small house attached to the current house. William would live in the small house and Daniel and Sara in the current house.

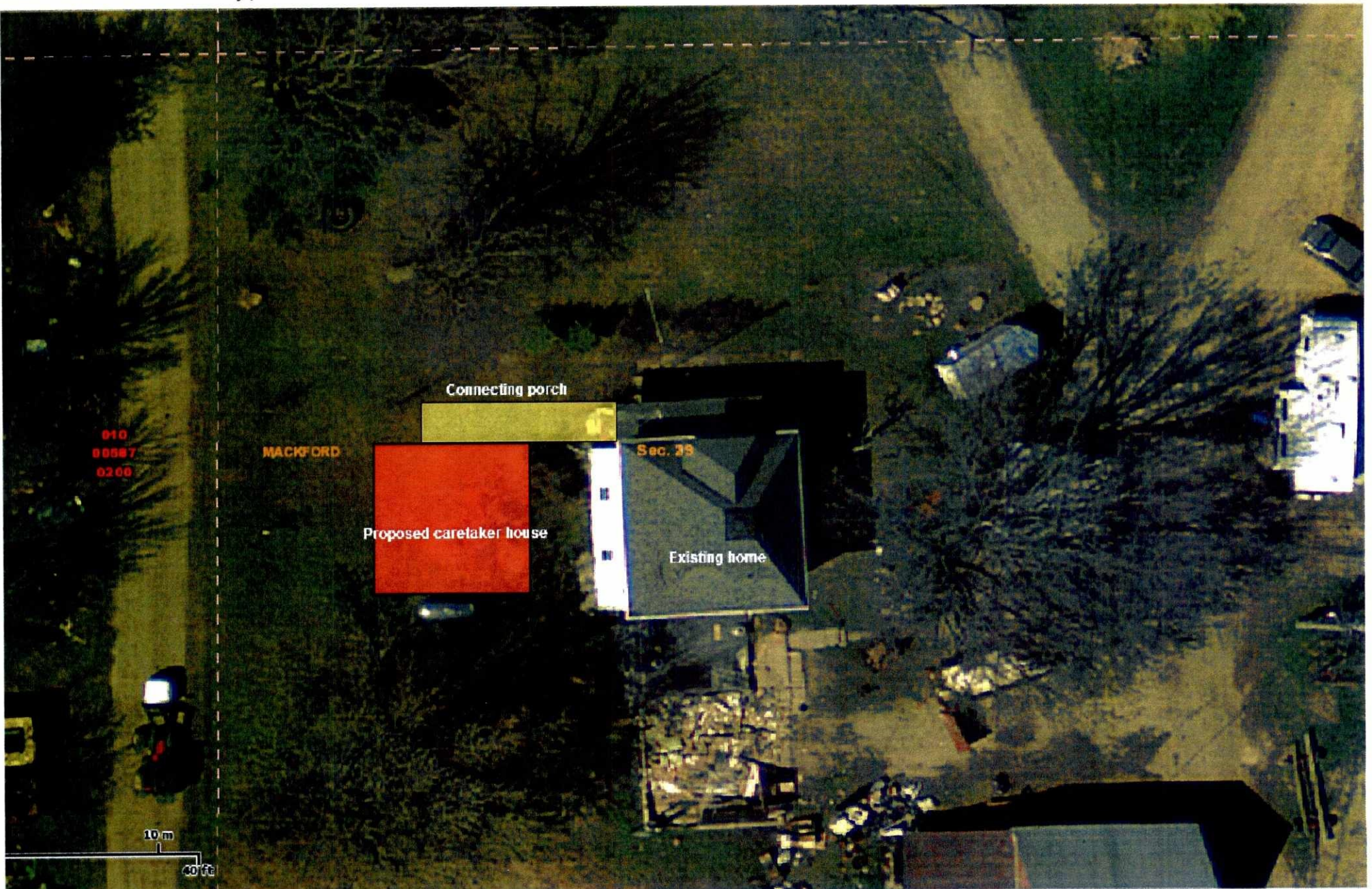
PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION Daniel and Sara would like to be made available to help with the farm.

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



# GIS Viewer Map

Green Lake County, WI



Viewer Map. Green Lake County, WI. Thu Mar 2 2017 09:45:18 AM.

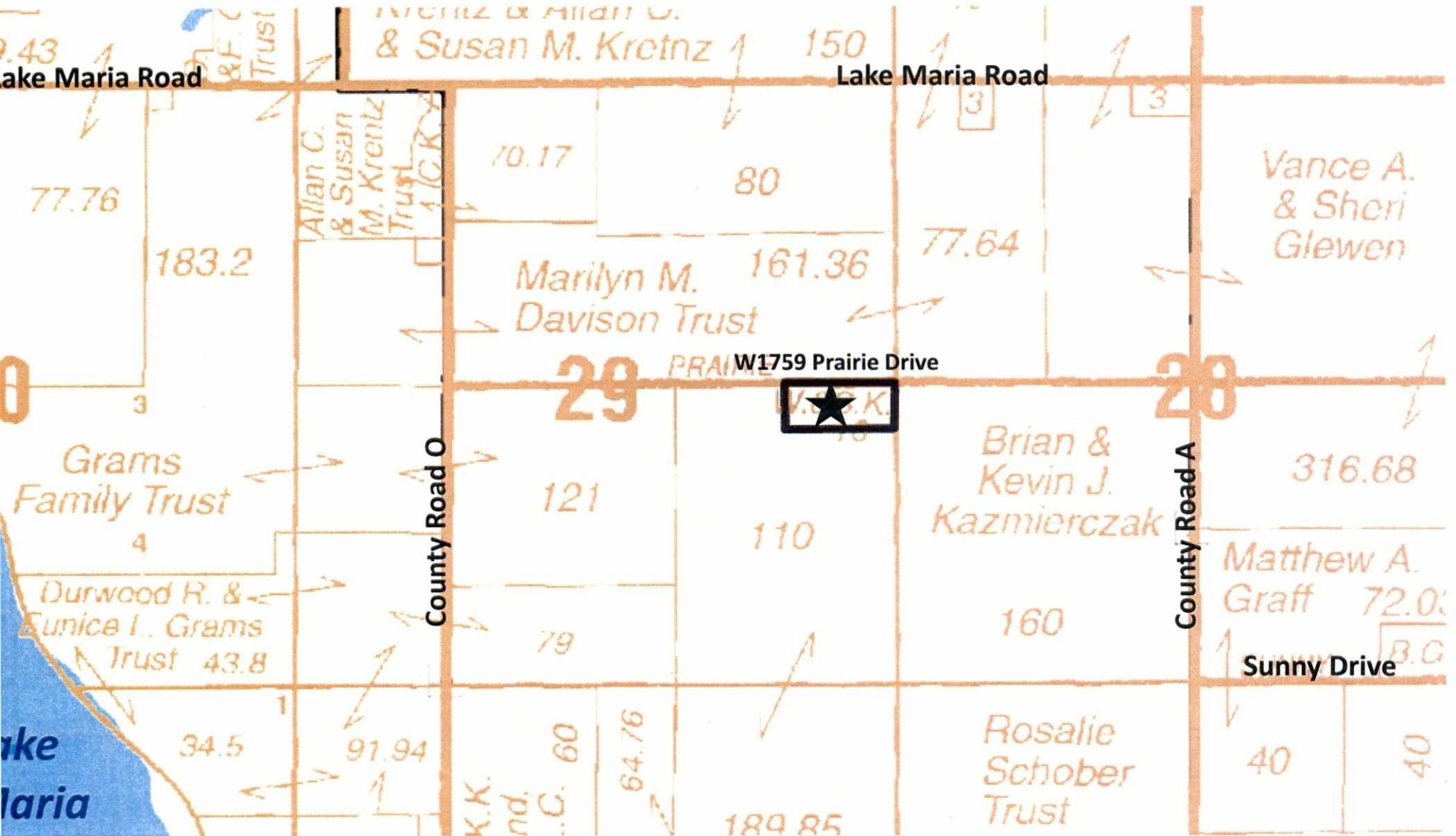


**William R. Kuhfuss – Town of Mackford**

**W1759 Prairie Drive, Parcel #010-00587-0200, Lot 1 Certified Survey Map 3001**

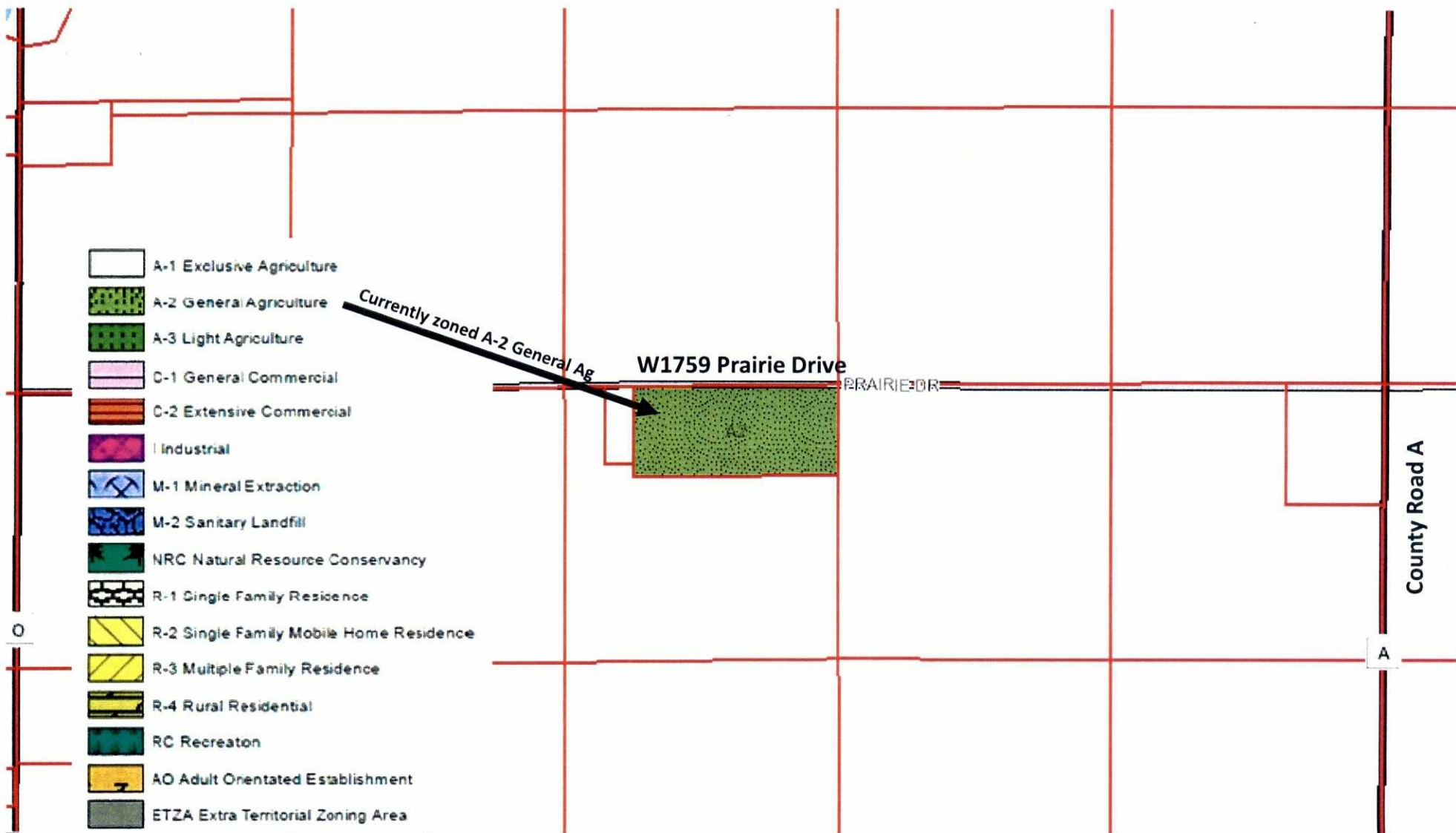
**Part of the SE¼ of Section 29, T14N, R13E, ±10.0 acres**

**Conditional Use Permit Request for a single-family dwelling for a caretaker.**





**William R. Kuhfuss – Town of Mackford**  
**W1759 Prairie Drive, Parcel #010-00587-0200, Lot 1 Certified Survey Map 3001**  
**Part of the SE¼ of Section 29, T14N, R13E, ±10.0 acres**  
**Conditional Use Permit Request for a single-family dwelling for a caretaker.**



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17



**William R. Kuhfuss – Town of Mackford**  
**W1759 Prairie Drive, Parcel #010-00587-0200, Lot 1 Certified Survey Map 3001**  
**Part of the SE¼ of Section 29, T14N, R13E, ±10.0 acres**  
**Conditional Use Permit Request for a single-family dwelling for a caretaker.**

**W1759 Prairie Drive**



**Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17**



**William R. Kuhfuss – Town of Mackford**  
**W1759 Prairie Drive, Parcel #010-00587-0200, Lot 1 Certified Survey Map 3001**  
**Part of the SE¼ of Section 29, T14N, R13E, ±10.0 acres**  
**Conditional Use Permit Request for a single-family dwelling for a caretaker.**

**W1759 Prairie Drive**

**PRAIRIE DR**





**William R. Kuhfuss – Town of Mackford**

**W1759 Prairie Drive, Parcel #010-00587-0200, Lot 1 Certified Survey Map 3001**

**Part of the SE¼ of Section 29, T14N, R13E, ±10.0 acres**

**Conditional Use Permit Request for a single-family dwelling for a caretaker.**



**Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17**



# TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

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

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:** William Kuhfuss

**General legal description:** Lot 1 Certified Survey Map 3001, Part of the SE¼ of Section 29, T14N, R13E, Town of Mackford, ±10.0 acres

**Parcel number:** #010-00587-0200

**Location of request:** W1759 Prairie Drive

**Planned public hearing date:** May 4, 2017

**Request:** Conditional Use Permit request for a single-family dwelling for a caretaker.

Steve Davison

Town Representative *Chairman*

3-13-17

Date Signed

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

Please return this form to the Land Use Planning & Zoning Office by: April 24, 2017

**Item IV:**

**Owner:**

Cristine C. Hess

**Agent:**

David H. Jacob, PLS – Jacob Land Surveying, LLC

**General legal description:**

N7737 County Road A, Parcel #002-00564-0100, Lot 1 Certified Survey Map 3310, Part of the SE $\frac{1}{4}$  of Section 29 and Part of the NE $\frac{1}{4}$  of Section 32, T14N, R12E, Town of Berlin  $\pm$ 37.483 acres

**Request:**

Rezone request from A-1 Exclusive Agriculture District to R-4 Rural Residential District,  $\pm$ 3.0 acres.



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

May 4, 2017

**ITEM IV: ZONING CHANGE**

**OWNER:**

Cristine C. Hess

**APPLICANT:**

David H. Jacob, PLS  
Jacob Land Surveying, LLC

**REQUEST:** The owners/applicants are requesting a zoning change from A-1 General Agriculture District to R-4, Rural Residence District, ±3 acres.

**PARCEL NUMBER / LOCATION:** The affected parcel number is 002-00564-0100, located in the SE¼, Section 29, and the NE¼ of Section 32, T17N, R13E, Town of Berlin. The site proposed for zoning change is located at N7737 County Road A.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcel in question is A-1 Exclusive Agriculture District and lands surrounding the subject site are A-1, Exclusive Agriculture District with the predominant use of the land being agricultural. There is an R-1, Single-Family Residence lot to the NE of the subject site.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area. The general soil map indicates a Kidder-Rotamer-Lapeer association which are moderately well-drained to well-drained soils with a subsoil composed of loam, clay-loam, and sandy-clay-loam underlain by calcareous, gravelly, sandy loam glacial till. Soil types, in order of agricultural significance, include KdB, RtC2, and LaB. With proper management, these soils can be suitable for most farm and vegetable crops grown in the county.

According to Flood Boundary and Floodway Map Panel 55047C0065C, all lands under consideration for this request are located out of the general floodplain.

**ADDITIONAL INFORMATION / ANALYSIS:** According to the application, the owner would like to subdivide 3 acres, which contain a single-family dwelling, from the ±37 acre parcel. The remaining acreage will continue being used for her horse boarding and training facility. The owner indicated on the application the rezone request is for insurance purposes only and there is no plan to sell either parcel at this time. The remaining acres will stay in A-1, Exclusive Agriculture zoning.

The 2016 Green Lake County comprehensive plan map designates the future land use of this area to be predominantly agricultural.

**STATUTORY CRITERIA PER 91.48(1):** Land may be rezoned out of a farmland preservation zoning district (A-1 Exclusive Agriculture District in Green Lake County) if all of the following are found after public hearing: **(Staff comments in bold type)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The goal of the County's Comprehensive Plan and the County Farmland Preservation Plan is to preserve and protect quality agricultural lands. This request does preserve and protect lands as the R-4 zoning classification allows for light agricultural.**

- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the County's comprehensive plan as the future land use is projected to be agricultural.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the County certified farmland preservation plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the County's certified farmland preservation plan.**
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or legally restricted to agricultural use. **The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also require a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

**TOWN OF BERLIN:** An Action Form requesting the Town of Berlin's input related to this zoning change request was mailed to the Town Clerk on March 9, 2017.



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 (not refundable) + \$180 for csm application

Date 01-25-2017

Zone Change from A-1 to R-4 (3 acres)

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

Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT

Name Cristine C. Hess

Mailing Address N7737 County Road A, Berlin, WI 54923

Phone Number 920-810-5560

Signature Cristine C Hess Date 3-1-17

#### AGENT IF OTHER THAN OWNER

Name David H. Jacob, PLS, Jacob Land Surveying, LLC

Mailing Address W8057 Randallwood Lane, Fond du Lac, WI 54937

Phone Number 920-922-2908

Signature David H. Jacob Date 01-25-2017

#### PROPERTY INFORMATION

Town of Berlin Parcel Number 002-00564-<sup>100</sup>~~0010~~ Acres 37.483

Lot 1 Block \_\_\_\_\_ Subdivision CSM 3310

Section 29&32 Town 17 North Range 13 East

Location of Property SE 1/4 OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 32

Legal Description Lot 1 of CSM No. 3310, Vol. 18, Pg. 3310

Current Zoning Classification A-1 Current Use of Property Mixed use

Detailed Description of Proposed Use Owner wants to split her new home off as separate parcel on 3 acres and leave the remaining 34.483 as A-1 which is used for horse boarding. There are no plans at this time to sell either parcel. The reason for the land division is to keep the home on a separate lot for insurance purposes. 3 acre lot will be rezoned to R-4 rural residential district.

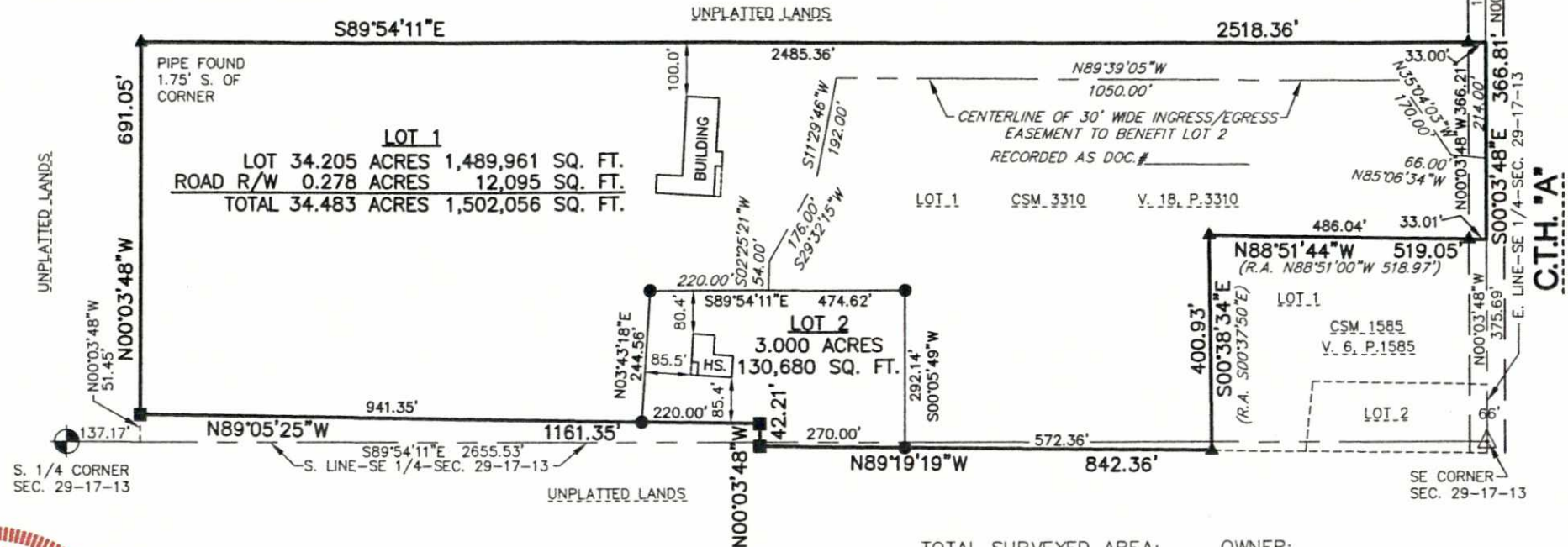
**PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION**

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

**CERTIFIED SURVEY MAP**

A REDIVISION OF ALL OF LOT 1 CSM NO. 3310, VOL. 18, PG. 3310, LOCATED IN THE SE 1/4 OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 32, T. 17 N.-R. 13 E., TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

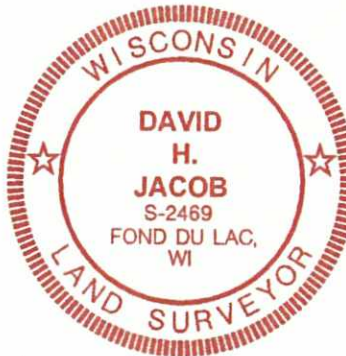
PARCEL ID NO. 002-00564-0100



TOTAL SURVEYED AREA:  
 37.483 ACRES  
 1,632,736 SQ. FT.

OWNER:  
 CRISTINE C. HESS  
 N7737 COUNTY ROAD A  
 BERLIN, WI 54923

LOT 2 IS BEING CREATED FOR  
 MORTGAGE AND INSURANCE PURPOSES.

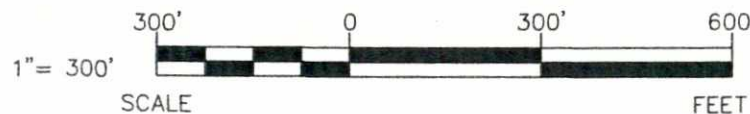


*David H. Jacob*  
 DAVID H. JACOB, PLS NO. S-2469  
 JACOB LAND SURVEYING, LLC

PROJECT NO. 161059  
 DATE: 12/20/2016



BEARINGS REFERENCED TO THE EAST LINE OF THE  
 SE 1/4 OF SECTION 29-17-13, RECORDED AS  
 N00°03'48"W ON CSM 1585 AND CSM 3310.

**LEGEND**

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT. w/BLUE PLASTIC CAP.
- - 3/4" REBAR w/ORANGE CAP FOUND.
- ▲ - 1" IRON PIPE FOUND.
- △ - MAG NAIL SET.
- ⊙ - BRASS CAP IN 2" PIPE FOUND.

(R.A.) - "RECORDED AS" DATA

**Jacob  
Land  
Surveying, LLC**

W8057 Randallwood Lane, Fond du Lac, WI 54937  
 phone (920) 922-2908 fax (920) 922-7202

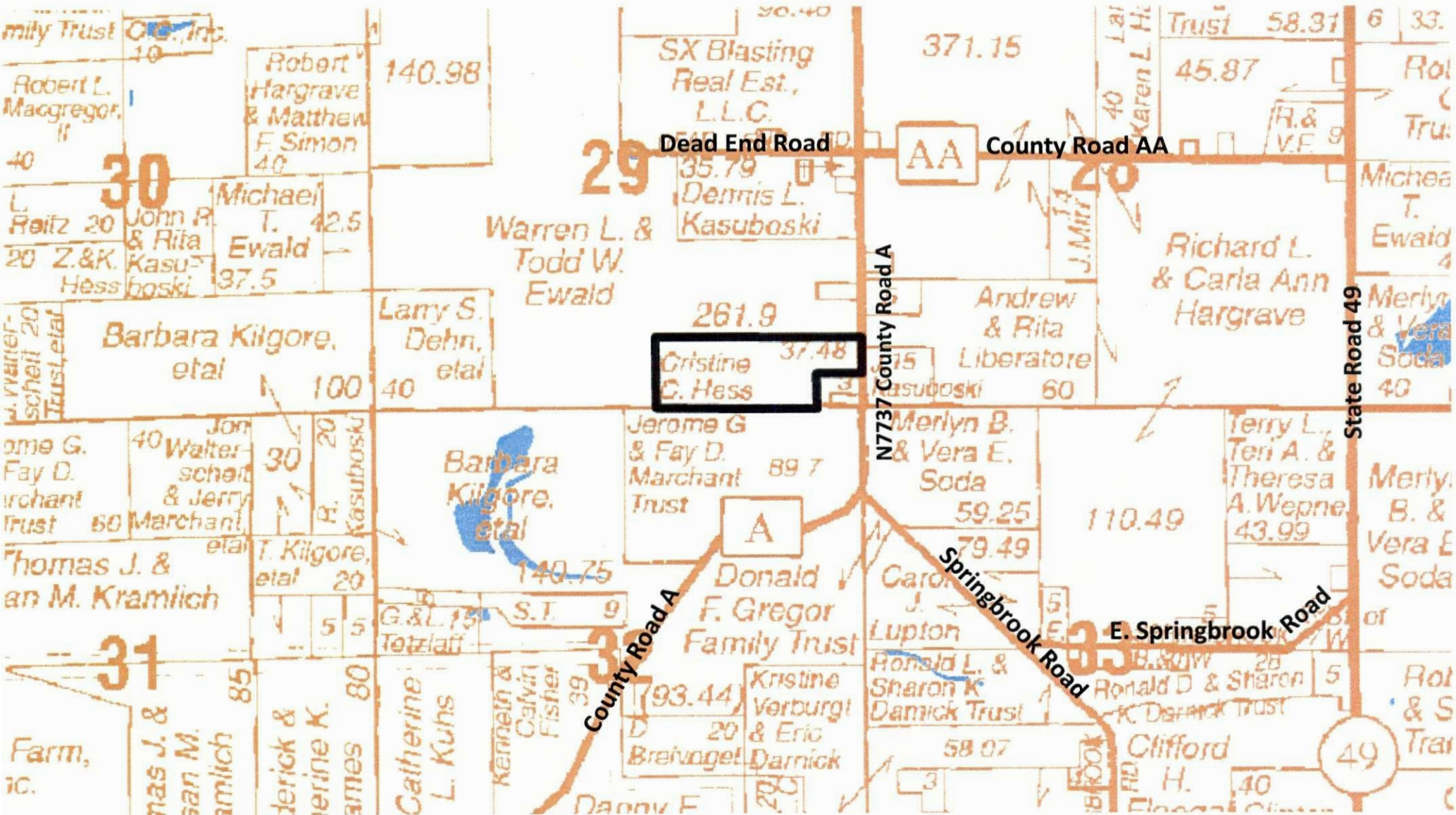


Owner: Cristine C. Hess

N7737 County Road A, Parcel #002-00564-0100, Lot 1 Certified Survey Map 3310

Part of the SE¼ of Section 29 and Part of the NE¼ of Section 32, T14N, R12E, Town of Berlin

Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential, ±3.0 acres



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17

Owner: Cristine C. Hess

N7737 County Road A, Parcel #002-00564-0100, Lot 1 Certified Survey Map 3310

Part of the SE¼ of Section 29 and Part of the NE¼ of Section 32, T14N, R12E, Town of Berlin

Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential, ±3.0 acres

-  A-1 Exclusive Agriculture
-  A-2 General Agriculture
-  A-3 Light Agriculture
-  C-1 General Commercial
-  C-2 Extensive Commercial
-  I Industrial
-  M-1 Mineral Extraction
-  M-2 Sanitary Landfill
-  NRC Natural Resource Conservancy
-  R-1 Single Family Residence
-  R-2 Single Family Mobile Home Residence
-  R-3 Multiple Family Residence
-  R-4 Rural Residential
-  RC Recreation
-  AO Adult Orientated Establishment
-  ETZA Extra Territorial Zoning Area

Currently zoned A-1

Sec. 29

Sec. 28

#002-00564-0100  
±37.483 total acres

N7737 County Road A

BERLIN

Sec. 32

Sec. 33

Springbrook Road

Springbrook Road

500 m

Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17



Owner: Cristine C. Hess

N7737 County Road A, Parcel #002-00564-0100, Lot 1 Certified Survey Map 3310  
Part of the SE¼ of Section 29 and Part of the NE¼ of Section 32, T14N, R12E, Town of Berlin  
Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential, ±3.0 acres



Green Lake County Land Use Planning & Zoning Committee Public Hearing 05/04/17

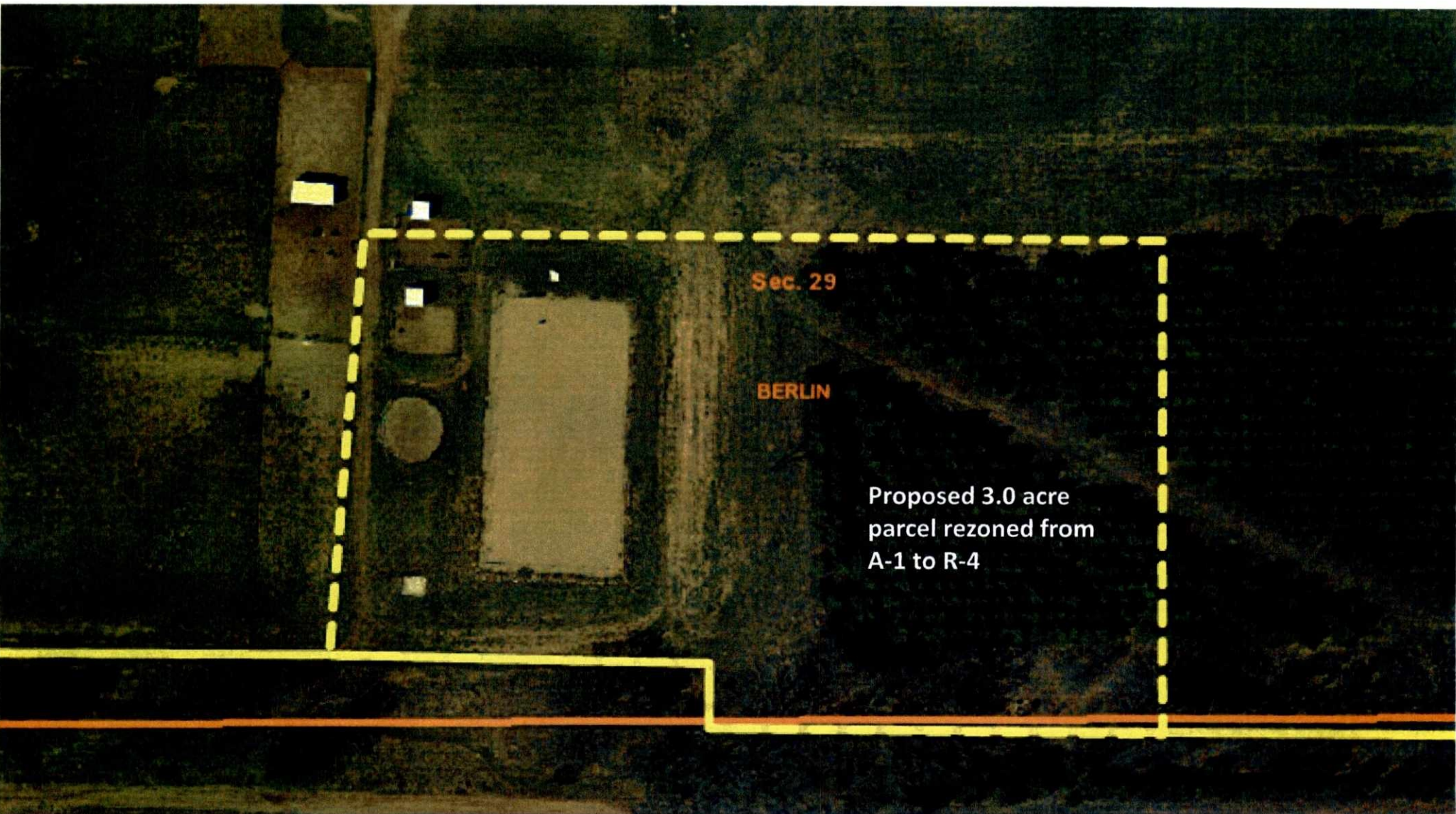


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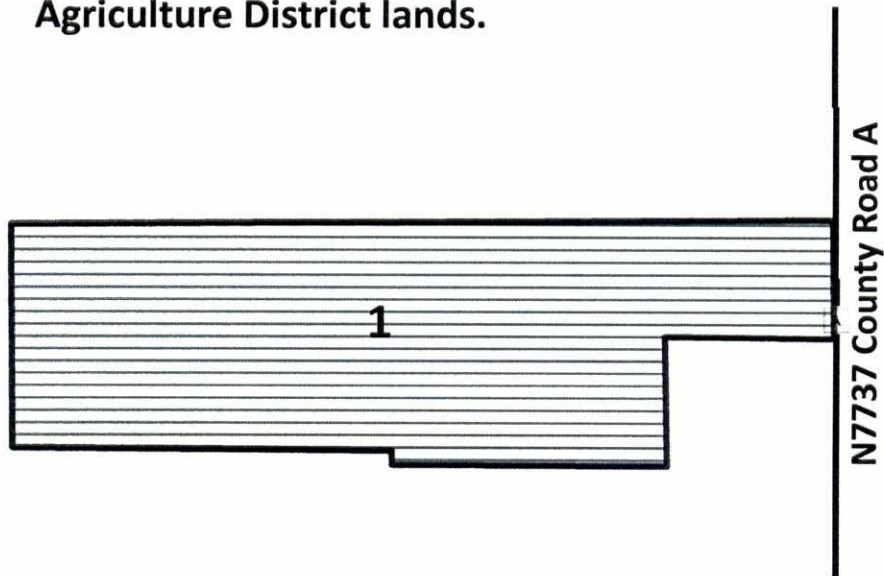
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**Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential, ±3.0 acres**

**Existing Configuration:**

**1 = ±37.483 acres of A-1 Exclusive  
Agriculture District lands.**



**Proposed Configuration:**

**1 = ±34.483 acres of A-1 Exclusive  
Agriculture District lands.  
2 = ±3.0 acres of R-4 Rural Residential  
District lands.**

