



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

May 5, 2016

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, May 5, 2016:

Packet Pages:

- 1-2. **Amended** Agenda - 5/4/16
- 3-13. Draft meeting minutes from 3/29/16, 3/31/16, and 04/07/16
- 14. Claims
- 15. Acronym sheet
- 16-20. Monthly reports
- 21-22. March land use permits
- 23. March sanitary septic permits
- 24-25. Violation reports
- 26-30. Cell tower siting language
- 31-34. Department merger information from previous ad hoc committee
- 35. Public hearing notice
- 36-46. Item I: Dale & Gloria Schreiber rezone request
- 47-59. Item II: Canaan Properties conditional use permit request
- 60-69. Robin's Nest Resorts, LLC rezone request – *continued from 2-4-16*
- 70-79. Robin's Nest Resorts, LLC conditional use permit request – *continued from 2/4/16*

05/05/16 Post Meeting Documents

80-82 DATCP letter regarding the certification of the Farmland Preservation Plan



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee

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

***The committee members may change as a result of the April 19th county board meeting.**

***AMENDED AGENDA**

****AMENDED AGENDA - 05/04/16**

Date: May 5, 2016 Time: 4:30 p.m.

Government Center, West Wing, Lower Level

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 03/29/16, 03/31/16, and 04/07/16 minutes
- * 7. Election of Committee Chair
- * 8. Election of Committee Vice-Chair
9. Public comments – 3 minute limit
10. Public appearances
11. Correspondence
 - a. Correspondence from Jerry Smart regarding the County Surveyor position
12. Purchases
13. Claims
14. Interim County Surveyor
 - a. Per diem rate for interim county surveyor
 - ** b. Statutory duties of the county surveyor/interim county surveyor
15. Department activity reports
 - a. Permits & others
 - b. Violation reports
 - c. Comprehensive Plan and Farmland Preservation Plan Summaries
16. Department/Committee Activity
 - a. Update on shoreland zoning ordinance
 - b. Cell tower siting language
 - c. Exclusive agriculture zoning district update
 1. Martenson & Eisele quote for update
 - * d. Agricultural Enterprise Zoning Areas – 5 minute informational video
 - e. Discussion only on merging of departments: Land Use Planning & Zoning and Land Conservation
 - ** f. Discuss permit tracking software opportunity
17. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
June 2, 2016
Business meeting 4:30 p.m.
Public hearing 5:30 p.m.

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

5:30 p.m. Public Hearing

Item I: Owners: Dale & Gloria Schreiber **Agent:** Dick Severson **General legal description:** N2004 Old County Road AS, Parcels 010-00139-0000 & 010-00145-0000, Part of the NE¼ of Section 9, T14N, R13E, Town of Mackford, total affected acres ±18 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District and R-4 Rural Residential.

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

Item II: Owners: Canaan Properties, Stan Harris **Agent:** Nelson Schrock **General legal description:** W4481 County Road GG, Parcel 012-00622-0300, Part of the NE¼ of Section 31, T14N, R12E, Town of Manchester **Request:** Conditional use permit request for the expansion of an existing cheese plant.

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

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

- a) Public Hearing – *Continued from the 02/04/16 public hearing*
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

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

- a) Public Hearing – *Continued from the 02/04/16 public hearing*
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

18. Adjourn

**GREEN LAKE COUNTY LAND
USE PLANNING AND ZONING
COMMITTEE SPECIAL MEETING MINUTES
Thursday, March 29, 2016**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:02 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

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

Absent: **Nick Toney**

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**Motion by Slate/Reabe to approve the amended agenda. 3-eyes, 1-nay (Starshak)
Motion carried.**

PUBLIC COMMENT

Don Lenz, Green Lake Surveying, LLC – Stated that he would be interested in acting as Interim County Surveyor.

Dennis Green, Ripon Land Surveying – Stated that he would be interested in acting as Interim County Surveyor.

Matt Kirkman, Green Lake County Code Enforcement Officer – Explained why he would ask the committee to consider him for the Interim Department Head and, ultimately, Department Head of the department.

REVIEW JOB DESCRIPTION OF LAND USE PLANNING AND ZONING DEPARTMENT HEAD/SURVEYOR POSITION AND COMPLETE A POSITION REVIEW

The committee asked Al Shute to explain how his position evolved from 2004 to the present. Shute described the process of past committees and how the current job description was written to reflect what developed in 2004. The description has not changed since that time.

After further discussion, the committee directed Shute to work with Administrative Coordinator Marge Bostelmann on a job description for the Interim Department Head position.

The committee also discussed the job description for the interim county surveyor position. The job description was revised and will be presented at the next meeting for further discussion.

DISCUSSION & POSSIBLE ACTION TO APPOINT AN INTERIM DEPARTMENT HEAD

Each committee member expressed his opinion on the appointment of an interim department head. The general consensus is that there is a need for an interim department head to deal with meetings,

time sheets, and other administrative duties. Reabe disagreed and said that the issue needs to be studied more thoroughly.

**Motion by Moderow/Slate to appoint an interim department head. 3-ayes, 1-nay (Reabe)
Motion carried.**

Further discussion about the word “appoint” in the above motion caused the committee to make the following motion:

**Motion by Moderow/Slate to amend the previous motion to *create* an interim department head position. 3-ayes, 1-nay (Reabe)
Motion carried.**

DISCUSSION AND POSSIBLE ACTION TO APPOINT AN INTERIM DEPARTMENT HEAD

The committee agreed that they need more time to read through the job description before making a decision.

On a motion by Reabe/Slate, unanimously carried, to postpone action on the appointment of an interim department head until a closed session of the next available meeting.

DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO COUNTY BOARD FOR APPOINTMENT OF AN INTERIM COUNTY SURVEYOR TO FILL UPCOMING VACANCY AS OF APRIL 1, 2016.

There was discussion regarding how the interim county surveyor would be paid.

On a motion by Reabe/Moderow, unanimously carried, the committee voted to suspend the rules to allow the two surveyors to participate in the discussion.

The discussion included the suggestion of the surveyors submitted closed bids for the interim position. It was finally decided and agreed upon by the two attending surveyors to pay the interim at a rate of \$50 per hour not to exceed \$200 for an ordinary certified survey map review. All other jobs would be paid at an hourly rate of \$50 per hour; i.e., plat review, more difficult certified survey maps. Action will be taken at the next meeting.

DISCUSS WHETHER THE LAND USE PLANNING & ZONING DEPARTMENT COULD BE MERGED WITH THE LAND CONSERVATION DEPARTMENT

Those in attendance were given an opportunity to express their opinion on a possible merger of the two departments. Those that spoke included staff members Matt Kirkman, Missy Sorenson, and Carole DeCramer. Paul Gunderson, Land Conservationist, also voiced his opinion. Derek Kavanaugh, Land Conservation, stated that he, too, has concerns about the merger.

Reabe said that the committee is obligated to study the possibility and to find out why other counties have done so. He said the committee owes it to the citizens of Green Lake County. Starshak asked that the two department heads and staff make a list of pros and cons for merging the two departments and get that to the committee by the next meeting.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items
- b. Meeting dates
 - April 7, 2016
 - Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m. - cancelled

ADJOURN

7:12 p.m. On a motion by Moderow/Reabe, unanimously carried, the meeting was adjourned.

APROVED ON:

Draft

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE SPECIAL MEETING MINUTES
Thursday, March 31, 2016**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 6:01 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

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

Absent: **Nick Toney**

Also Present: **Al Shute**, Land Use Planning & Zoning Director
Carole DeCramer, Committee Secretary
Matt Kirkman, Code Enforcement Officer
Dawn Klockow, Interim Corporation Counsel
Marge Bostelmann, County Clerk/Administrative Coordinator

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

PUBLIC COMMENT - None

DISCUSSION AND POSSIBLE ACTION ON THE JOB DESCRIPTION AND APPOINTMENT OF AN INTERIM COUNTY SURVEYOR TO FILL UPCOMING VACANCY AS OF ARIL 1, 2016

Shute – Stated that he followed the committee’s direction from the March 29th meeting and edited the interim county surveyor job description language as requested. Each of the committee members was given a copy of the edited description.

Starshak asked Corporation Counsel Klockow if she had a chance to review the description. She replied that she reviewed it and questioned the reference to Chapter 59.20(c). The existing description references Chapter 59.45. Shute replied that 59.20(c) references both 59.45 and 59.74.

The committee asked County Clerk Marge Bostelmann and Corporation Counsel Klockow prepare a contract and bring it back to the committee for review.

County Clerk Bostelmann commented that the language in the proposed job description would not be a job description per se because the interim county surveyor’s position will be a contracted position. The proposed language would become part of the contract as job expectations. The committee agreed.

Corporation Counsel Klockow explained that she has two examples of contracts that other counties have used and will use those as reference. Starshak stated that this should be left to the discretion of Klockow. Reabe asked that the committee review the contract before it is signed. When Klockow asked about negotiating a price for this work, Starshak explained that this was discussed with the surveyors at a previous meeting and that the agreed upon price was \$50 per hour not to exceed \$200 for a standard survey. Beyond that, Starshak continued, the surveyors could bill at the \$50 per hour rate.

Slate – Stated that the plans to fill the surveyor’s job appear to be getting bogged down in procedural red tape and committee members are not fully clear on what they can and can’t do. There is one day left before the existing surveyor retires and there is still no plan on the table. It’s the committee’s goal to be able to take care of business on Monday morning when the doors open again for business. Slate continued by proposing a temporary emergency plan that would get everyone through to the next Planning and Zoning committee meeting or longer. The plan includes the following: 1) Expand the current contract that Green Lake County has with Jim Grothman, who is in the process of surveying the corner sections. Mr. Grothman is already the Columbia County Surveyor and could immediately fill the position of Green Lake County Interim County Surveyor. Grothman is already familiar with working with Green Lake County, department staff, and may be already coming to the government center with current duties. Since Grothman is currently contracted with the county, only a new scope of services and a price would need to be discussed. The scope of services would be limited to the statutory requirements. His primary function would be to review all survey maps for statutory standards as required by law. There is money in the budget so this wouldn’t require another committee’s approval. This is only temporary until the committee can discuss a more permanent solution. In addition, a policy should be created whereby the following process would be implemented. When the maps come in, department staff will do the intake and then hand them off to one of the code enforcement officers to review for zoning issues. The appointed or subcontracted surveyor would review the surveys for statutory standards and then it would go back to the zoning staff. The department could identify procedural duties that could be delayed or delegated until a permanent department structure or a permanent interim could be approved.

Reabe – First of all, you need two surveyors. They can’t review their own work because it would be a conflict of issue.

Starshak – Stated that he takes exception to some of what Slate said. The committee discussed this on the 29th and had an in-depth discussion about this job. We determined what the job duties would be. We had two surveyors to what we had laid out verbally and we are coming back today to finalize this today and not Monday. We will have someone in place as soon as the contract is drawn up. Expressed his appreciation of his input; however, at this late time, it is a mistake to throw a third person into the mix. We have two qualified surveyors, they’re both familiar with the area, they’ve agreed to what we’re looking at, they’ve agreed to the pricing package, and they’ve agreed to a working schedule.

Reabe – If the agenda had been noticed differently, we could have taken care of everything at that last meeting.

Starshak – Assured Slate that his input is important.

Slate questioned whether the contract, to include the scope of services as discussed, could be completed in 24 hours. Klockow stated that the list of job duties could be termed services or responsibilities. Starshak asked that Klockow take care of titling the contract appropriately and reiterated that this is an interim position. The county is looking to contract out and not hiring somebody. The compensation, as discussed earlier, is \$50 per hour, with a \$200 ceiling for a standard survey. Beyond that, they would bill at \$50 per hour. He directed Klockow to use the description that was presented with the red-lined verbiage taken out. This would be the scope of services basis for the contract that will be drawn up. The committee members agreed, with the exception of Slate who stated, for the record, that he was not in agreement with this.

Shute – For clarification, the surveyors were going to provide a written documentation. Would you clarify that you did receive that?

Starshak – Yes, we received the closed information from the two surveyors regarding their qualifications and agreement to the terms of payment. This was passed on to the corporation counsel.

Motion by Reabe/Moderow, carried on a 3-1 vote, to approve the scope of services for the interim county surveyor position. 3-ayes, 1-nay (Slate)

Motion by Slate to appoint Jim Grothman as the Interim Green Lake County Surveyor and direct the Chairman and Corporation Counsel to negotiate a scope of services agreement to review certified surveyor maps (CSM) not to exceed \$75 for a single-lot CSM and \$150 for a multiple-lot CSM. Motion dies for lack of a second.

Motion by Reabe/Moderow, to approve Don Lenz (Green Lake Surveying) and Dennis Green (Ripon Land Surveying) to fill the interim county surveyor position by contract drafted by Corporation Counsel.

Further discussion:

Moderow – Questioned the proper process for delegating the surveys that come in and need to be reviewed.

Shute – Advised that the committee decide how that would be determined. Reviews can be alternated between the two surveyors.

Kirkman – Reminded the committee that, at the last meeting, they talked about rotating.

Moderow – Stated that he's not sure how many surveyors there are out there and is uncomfortable giving the job to the two surveyors who showed up at the meeting.

Reabe – If this becomes a process whereby the county board opens it up for bids, there will be no choice so it will be opened up for all surveyors.

Starshak – This is an interim position and, as Rich (Slate) mentioned at the last meeting, we want to be fair to everyone, but this is a special situation where we need to get this solved and then move on.

Moderow – I think it's only fair to give the public an opportunity to apply. We need a level playing ground.

Reabe – Hopefully, in 2-3 months, the committee will have something for the county board.

Shute – Asked Corporation Counsel Klockow for clarification regarding the state statutes mandating a county surveyor (singular) and not county surveyors (plural).

The committee discussed this and Klockow advised that the contract, with what the committee has previously discussed, will list the two as interim county surveyors and she agrees with Shute that there probably should be just one county surveyor. However, state statute allows the county surveyor to be

able to appoint deputies. The committee cannot take away the ability from someone who has the ability to appoint.

Slate – Asked who would be checking for consistency. One thing that was taken from the March 29th meeting was that the product that has been going through the department now is second to none. With two different people doing it and two different procedures, who will control the consistency of them? The committee didn't appoint two surveyors, the committee appointed two companies, and are two companies going to the meetings that the appointed surveyor would go to or which one would go? Right now the committee appointed two companies, per the last motion, to be the interim county surveyor, not a single person. Asked Klockow if the committee can refer to companies as the interim county surveyor.

Klockow stated that she's seen companies referred to as the county surveyor.

Starshak asked that a roll call be taken for the previous motion:

Motion by Reabe/Moderow to approve Don Lenz (Green Lake Surveying) and Dennis Green (Ripon Land Surveying) to fill the interim county surveyor position by contract drafted by Corporation Counsel. Starshak-nay, Moderow-nay, Reabe-nay, Slate-nay. Motion failed.

Slate asked to go on record as saying that this is not the right process for someone who does such detailed work. The committee is putting the department in a particular situation where they won't know who to deal with at any particular time. One of the jobs of the surveyor is to answer questions. Are they going to be able to answer the questions on behalf of the county? The department needs to be able to rely on someone. Slate added that, when he was outlining his plan for an interim county surveyor earlier in the meeting, the pay for Grothman was cheaper than those that this committee has approved. What is being done isn't the most efficient thing or in the best interest for the Green Lake County citizens.

Motion by Moderow/Reabe, carried on a 3-1 vote, to appoint Don Lenz as the Interim County Surveyor and it will be up to him as to who he names as deputy. Starshak-aye, Moderow-aye, Reabe-aye, Slate-nay

Slate requested that the committee review the contracts before signing. Klockow stated that she will email them to the committee members with the understanding that it not be discussed outside of a meeting.

CLOSED SESSION PER WISCONSIN STATE STATUTE 1985 (1)(C) CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY (INTERIM DEPARTMENT HEAD)

6:36 p.m. Motion by Moderow/Reabe, unanimously carried on roll call (4-ayes, 0-nays), to adjourn to closed session per Wisconsin State Statute 1985(1)(c) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. (Interim Department Head)

RECONVENE TO OPEN SESSION FOR FINDINGS OF CLOSED SESSION.

On a motion by Reabe/Slate, unanimously carried on roll call (4-ayes, 0-nays), to reconvene to open session.

Motion by Moderow/Reabe, carried on roll call (4–ayes, 0-nays), to name Matt Kirkman as the Interim Department Head, and recommend to the Finance Committee a \$2 per hour increase for Kirkman during the interim.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

b. Meeting dates

April 7, 2016

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m. - cancelled

ADJOURN

7:02 p.m. On a motion Slate/Moderow, unanimously carried, the meeting was adjourned.

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

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: Ben Moderow, Harley Reabe, Rich Slate, Michael Starshak, Nick Toney

Absent:

Also Present: Missy Sorenson, Code Enforcement Officer
Matt Kirkman, Interim Department Head/Code Enforcement Officer
Dawn Klockow, Corporation Counsel
Carole DeCramer, Committee Secretary

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Reabe/Toney, unanimously carried, to approve the corrected March 3rd minutes.

PUBLIC COMMENT

Derek Kavanaugh – Each of the committee members were given a copy of a letter Mr. Kavanaugh had written outlining his concerns with the possible merger of the Land Use Planning and Zoning Department with the Land Conservation Department. He asked that the committee members read and consider his comments when making the decision.

PUBLIC APPEARANCES - None

CORRESPONDENCE

Kirkman stated that he had received an email from Jerry Smart regarding the County Surveyor's position. A copy of the correspondence was given to each committee member. Corporation Counsel Klockow advised that this be placed on the May agenda for further discussion.

PURCHASES - None

CLAIMS

Claims totaling \$1,003.27 were submitted.

Motion by Reabe/Slate, unanimously carried, to approve for payment the claims in the amount of \$1,003.27.

DEPARTMENT ACTIVITY REPORTS

a. Permits & others

Kirkman – Discussed the monthly reports.

b. Violations

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

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

b. Comprehensive Plan and Farmland Preservation Plan Summaries

Before Al Shute retired, he prepared a financial summary on the Farmland Preservation Plan and Comprehensive Plan updates. Kirkman shared a copy of that summary with each of the committee members and discussed the financial aspects of both plans. The committee agreed that the final products were excellent and the plans came in under budget. Starshak asked Kirkman to prepare a letter to the county board acknowledging the savings. Reabe suggested that Kirkman look at the two original estimates and compare them to the final numbers. Starshak also asked Kirkman to write a letter to the consultant, Ken Jaworski (Martenson & Eisele), thanking him for the great product.

DEPARTMENT/COMMITTEE ACTIVITY

a. Interim Department Head and Interim County Surveyor

Kirkman reported that the department is functioning well with Shute's retirement. Staff members are absorbing the added work. Regarding the Interim County Surveyor, Kirkman asked how meetings would be compensated. Starshak asked that this be placed on the next agenda for further discussion.

b. Update on Shoreland Protection Ordinance

Kirkman reminded the committee that, at the last meeting, Al Shute reported that the DNR had reviewed the proposed ordinance and the shoreland coordinator stated that the ordinance looks good but there are new changes due to the new Act 167. The coordinator recommended incorporating those changes into the proposed ordinance. In addition, there is an Assembly Bill 582, not yet signed, that has changed things a little bit more. Dale Rezabek, WI-DNR Shoreland Specialist, has sent a model ordinance that incorporates all of the changes. This will now have to be incorporated into the next version of the proposed ordinance before it is resent to the DNR. Once the DNR gives its approval, the ordinance will come back to the committee for further discussion on such things as setbacks.

c. Cell Tower Sitings

Kirkman inquired as to whether or not the committee would be interested in working on an ordinance regarding cell tower sitings. He added that this could also be reviewed at the same time the committee looks at the agriculture zoning district updates. Starshak commented that the state has taken much of the power from the counties; however, there are some areas that need to be reviewed. Reabe stated that the department should be looking into this further and bringing it back to the committee. Starshak added that, when working on the cell tower siting ordinance, it should be checked with the comprehensive plan for consistency.

d. Exclusive Agriculture Zoning District Update

Kirkman stated that it may be a good idea to consider Ken Jaworski, Martenson & Eisele, when considering the update for exclusive agriculture zoning district. Reabe asked that Kirkman get an official quote from Mr. Jaworski.

e. Discuss whether the Land Use Planning & Zoning Department could be merged with the Land Conservation Department

Starshak explained that it is the county policy to review the structure of the department upon the retirement of a department head. Since Shute's last day was April 1st, the committee wants to make sure that this is done. This issue was discussed at the last meeting at which time the committee asked for printed summaries from the individuals who participated in that. We now have something in black and white and there will be a record of the discussion. The committee will not make a decision at this time; the committee will begin to look at the issues that are presented. Starshak asked the committee members if any of them wanted to comment at this time.

Slate – It's not so much on the combining; it's on the process. This is the third department that has lost its department head. There is always supposed to be a review. Does anyone know what that process is, or is it different for everybody? Does the county have a standard review? Does each committee make something up as they go along?

Reabe – As I understand it, each committee does its own review because of the differences among the departments.

Starshak – The only time that he experienced this was during the Health and Human Services issue through the Judicial Law Committee. The committee looked at the parameters of that job and compared it to similar jobs. You can come up with guidelines to make it consistent.

Reabe – There isn't enough time for that to occur now.

Klockow – This would have to be decided by the Administrative Committee for any policy decision.

Moderow – Asked that the previous ad hoc's decision on not merging the departments be given to this committee for review.

The committee agreed that this will continue to be discussed.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- 1. Jerry Smart's email regarding the county surveyor position**
- 2. County Surveyor meetings per diem**
- 3. Final billing for the comprehensive plan and farmland preservation final billing**
- 4. Shoreland Protection Ordinance**
- 5. Cell Tower Siting Zoning Ordinance Section**
- 6. Agriculture Zoning District Update – Martenson & Eisele quote**
- 7. Discussion only item: Merge Land Use Planning Department with Land Conservation Department**

b. Meeting dates

May 5, 2016

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m.

ADJOURN

5:29 p.m. On a motion by Moderow/Toney, unanimously carried, the meeting was adjourned.

RECORDED BY

Carole DeCramer, Committee Secretary

APPROVED ON:

GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
May 5, 2016

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

Berlin Journal P&Z Public Hearing Notice 04/07/16	16-100-10-53610-320-001	139.25
Berlin Journal Board of Adjustment Public Hearing Notice 04/15/16	16-100-10-53610-320-000	277.50
Highway Department	16-100-10-53610-352-000	29.74
<u>Total Claims</u>		<u>\$446.49</u>

Michael Starshak, Committee Chair

Rich Slate

Ben Moderow

Nick Toney

Harley Reabe

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

Municipalities are abbreviated using three letters:

CBE = City of Berlin

CGL = City of Green Lake

CMS = City of Markesan

CPR = City of Princeton

VKG = Village of Kingston

VMQ = Village of Marquette

TBE = Town of Berlin

TGL = Town of Green Lake

TBY = Town of Brooklyn

TKG = Town of Kingston

TMC = Town of Mackford

TMN = Town of Manchester

TMQ = Town of Marquette

TPR = Town of Princeton

TST = Town of St. Marie

TSE = Town of Seneca

Other abbreviations:

Prn = principal structure

Acc = accessory structure

Alt = alterations

Res = residential

Com = commercial

Ag = agricultural

Repl = replace

Recn = reconnect

LUP = land use permit

Mncp or Muni = municipality

WRP = wetland restoration project

Fam = family

FEES RECEIVED		March				YEAR TO DATE				BUDGET
		2015		2016		2015		2016		2016
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	7	900	7	1,300	11	1,350	10	2,100	-
	Alterations	8	950	4	650	14	1,700	6	850	-
Commercial	New	-	-	2	50	1	300	4	600	-
	Alterations	1	300	-	-	1	300	-	-	-
Agricultural	New	1	400	-	-	5	700	2	300	-
	Alterations	1	150	-	-	1	150	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		18	\$ 2,700	13	\$ 2,000	33	\$ 4,500	22	\$ 3,850	\$ 25,000
SANITARY PERMITS (POWTS)										
Residential	New	1	280	2	560	1	280	3	840	-
	Replacement	2	635	3	840	4	1,195	6	1,755	-
	Reconnect	1	280	-	-	1	280	-	-	-
	Modify	-	-	-	-	1	150	-	-	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	-	-	-	-	-	-	-
	Replacement	-	-	-	-	-	-	-	-	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Total		4	\$ 1,195	5	\$ 1,400	7	\$ 1,905	9	\$ 2,595	\$ 15,000
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,300	18	14,300	-
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,300	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	1	375	-	-	1	375	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	1	\$ 375	-	\$ -	1	\$ 375	\$ 2,000
PLANNING & ZONING COMMITTEE										
Zoning Change		1	375	-	-	1	375	3	1,125	-
Conditional Use Permits		-	-	1	375	-	-	1	375	-
Variances/Amendments		-	-	-	-	-	-	-	-	-
Total		1	\$ 375	1	\$ 375	1	\$ 375	4	\$ 1,500	\$ 5,000
MISC.										
Rental Weatherization		2	50	1	25	3	100	2	50	500
Wisconsin Fund		-	-	-	-	-	-	-	-	500
Reimbursement - Septic Installations		-	-	-	1,473	-	-	-	1,473	-
Total		2	\$ 50	1	\$ 1,498	3	\$ 100	-	\$ 1,523	\$ 1,000
SURVEYOR										
Certified Survey Maps		1	165	5	840	2	330	9	1,545	4,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
Total		1	\$ 165	5	\$ 840	2	\$ 330	9	\$ 1,545	\$ 4,000
GIS (Geographic Information System)										
Map Sales		-	-	-	-	-	15	-	50	500
Land Records Transfer		-	2,232	-	2,048	-	6,360	-	6,496	25,000
Total		-	\$ 2,232	-	\$ 2,048	-	\$ 6,375	-	\$ 6,546	\$ 25,500
GRAND TOTAL		26	6,717	26	8,536	64	27,885	63	32,234	\$ 77,500

GREEN LAKE COUNTY

For 03/01/16 - 03/31/16

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					
16-100-10-43589-000-000 Rental Weatherization	500.00	25.00	50.00	450.00	10.00
16-100-10-44400-000-000 Land Use Permits	25,000.00	2,000.00	3,850.00	21,150.00	15.40
16-100-10-44400-001-000 BOA Public Hearing	2,000.00	375.00	375.00	1,625.00	18.75
16-100-10-44400-002-000 PZ Public Hearing	5,000.00	375.00	1,500.00	3,500.00	30.00
16-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,300.00	-14,300.00	.00
16-100-10-44410-000-000 Sanitary Permits	15,000.00	1,400.00	2,595.00	12,405.00	17.30
16-100-10-44411-000-000 Wisconsin Fund Applications	500.00	.00	.00	500.00	.00
16-100-10-46131-001-000 GIS Map Sales	500.00	.00	50.00	450.00	10.00
16-100-10-46762-000-000 Certified Survey Maps	4,000.00	840.00	1,545.00	2,455.00	38.63
16-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
16-101-10-49320-000-000 Applied Funds Code Enforcement	.00	1,473.05	1,473.05	-1,473.05	.00
10 Land Use Planning and Zoning	77,500.00	6,488.05	25,738.05	51,761.95	33.21

For 03/01/16 - 03/31/16

Expenditure Summary Report

FJEXS01A

Periods 03 - 03

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
16-100-10-53610-110-000 Salaries	290,700.80	.00	33,880.80	60,489.80	230,211.00	20.81
16-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	.00	1,000.00	.00
16-100-10-53610-151-000 Social Security	22,238.61	.00	2,566.25	4,573.26	17,665.35	20.56
16-100-10-53610-153-000 Ret. Employer Share	19,186.25	.00	2,236.14	3,992.33	15,193.92	20.81
16-100-10-53610-154-000 Health Insurance	47,888.58	.00	3,774.36	12,098.08	35,790.50	25.26
16-100-10-53610-155-000 Life Insurance	885.24	.00	73.77	184.42	700.82	20.83
16-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	.00	5,000.00	.00
16-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	.00	.00	5,000.00	.00
16-100-10-53610-210-003 Professional Services - GIS	1,000.00	.00	.00	.00	1,000.00	.00
16-100-10-53610-310-000 Office Supplies	200.00	.00	.00	85.00	115.00	42.50
16-100-10-53610-312-000 Field Supplies	300.00	.00	.00	.00	300.00	.00
16-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	.00	317.00	683.00	31.70
16-100-10-53610-320-001 Publications-PZ Public Hearing	1,500.00	.00	.00	515.50	984.50	34.37
16-100-10-53610-321-000 Seminars	1,000.00	99.00	-15.00	493.00	408.00	59.20
16-100-10-53610-324-000 Member Dues	500.00	.00	.00	340.00	160.00	68.00
16-100-10-53610-330-000 Travel	1,000.00	.00	71.82	135.54	864.46	13.55
16-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	.00	90.57	909.43	9.06
16-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
53610 Code Enforcement	401,399.48	99.00	42,588.14	83,314.50	317,985.98	20.78
53610 Code Enforcement						
16-101-10-53610-999-004 Professional Services	.00	.00	.00	812.45	-812.45	.00
53610 Code Enforcement	.00	.00	.00	812.45	-812.45	.00
10 Land Use Planning and Zoning	401,399.48	99.00	42,588.14	84,126.95	317,173.53	20.98

For 03/01/16 - 03/31/16

Revenue Summary Report

FJRES01A

Periods 03 - 03

Land Use & Zoning Month End Revenue

MER100-20-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
20 GIS					
16-100-20-43691-000-000 Land Info Bd Grant	75,000.00	71,912.00	71,912.00	3,088.00	95.88
16-100-20-43691-301-000 WLIP Education Grant	1,000.00	1,000.00	1,000.00	.00	100.00
16-100-20-43691-301-001 WLIP Strategic Grant	50,000.00	.00	.00	50,000.00	.00
16-100-20-46131-000-000 County Land Records	25,000.00	2,048.00	6,496.00	18,504.00	25.98
20 GIS	151,000.00	74,960.00	79,408.00	71,592.00	52.59

For 03/01/16 - 03/31/16

Expenditure Summary Report

FJEXS01A

Periods 03 - 03

Land Use & Zoning Month End Expenses

MEE100-20-SHUTE

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
20 GIS						
100 General Fund						
16-100-20-51711-120-000 GIS Specialist Wage Cont Interdept Trans	25,000.00	.00	.00	.00	25,000.00	.00
16-100-20-51711-240-000 WLIP Base Grant	75,000.00	.00	.00	11,852.00	63,148.00	15.80
16-100-20-51711-246-000 WLIP Education Grant	1,000.00	.00	95.00	565.36	434.64	56.54
16-100-20-51711-301-000 WLIP Strategic Grant	50,000.00	.00	.00	.00	50,000.00	.00
100 General Fund	151,000.00	.00	95.00	12,417.36	138,582.64	8.22
20 GIS	151,000.00	.00	95.00	12,417.36	138,582.64	8.22

Land Use Permits March 2016

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>TBY</i>								
	Bond	Matt/Kimberly	N6304 County Road A	Prn	Alt	Res	\$150,000.00	\$300.00
	EJMADM Family LTD Partners		W2828 Orchard Ave	Acc	New	Res	\$93,000.00	
	EJMADM Family LTD Partners		W2828 Orchard Ave	Acc	New	Res	\$150,000.00	\$400.00
<i>Summary for 'Mncp' = TBY (3 detail records)</i>								
Sum							\$393,000.00	\$700.00
Standard							52.62%	35.00%
<i>TGL</i>								
	Steinbach	Daniel F	W1400 Spring Grove Rd	Acc	New	Res	\$18,582.00	\$150.00
<i>Summary for 'Mncp' = TGL (1 detail record)</i>								
Sum							\$18,582.00	\$150.00
Standard							2.49%	7.50%
<i>TMN</i>								
	Miller	Robert E	N1876 State Road 44/73	Acc	New	Res	\$2,000.00	\$150.00
	Petersheim	Toby	N1745 State Road 44/73	Prn	Alt	Res	\$750.00	\$50.00
<i>Summary for 'Mncp' = TMN (2 detail records)</i>								
Sum							\$2,750.00	\$200.00
Standard							0.37%	10.00%
<i>TMQ</i>								
	Peters	Richard W	W3652 Nancy Ct	Acc	New	Res	\$668.00	\$50.00
	Robin's Nest Resorts, LLC		W7004 Puckaway Rd	Prn	Alt	Res	\$36,000.00	\$150.00
	Quade	Daniel A	N3131 Oak Road	Prn	New	Res	\$250,000.00	\$400.00
<i>Summary for 'Mncp' = TMQ (3 detail records)</i>								
Sum							\$286,668.00	\$600.00
Standard							38.38%	30.00%
<i>TPR</i>								
	Novak	Dennis/Ruth	N5116 Ferry Rd	Acc	Alt	Res	\$23,000.00	\$150.00

Monday, April 11, 2016

Page 1 of 2

<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>
	KaeGee Investments, LLC		N5077 Fox River Ln	Acc	New	Res	\$22,000.00	\$150.00
	Zodang, LLC		W4713 State Road 23/73	Acc	New	Com	\$0.00	\$0.00
	Zodang, LLC		W4713 State Road 23/73	Acc	New	Com	\$900.00	\$50.00
<i>Summary for 'Mncp' = TPR (4 detail records)</i>								
Sum							\$45,900.00	\$350.00
Standard							6.15%	17.50%
Grand Total							\$746,900.00	\$2,000.00

Sanitary Permits March 2016

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>TBY</i>						
	Repl	Wolf	Daniel	N7276 CTH PP	single fam frame exist	\$280.00
	Repl	Conti	Henry	W557 Badtke Ln	single fam frame exist	\$280.00
	Repl	Seaman	Timothy	W1000 STH 23/49	two fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TBY (3 detail records)</i>						
Sum						\$840.00
Standard						60.00%
<i>TGL</i>						
	New	Roeper & Tanya Schwartz Randall		N4855 CTH A	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TGL (1 detail record)</i>						
Sum						\$280.00
Standard						20.00%
<i>TMQ</i>						
	New	Quade	Daniel	N3131 Oak Rd	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TMQ (1 detail record)</i>						
Sum						\$280.00
Standard						20.00%
Grand Total						\$1,400.00

Land Use Violations and Citations

<i>Mncp</i>	<i>First Name</i>	<i>Last Name</i>	<i>Site Address</i>	<i>Notice</i>	<i>Corp Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
<i>TBY</i>							
		Yukon Storage et al.	W1734 North St	10/5/2015			No LUP for Mini-Warehousing Expansion, Needs CUP, Update(3-18-16) @ Atty S.Sorenson's office, CUP app. forthcoming.
	Keith A	Meyer	N6640 County Road PP	1/22/2010	2/17/2010		Subdivided lands without CSM and proper rezone (Update 3-8-16) Summons & Complaint served 3-5-16.
<i>TGL</i>							
	George A.	Dallas	W1144 Spring Grove Rd	3/17/2016			Outdoor Lighting Violation. Three (3) fixtures trained on westerly neighbor.
<i>TMC</i>							
	Randall/Deborah	Schure	Schure Rd	4/5/2010			Land division without CSM or rezone. C.Counsel to resolve after Meyer violation or if lot sizes are amended in A-1 District.
<i>TPR</i>							
	Rebecca/Charles	Van Scyoc	N4322 S Lakeshore Dr	1/4/2016			No LUP for Patio, Patio in 75ft setback (Update 4-13-16) FNOV sent. Owner to remove patio by May 2, 2016 or send to C.Counsel.

Sanitation Violation Report

<i>Mncp</i>	<i>Current First</i>	<i>Current Last</i>	<i>Site Address</i>	<i>Complaint Invest</i>	<i>Vio Notice</i>	<i>C Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
<i>TBY</i>								
	Keith A	Meyer	N6640 CTH PP		7/1/2015	8/27/2015		Judge ordered Meyer to pump within 30 days.
<i>TMC</i>								
	Jeffrey A & Rochell	Laper	N1811 Village Rd		11/5/2015	4/6/2016		
<i>TPR</i>								
	Monina	Thatcher	N5818 Oak Tree Acr		11/5/2015	4/6/2016		
		MAS Rentals LLC	N5513 CTH C	8/11/2011	8/11/2011	12/29/2015		Has until April 25, 2016 to correct violation
	Our	Home LLC	W5802 Oxbow Trl		7/1/2015	8/27/2015		System failed inspection and will be applying for a new HT

**ARTICLE III
General Provisions**

DRAFT

- §350-11. Findings; abatement of nuisances.
- §350-12. Jurisdiction.
- §350-13. Compliance required; number of buildings per lot; existing construction.
- §350-14. Nonconforming uses, structures and lots.
- §350-15. Accessory building structures.
- §350-16. (Reserved)
- §350-17. Dwelling design and construction.
- §350-18. Area Regulations.
- §350-19. Height regulations.

§350-20. Front, side and rear yard regulations.

- A. There shall be a side yard on each side of a **building structure** hereafter erected, moved or structurally altered.
- B. Except as otherwise provided in this **Chapter Section**, every **building structure** hereafter erected, moved or structurally altered ~~for residential purposes~~ shall provide the minimum side and rear yards as required by the following table for the district in which such building is, or is to be, located:

District	Each Side Yard (feet)	Rear Yard (feet)
Residential	12	25
Recreational	12	25
Agricultural	12	25
Conservancy	20	25
*Commercial	12	25
*Industrial	20	25

***Commercial and Industrial buildings are required to provide an additional setback 1.1 times their overall height.**

- C. Except as otherwise provided in this **chapter Section**, every **building structure** hereafter erected, moved or structurally altered ~~for any purpose, except farm buildings not permanently fixed to the ground,~~ shall be set back from the adjoining highway or highways as required by Article VI, Highway Setback Lines.
- D. ~~No part of a yard or other open space provided about any building for the purpose of complying with the provisions of this chapter shall be included as part of a yard or other open space required for another building.~~
- E. Lots 85 feet in width and under shall have a side yard setback of 10 feet on both sides. ~~Lots 85 feet through 100 feet in width shall be 12% of the lot width on both sides as a minimum side yard setback. This amendment does not apply to code compliant established and existing structures and uses in effect as of April 30, 1995.~~

- F. ~~Where any building structure hereafter erected, moved or structurally altered is located within 200 feet of another building that fronts on the same highway, road or street and that has a setback of more or of less than that required by this chapter, the setback for the first said structure shall be the average of the setback provided for the second said structure and the setback required by this chapter, provide that no such setback need be greater than 1 ½ times the setback required by this chapter.~~
- G. **Except as otherwise provided in this ordinance,** No ~~building or structure~~ shall be erected or extended in a required yard, ~~except for an accessory building in a rear yard and the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than 12 inches.~~
- H. ~~Open or enclosed fire escapes and fire towers may project into a required yard not more than 5 feet and into a required court not more than 3 ½ feet, provided they be so located not to obstruct light and ventilation.~~

**ARTICLE V
Nonbuilding Structures**

§ 350-43. Signs ...

§ 350-44. **Mobile tower siting regulations**

The purpose of this section is to regulate by land use permit the siting and construction of any new mobile service support structure and facilities, Class 1 collocations (the substantial modification of an existing support structure and mobile service facilities), and Class 2 collocations (collocations that do not require the substantial modification of an existing support structure and mobile service facilities).

DEFINITIONS: All definitions contained in s. 66.0404(1) are hereby incorporated by reference.

- A. Siting and construction of any new mobile service support structure and facilities and Class 1 collocations (substantial modifications to existing support structure and mobile support facilities)
 - (1) The siting and construction of any new mobile service support structure and facilities as well as for Class 1 collocations (substantial modifications to existing support structure and mobile support facilities) are conditional uses in the areas subject to the provisions of this ordinance (See ARTICLE VII. Conditional Use Permits). A land use permit is also required.
 - (2) A land use permit application must be completed by any applicant and submitted to the Land Use Planning & Zoning Department. The application must contain the following information:
 - (a) The name and business address of, and the contact individual for, the applicant.

- (b) The location of the proposed or affected support structure.
 - (c) The location of the proposed mobile service facility.
 - (d) If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.
 - (e) If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.
 - (f) If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.
- (3) The Land Use Planning & Zoning Department will provide a permit application to any applicant, upon request.
- (4) If an applicant submits an application for a land use permit to engage in an activity described in this section, which contains all of the information required under this ordinance, the Land Use Planning & Zoning Department shall consider the application complete. If the Land Use Planning & Zoning Department does not believe that the application is complete, the Land Use Planning & Zoning Department shall notify the applicant in writing within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
- (5) Within 90 days of its receipt of a complete application, the Land Use Planning & Zoning Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Land Use Planning & Zoning Department may agree in writing to an extension of the 90 day period:
- (a) Review the application to determine whether it complies with all applicable ordinance standards.

- (b) Make a final decision whether to approve or disapprove the application.
 - (c) Notify the applicant, in writing, of its final decision.
 - (d) If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
- (6) The Land Use Planning & Zoning Department may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under paragraph (2)(f).
- (7) A fall zone setback 1.1 times the total height of the new mobile service support structure or any substantial modification (Class 1 collocation) shall be required.
- (8) If an applicant provides the Land Use Planning & Zoning Department with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in this ordinance, that zoning ordinance standards do not apply to such a structure unless the Land Use Planning & Zoning Department provides the applicant with substantial evidence that the engineering certification is flawed.
- (9) The fee for the land use permit is \$3000.

B. Class 2 Collocations

- (1) A land use permit is required for a Class 2 collocation. A Class 2 collocation is a permitted use in the areas subject to this chapter, but still requires the issuance of a land use permit.
- (2) A land use permit application must be completed by any applicant and submitted to the Land Use Planning & Zoning Department. The application must contain the following information:
- (a) The name and business address of, and the contact individual for, the applicant.
 - (b) The location of the proposed or affected support structure.
 - (c) The location of the proposed mobile service facility.
- (3) The Land Use Planning & Zoning Department will provide a land use permit application to any applicant upon request.
- (4) A Class 2 collocation is subject to the same requirements for the issuance of a

land use permit to which any other type of commercial development or land use development is subject.

- (5) If an applicant submits a land use permit application to the Land Use Planning & Zoning Department for a permit to engage in an activity described in this ordinance, which contains all of the information required under this ordinance, the Land Use Planning & Zoning Department shall consider the application complete. If any of the required information is not in the application, the Land Use Planning & Zoning Department shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
 - (6) Within 45 days of its receipt of a complete application, the Land Use Planning & Zoning Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Land Use Planning & Zoning Department may agree in writing to an extension of the 45 day period:
 - a. Make a final decision whether to approve or disapprove the application.
 - b. Notify the applicant, in writing, of its final decision.
 - c. If the application is approved, issue the applicant the relevant permit.
 - d. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
7. The fee for the permit is \$500.

**Article XII
Fee Schedule**

§350-76. Fees [Amended 12-21-2004 by Ord. No. 822-04; 5-16-2006 by Ord. No. 861-06]

The following fees shall be paid to the Green Lake County Land Use Planning and Zoning Department at the time of application for each service requested as listed below to defray the cost of administration, investigation, advertising and processing:

- A. ~~Unless otherwise provided in this ordinance, the~~ land use permit fee shall be based on cost of construction value of project (labor included).

(1) Fee.

(continued)

**GREEN LAKE COUNTY
LAND USE PLANNING & ZONING
LAND CONSERVATION
SPECIAL MEETING MINUTES
Friday, July 8, 2011
Special Meeting – 8:30 a.m.**

CALL TO ORDER

Committee Chair McConnell called the special meeting of the Land Use Planning and Zoning Committee and the Land Conservation Committee to order at 8:30 a.m. in the Green Lake County Government Center, Lower Level Training Room #0913, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Land Use Planning and Zoning Committee:

**Present: John Gende, Eugene Henke, Susan McConnell, Donald Peters,
Thomas Traxler, Jr.**

**Also Present: Al Shute, County Surveyor/Land Development Director
Carole DeCramer, Committee Secretary**

Land Conservation Committee:

**Present: Arnold Dahlke, Jr., Susan McConnell, Maureen Schweder, Michael Stoddard,
Thomas Traxler, Jr., Margaret Whirry**

**Also Present: Jim Hebbe, County Conservationist
Brenda Sondale, Land Conservation Committee Secretary**

APPROVAL OF AGENDA

Motion by Traxler/Stoddard, unanimously carried, to approve the agenda.

**DISCUSSION WITH LAND CONSERVATION COMMITTEE AS REQUESTED BY
THE AD HOC COMMITTEE THAT RELATES TO THE CONSIDERATION OF THE
CONSOLIDATION OF LAND CONSERVATION DEPARTMENT AND LAND USE
PLANNING AND ZONING DEPARTMENT**

The committees discussed the positive and negative aspects of consolidating the two departments. Some committee members asked about overlapping of duties. It was explained that there is no overlapping of duties. The two departments may work together on various jobs. The general consensus was that it would be best not to consolidate the two departments. Cutting each budget by 3% would be more feasible.

Motion by Whirry/Gende, unanimously carried on roll call (9-ayes, 0-nays), to not combine the two departments and continue to improve communication and cooperation between the two departments.



**GREEN LAKE COUNTY
OFFICE OF THE COUNTY CLERK**

Margaret R. Bostelmann, WCPM
County Clerk

Office: 920-294-4005
FAX: 920-294-4009

***AdHoc Committee to Review Operations and Cost Reductions
Meeting Notice***

Date: September 19, 2011 Time: 5:00 PM

***Location: County Board Room #0902,
Government Center, 571 County Road A, Green Lake WI***

***AMENDED AGENDA**

**Committee
Members**

*Thomas W. Traxler, Jr,
Chairman*

*Joanne Guden
Debra Schubert
Don Peters
Jack Meyers*

*Margaret R. Bostelmann,
Secretary*

Notice is hereby given that a majority of the Green Lake County Board of Supervisors may be present at this meeting to gather information about a subject over which they have decision making responsibility. This constitutes a meeting of the County Board pursuant to the Badke Decision and must be noticed as such although the County Board will not take any formal action at this meeting.

1. Call to Order
2. Certification of Open Meeting Law
3. Agenda
4. Minutes 9/12/11
5. Public Comments (3 Min. Limit)
6. Correspondence
7. Appearance:
8. *Findings on Land Conservation and Land Use Planning & Zoning Consolidation – Don Peters
9. Discussion on 3% Reduction in Health & Human Service Departments– Linda Van Ness
10. Findings & Recommendation of AdHoc Committee – Action to move recommendations to County Board.
11. Committee Discussion
 - Future Meeting Dates:
 - Future Agenda items for action & discussion:
12. Adjourn

Kindly arrange to be present, if unable to do so, please notify our office.

Sincerely,
Margaret R. Bostelmann
County Clerk

**Ad Hoc Committee to Review Options and Cost Reductions
September 19, 2011**

The meeting of the Ad Hoc Committee to Review Options and Cost Reductions Committee was called to order by Tom Traxler at 5:00 PM on Monday, September 19, 2011, in the Green Lake County Board Room, 571 County Road A, Green Lake, WI 54941. The requirements of the open meeting law were certified as being met.

Present: Tom Traxler
Deb Schubert
Joanne Guden
Jack Meyers
Don Peters

Also Present: Marge Bostelmann, County Clerk John Selsing, Corporation Counsel
Supervisor Mike Stoddard Supervisor Sue McConnell
Linda Van Ness, HHS Director Al Shute, Director LUPZ
Jim Hebbe, Director LCD Sheriff Mark Podoll
Lori Evans, Adm Asst. Sheriff Tony Daley, Berlin Journal

AGENDA

Motion/second (Guden/Meyers) to approve the agenda. All ayes. Motion carried.

MINUTES

Motion/second(Guden/Schubert) to approve the minutes of September 29, 2011 correcting the time of adjournment to 5:45 PM.. Motion carried.

PUBLIC COMMENT – None

CORRESPONDENCE – None

APPEARANCE: – None

CLERK OF COURTS

Bostelmann explained that Sue Krueger is out of the office this week and was unable to attend. Krueger will attend a future meeting and asked what items the committee would like to discuss so she will be prepared. Guden was concerned how she met the 3% and will be asked to explain it at the next meeting

FINDINGS ON LAND CONSERVATION AND LAND USE PLANNING & ZONING AND LAND CONSERVATION CONSOLIDATION – Don Peters

Had a chance to talk to Terri on Friday morning and presented some questions. This consolidation was done 8 years ago when a department head left the department. He mentioned that Waushara does not have any farmers in the working land initiative. Also is not active in FSA. He stated that his opinion has not changed and that this is not the time to combine the departments. This can be looked at again when a department head leaves. Neither Jim nor Al can do each other's jobs. They have met the 3% and would be opposed to combining at this time and the transition would be hard.

Schubert checked with other counties and stated that she believe this is the time to consolidate.

Guden stated that she asked to have the Sauk County plan included in the committee packet to show the process they used to combine the two departments. It was a process that was well thought out and took some time.

Meyers spent some time with both Jim and Al and agrees with Don that this may not be the time to consolidate. He believes this could be looked at again at a later time.

**DISCUSSION ON 3% REDUCTION IN HEALTH & HUMAN SERVICE DEPARTMENT
– LINDA VAN NESS**

Van Ness asked for specific questions. She explained that she has met her 3%. She stated that she will follow the directive given by the Finance Committee. She eliminated 2 positions from her department. She moved a number of people around to achieve funding for some positions and be as efficient as possible. Van Ness explained the amount of retirement offset from her department in future years. She absorbed the 2.5% raises for employees and brought the budget in at a 0 increase in the levy. She explained that her staff is very cooperative and positive in helping to find the cuts needed to meet the 3% reduction. She also moved a program into another unit. She also explained that she has a very good staff for grant writing. She wanted to make it clear that this reduction was not easy to achieve it took a lot of work on her staff. \$224,000 was reduced from the budget.

Van Ness explained her departmental surplus which is designated for the Family Care buy down. These are auditor aware and guided funds. There is also a carryover fund for child welfare, clinical service for institutional care.

Peters asked if the food pantry is fully funded by HHS. Van Ness explained no, there are volunteer and fund raisers that help with the food pantry.

**FINDINGS & RECOMMENDATION OF AD HOC COMMITTEE – ACTION TO MOVE
RECOMMENDATIONS TO COUNTY BOARD**

Traxler will present the departments that have met the 3% reduction in the levy.

COMMITTEE DISCUSSION

- **Future meeting dates:** October 10th at 5:00.
- **Future agenda items for action & discussion:** Clerk of Courts, Highway Department and the Sheriff's Department

ADJOURNMENT

Motion/second (Schubert/Meyers) to adjourn at 5:30 PM. All ayes, motion carried.

Submitted by,

Marge Bostelmann
County Clerk

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

Item I: Owners: Dale & Gloria Schreiber **Agent:** Dick Severson **General legal description:** N2004 Old County Road AS, Parcels 010-00139-0000 & 010-00145-0000, Part of the NE¹/₄ of Section 9, T14N, R13E, Town of Mackford, total affected acres ±18 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District and R-4 Rural Residential.

Item II: Owners: Canaan Properties, Stan Harris **Agent:** Nelson Schrock **General legal description:** W4481 County Road GG, Parcel 012-00622-0300, Part of the NE¹/₄ of Section 31, T14N, R12E, Town of Manchester **Request:** Conditional use permit request for the expansion of an existing cheese plant.

Item III: Owner: Robin's Nest Resorts, LLC **Agent:** Don Dysland **General legal description:** Parcels #014-00288-0104 & #014-00288-0105, being Lots 3 & 4 of Certified Survey Map 3424, All located in Gov't Lot 2, lying south of the river, located on Puckaway Rd in Section 31, T15N, R11E, Town of Marquette, ±5.1 acres **Request:** Rezone request from R-1 Single-Family Residence District to RC Recreational District.
Continued from the 02/04/16 public hearing

Item IV: Owner: Robin's Nest Resorts, LLC **Agent:** Don Dysland **General legal description:** Parcel #014-00289-0100, being Lot 1 of Certified Survey Map 3410, and Parcels #014-00288-0104 & #014-00288-0105, being Lots 3 & 4 of Certified Survey 3424, all located in part of Gov't Lot 2, lying south of the river, located at W7004 Puckaway Rd in Section 31, T15N, R11E, Town of Marquette, ±13.87 acres **Request:** Conditional use permit request to expand an RV campground.
Continued from the 02/04/16 public hearing

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 21, 2016
April 28, 2016*

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

May 5, 2016

ITEM I: ZONING CHANGE

OWNER:

Dale & Gloria Schreiber

APPLICANT:

Dick Severson

REQUEST: The owners are requesting a zoning change from A-1 Exclusive Agriculture District to A-2 General Agriculture District and R-4 Rural Residential District.

PARCEL NUMBER / LOCATION: Affected parcel numbers 010-00139-0000 and 010-00145-0000, located in part of the NE¼ of Section 9, T14N, R13E, Town of Mackford. The property is located at N2004 Old County Road AS. The affected acreage is ±18 acres.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcels in question is A-1, Exclusive Agriculture District. The zoning of the surrounding lands is also A-1 and the predominant use is agricultural.

According to Flood Boundary and Floodway Map Panel 55047C0204C, 12.3 acres of the lands described as being parcel 010-00145-0000 are considered "General Floodplain." The Wisconsin Wetland Inventory Map shows that 8.3 acres of parcel 010-00145-0000 are also considered wetlands. Further, some of these wetlands are located within 300 feet of the Grand River and are also considered "Shoreland Wetlands," and regulated by the Shoreland Zoning Ordinance.

Parcel 010-00139-0000 does not contain any floodplain, wetlands or shoreland wetlands.

ADDITIONAL INFORMATION / ANALYSIS: One of the property owners is confined to a wheelchair. His current home is not handicapped accessible. The owners would like to construct a new handicapped accessible home on their property; however, Section 350-13 of the County Zoning Ordinance states that there can only be one single-family dwelling on a lot.

Consequently, the owners have proposed a rezone to reconfigure their lands to allow for a single-family dwelling to be constructed on the upland (western) portion of their lands. *Recall that the eastern portion of their property is mostly wetlands and floodplain and, therefore, not a good building site.* Further, any driveway would have to be over 500 feet long, would need to have a recorded easement, and would encumber an existing farm field.

The applicants have proposed to rezone ±3.5 acres to R-4, Rural Residential to accomplish the above. The remaining ±15 acres, as it is less than the 35-acre minimum for A-1 (Exclusive Agriculture) zoning, is proposed to be rezoned to A-2, General Agriculture. The owners intend for their son to use the existing single-family dwelling on these ±15 acres.

The Town of Mackford's comprehensive plan designates the future land use of this area to be agricultural.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The goal of the Town Comprehensive Plan and the County Farmland Preservation Plan is to preserve and protect quality agricultural lands. This request does preserve and protect these lands as the proposed zoning classifications allow for agricultural uses.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the Town of Mackford'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. **A-2, General Agriculture District, lands are agricultural lands and, therefore, will not impair or limit future agricultural uses of surrounding parcels. The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also requires 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 MACKFORD: An Action Form requesting Town of Mackford's input related to this zoning change request was mailed to the Town Clerk on March 4, 2016. The Action Form was returned on March 14th stating that the Town of Mackford does not object to and approves the rezone request.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375.00 (not refundable) Date 2-24-16
Zone Change from A-1 to R-4, A-2
Conditional Use Permit for _____
Other _____

PROPERTY OWNER / APPLICANT

Name Dale and Georgia Schreiber
Mailing Address P.O. Box 136
Phone Number 920-398-1356
Signature Dale A Schreiber, Georgia M. Schreiber POA Date 2-24-16
Georgia M. Schreiber Date 2-24-16

AGENT, IF OTHER THAN OWNER

Name Dick L Severson
Mailing Address N3496 State Rd. 73, MARKESAN, WI 53946
Phone Number 920-398-2857
Signature Dick L Severson Date 2/24-16

PROPERTY INFORMATION

Town of Markesan Parcel Numbers 4550000 C10-00139-0000 Acres ± 18
C10-00145-0000
Lot — Block — Subdivision —
Section 09 Town 14N North Range 13 East
Location of Property N2004 CED COUNTY ROAD AS
Legal Description See attached Legal

Current Zoning Classification A-1 Current Use of Property Ag and Residence

Detailed Description of Proposed Use Rezone to accomplish land division that will allow a new handicapped accessible dwelling to be constructed on property and existing dwelling can still remain for the use by applicant's son(s).

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

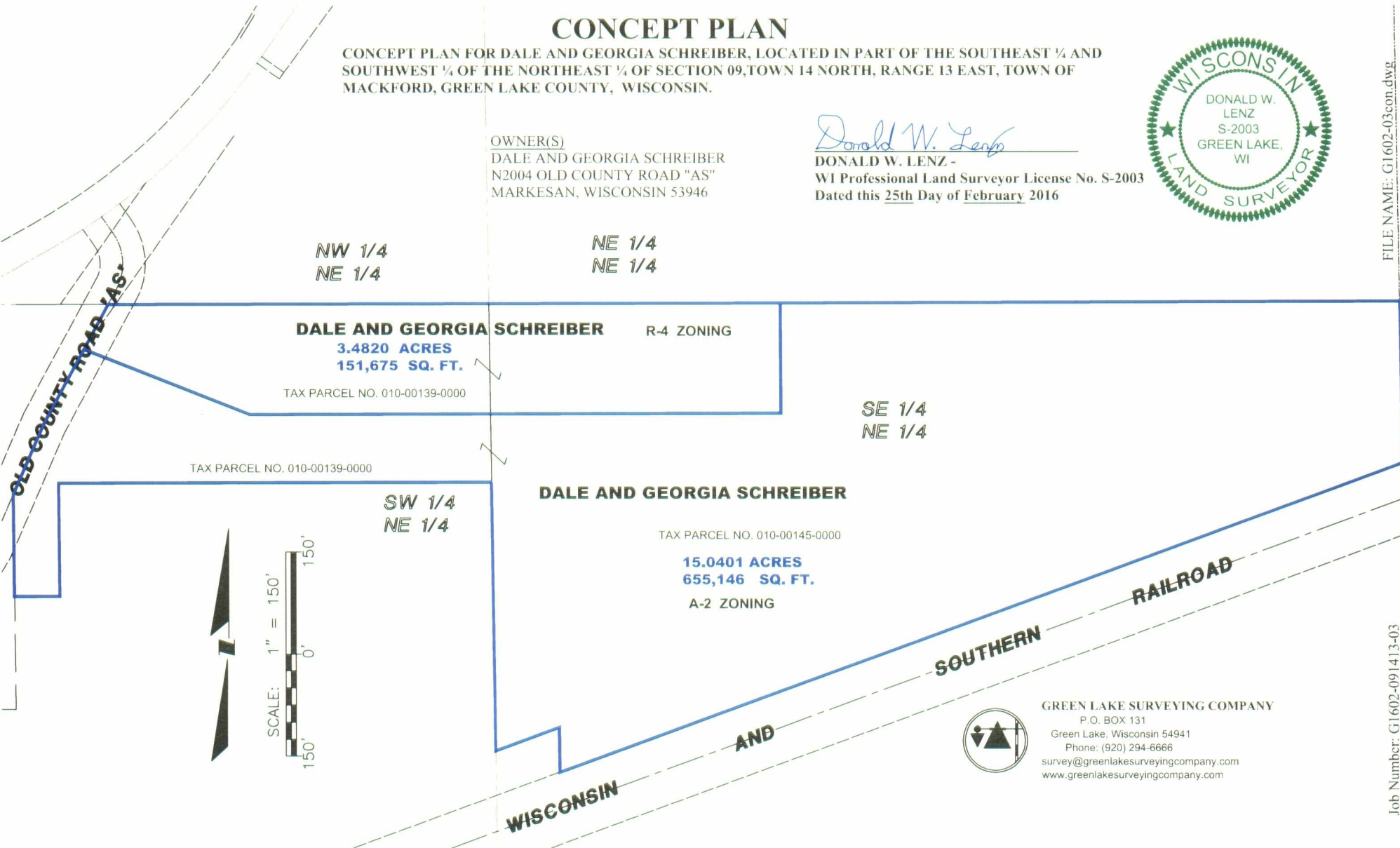
Fees: Zone Change, Ordinance Amendment \$375
Conditional Use Permit \$375
Plat Review \$200, Plus \$15 Per Lot

CONCEPT PLAN

CONCEPT PLAN FOR DALE AND GEORGIA SCHREIBER, LOCATED IN PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 09, TOWN 14 NORTH, RANGE 13 EAST, TOWN OF MACKFORD, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
DALE AND GEORGIA SCHREIBER
N2004 OLD COUNTY ROAD "AS"
MARKESAN, WISCONSIN 53946

Donald W. Lenz
DONALD W. LENZ -
WI Professional Land Surveyor License No. S-2003
Dated this 25th Day of February 2016



FILE NAME: G1602-03con.dwg

Job Number: G1602-091413-03

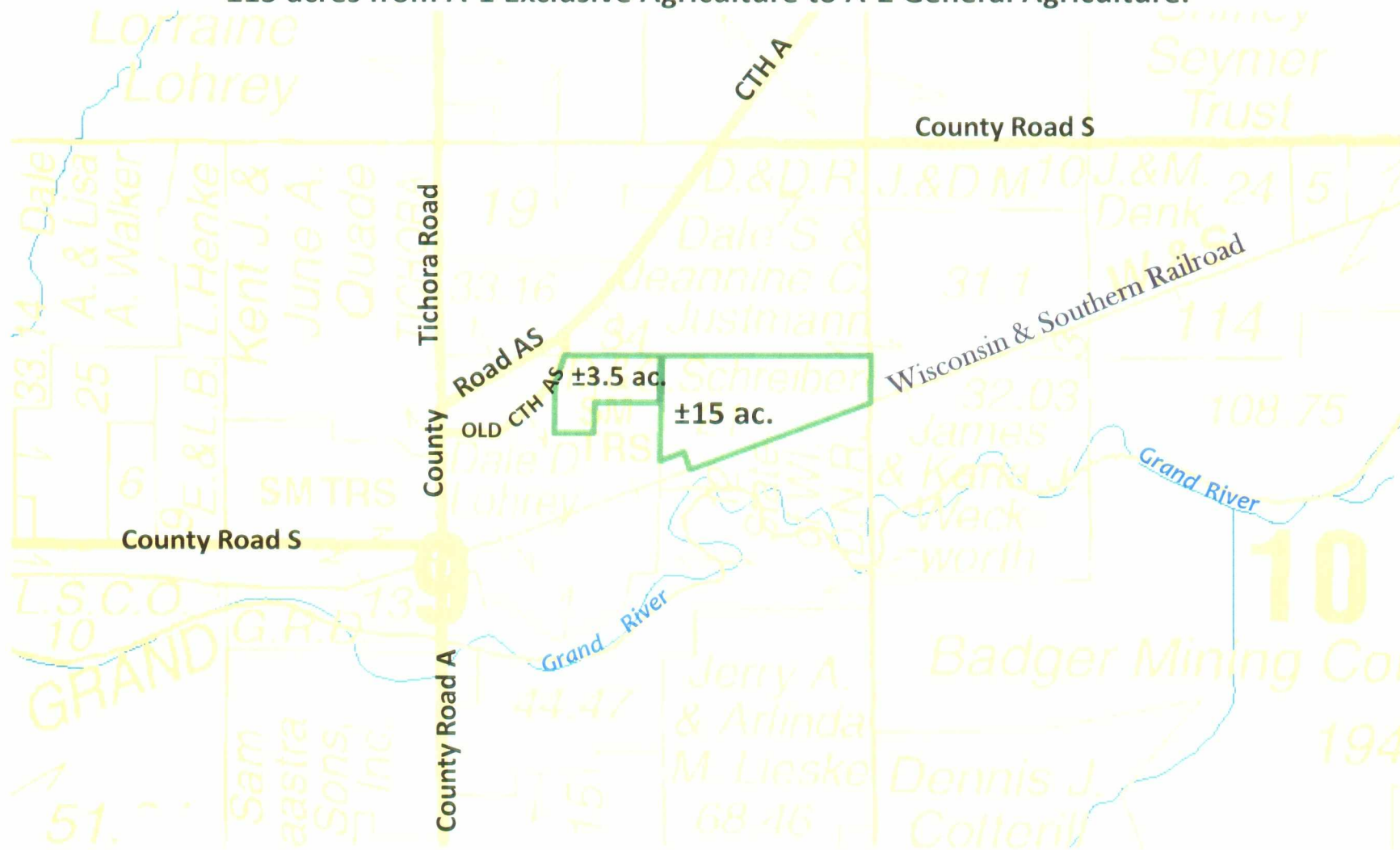


GREEN LAKE SURVEYING COMPANY
P.O. BOX 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666
survey@greenlakesurveyingcompany.com
www.greenlakesurveyingcompany.com

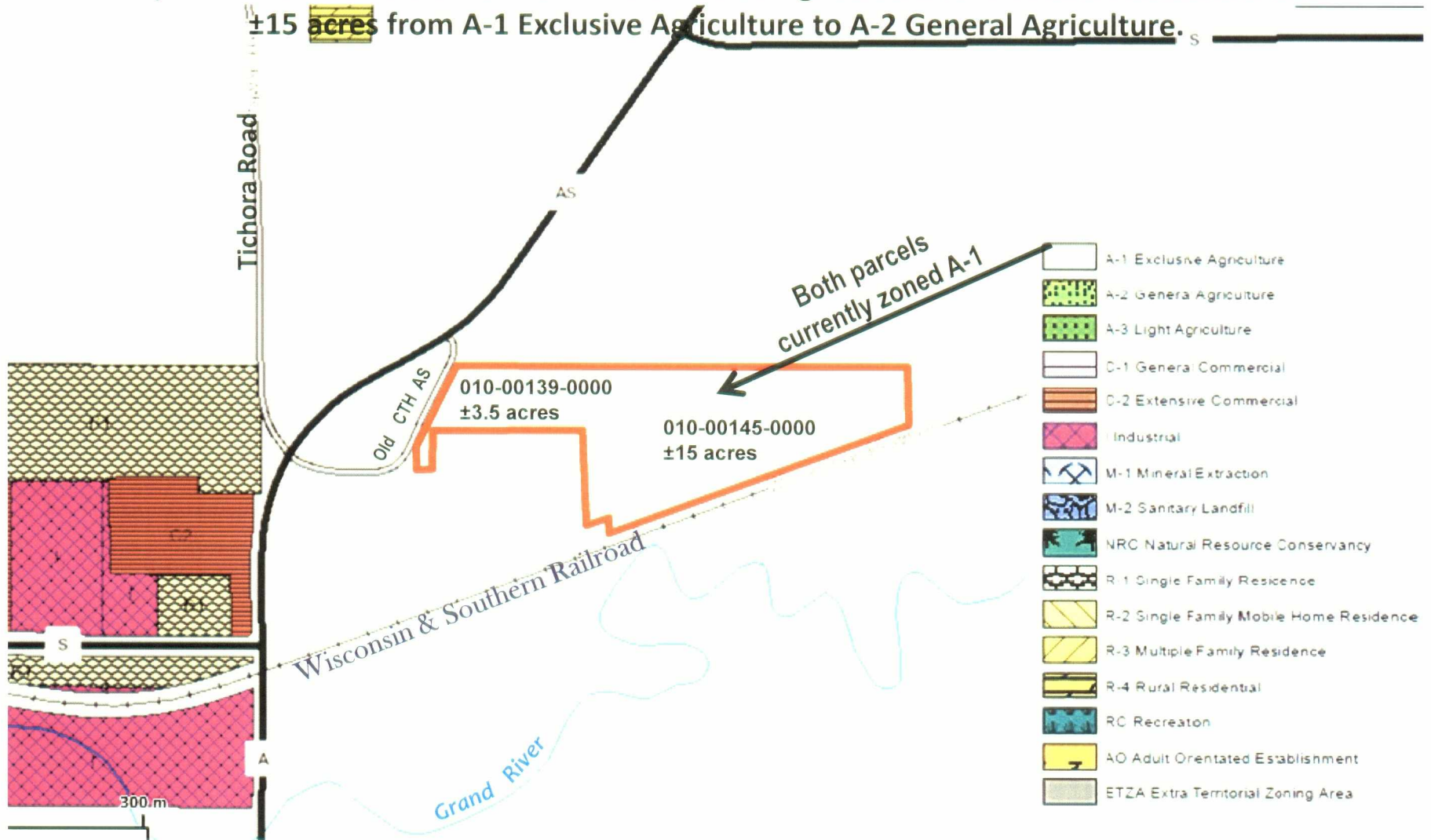
FOR INTERNAL USE ONLY - Register of Deeds' Office

The Southeast Quarter of Northeast Quarter of Section Nine, Township Fourteen North, Range Thirteen East, excepting and reserving therefrom that portion which lies south of Grand River; also the right of way deeded to the Chicago, Milwaukee & St. Paul Ry.; also a piece supposed to contain three acres, be the same more or less, lying north and west of Grand River and south of the Chicago Milwaukee & St. Paul Rail Ry; also a piece commencing at a point on the east line of the Southwest Quarter of the Southeast Quarter of said Section Nine, Township and Range aforesaid four rods north of said railroad; thence east parallel with said railroad six rods; thence south four rods; thence west six rods; thence four rods north to the place of beginning, sold to Lyman Austin. Also the following described lands, to wit: Lying and being in the County of Green Lake and State of Wisconsin, described as follows: Commencing at the northeast corner of the Southwest Quarter of the Northeast Quarter of Section Nine, Township 14 North, Range 13 East, thence south sixteen rods; thence west thirty eight rods; thence north to the east line of the road commencing at the center of Section Nine and running in a northeasterly direction; thence along the east line of said road to the north line of the Southwest Quarter of the Northeast Quarter of said Section 9-14-13; thence east to the place of beginning, containing four acres of land more or less; Also commencing sixteen rods south of a post standing thirty eight rods east of the northwest corner of the Southwest Quarter of the Northeast Quarter of Section 9-14-13; thence south ten rods, thence east four rods; thence north ten rods; thence west four rods to the place of beginning.

Dale & Georgia Schreiber, N2004 Old County Road AS, Town of Mackford
Part of the NE¼ of Section 9, T14N, R13E, Parcels 010-00139-0000 & 010-00145-0000, ±18.5 total acres.
Request to rezone ±3.5 acres from A-1 Exclusive Agriculture to R-4 Rural Residential and
±15 acres from A-1 Exclusive Agriculture to A-2 General Agriculture.



Dale & Georgia Schreiber, N2004 Old County Road AS, Town of Mackford
 Part of the NE¼ of Section 9, T14N, R13E, Parcels 010-00139-0000 & 010-00145-0000, ±18.5 total acres.
 Request to rezone ±3.5 acres from A-1 Exclusive Agriculture to R-4 Rural Residential and
 ±15 acres from A-1 Exclusive Agriculture to A-2 General Agriculture.



Land Use Planning & Zoning Public Hearing 05/05/16

Dale & Georgia Schreiber, N2004 Old County Road AS, Town of Mackford
Part of the NE¼ of Section 9, T14N, R13E, Parcels 010-00139-0000 & 010-00145-0000, ±18.5
total acres. Request to rezone ±3.5 acres from A-1 Exclusive Agriculture to R-4 Rural
Residential and ±15 acres from A-1 Exclusive Agriculture to A-2 General Agriculture.



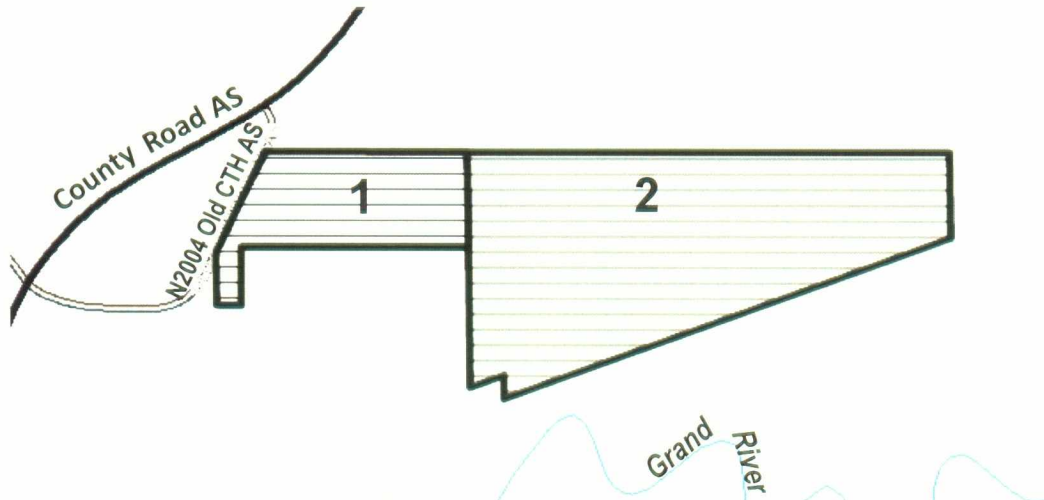
Land Use Planning & Zoning Public Hearing 05/05/16

Dale & Georgia Schreiber, N2004 Old County Road AS, Town of Mackford
Part of the NE¼ of Section 9, T14N, R13E, Parcels 010-00139-0000 & 010-00145-0000, ±18.5
total acres. Request to rezone ±3.5 acres from A-1 Exclusive Agriculture to R-4 Rural
Residential and ±15 acres from A-1 Exclusive Agriculture to A-2 General Agriculture.



Land Use Planning & Zoning Public Hearing 05/05/16

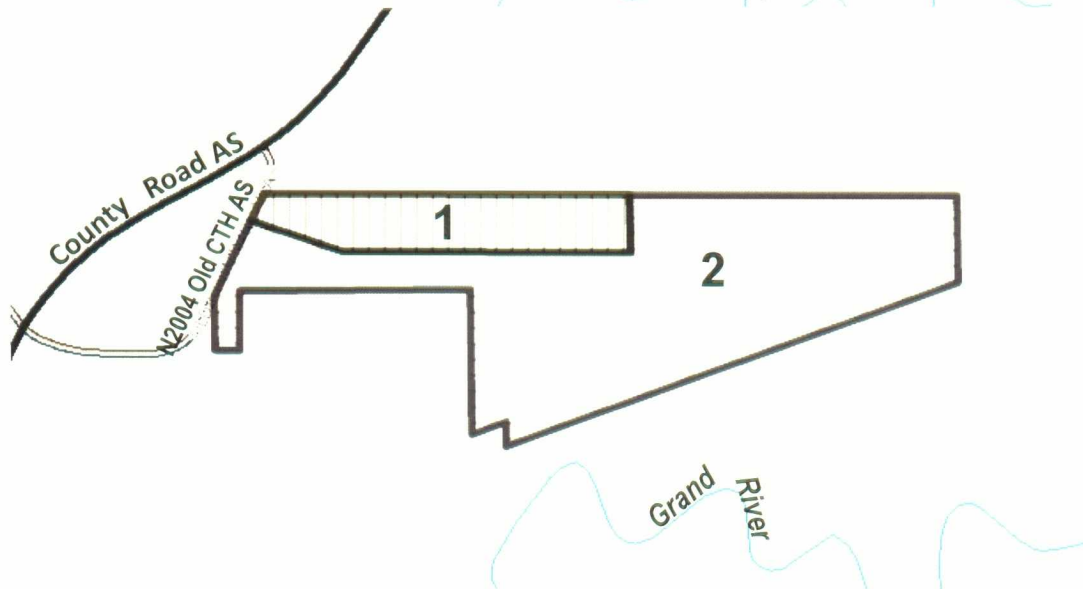
Dale & Georgia Schreiber, N2004 Old County Road AS, Town of Mackford
Part of the NE¼ of Section 9, T14N, R13E, Parcels 010-00139-0000 & 010-00145-0000, ±18.5
total acres. Request to rezone ±3.5 acres from A-1 Exclusive Agriculture to R-4 Rural
Residential and ±15 acres from A-1 Exclusive Agriculture to A-2 General Agriculture.



Existing Configuration:

1 = #010-00139-0000
±3.5 acres of A-1 Exclusive
Agriculture lands

2 = #010-00145-0000
±15 acres of A-1 Exclusive
Agriculture lands



Proposed Configuration:

1 = Newly created ±3.5 acre
parcel rezoned from A-1 to
R-4 Rural Residential

2 = ±15 acre remnant
parcel rezoned from A-1 to
A-2 General Agriculture

TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

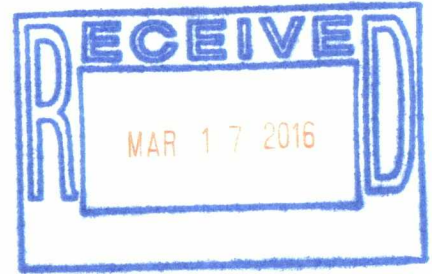
Please be advised that the Town Board of Mackford, County of Green Lake, took the following action on _____.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____



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

Owner: Dale & Georgia Schreiber

Agent: Dick L. Severson

General legal description: A part of the NE¼ of Section 9, T14N, R13E, Town of Mackford, ±18.5 affected acres

Parcel number: #010-00139-0000 (±3.5 acres) & #010-00145-0000 (±15 acres)

Location of request: N2004 Old County Road AS

Planned public hearing date: May 5, 2016

Request: Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential (±3.5 acres) and A-1 Exclusive Agriculture to A-2 General Agriculture (±15 acres).

Steve Davison
Town Representative

3-14-16
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: April 25, 2016

ITEM II: CONDITIONAL USE PERMIT

OWNER:

Canaan Properties – Stan Harris

AGENT:

Nelson Schrock

REQUEST: The owner/agent is requesting a conditional use permit for the expansion of an existing cheese plant.

PARCEL NUMBER / LOCATION: Parcel 012-00622-0300 located in the NE¼ of Section 31 and the NW¼ of Section 32 both in T14N, R12E, Town of Manchester. Site address is W4481 County Road GG.

EXISTING ZONING AND USES OF ADJACENT AREA: Canaan's property is currently zoned Industrial. The lands immediately surrounding Canaan are zoned A-1, Exclusive Agriculture District with some lands zoned R-4, Rural Residential. The most common use of these lands is agricultural with some residential uses.

ADDITIONAL INFORMATION / ANALYSIS: The Committee might recall that in August 2014 a Conditional Use Permit (CUP) was approved for Salemville Cheese Co-op to expand their cheese plant with conditions. According to Salemville Cheese Co-op's agent Nelson Schrock there were extenuating circumstances that delayed the project until now. As a result the 2014 CUP has lapsed and a new CUP is required.

The following analysis is from the 2014 CUP request:

Salemville Cheese Co-op has been an established business for nearly a century. Over that time, the cheese plant has gone through expansions; some large and some small. In 1984, a variance was obtained for dry storage rooms. In 1995, another variance was obtained to construct a cold storage room. In 2004, a conditional use permit was granted and a land use permit was issued to Salemville Cheese Co-op for an expansion that would include cooler storage, packaging room, a store, and office.

Salemville Cheese Co-op is growing as a business and is presently planning another expansion. The proposed expansion consists of a two-bay loading dock, drive-thru milk unloading dock, intake room, make and wash room, brining and curing room, milk cooling room, raw milk room, milk dumping room, and bulk storage tank bank. According to their application, the reasons for the expansion is that (1) the old cheese make area is worn out, but still usable for storage, and (2) that, for food safety reasons, they need to provide a physical separation of raw milk and pasteurized product.

This request offers the Committee a chance to review the existing and proposed uses and attach conditions that will assist the applicant in meeting the purpose and intent of the Green Lake County Zoning Ordinance. The following criteria are used by the Committee to determine if the conditional use request should be granted and will also aid the Committee in generating conditions of approval.

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 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 MANCHESTER: An Action Form requesting the Town's input related to this conditional use permit was mailed to the Town Clerk on March 4, 2016.

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

- 1) The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any "development" related to this industrial operation.
- 2) Adequate dust control measures be taken due to vehicular traffic to and from this site as well as during unloading and loading of dry materials.
- 3) That all outdoor lighting installations be located no closer than three feet to an abutting property line, and shall be adequately shielded or hooded so that no direct light, excessive glare, or illumination is cast upon other properties.
- 4) Evidence that compliance with commercial Building Code requirements for structures that are the subject of this request is being pursued by the landowner.
- 5) No expansion of existing use through expanding existing structures, additional structures and/or expanding the activity area shall occur without review and approval through future Conditional Use Permit(s).

- 6) The septic system (POWTS) be evaluated for compliance with Chapter 383, Wis. Administrative Code. If the POWTS is not sufficient for the required daily wastewater flow, the owner/applicant shall bring the POWTS into compliance.
- 7) Written confirmation from the WDNR that the existing ridge & furrow wastewater treatment system is adequate for the proposed expansion and if not, evidence that a permit has been issued for a code-compliant system be submitted to the Green Lake County Land Use Planning & Zoning Department prior to issuance of a land use permit.
- 8) A stormwater management plan and a maintenance schedule shall be approved by Green Lake County Land Conservation Department and shall be submitted to the Green Lake County Land Use Planning & Zoning Department prior to land use permit issuance.
- 9) A written complaint in regards to abnormally wet field conditions from and adjacent property owner will trigger review by the Green Lake County Land Conservation Department (LCD) and, if an impact is confirmed, the owner / applicant shall implement an LCD-approved mitigation plan that will resolve the issue.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375.00 (not refundable) Date 2-16-16

Zone Change from _____ to _____

Conditional Use Permit for Cheese Plant Expansion Site Plan Attached

Other _____

PROPERTY OWNER / APPLICANT

Name Canaan Properties Stan Harris Agent Nelson Schrock
Mailing Address W4481 Cty Rd. GA
Phone Number 920-394-3435
Signature [Signature] Date 2-16-16

AGENT, IF OTHER THAN OWNER

Name _____
Mailing Address _____
Phone Number _____
Signature _____ Date _____

PROPERTY INFORMATION

Town of Manchester Parcel Number 012-00622-0300 Acres 11.56
Lot 1 Block — Subdivision CSM 3479
Section 31/32 Town 14 North Range 12 East
Location of Property Southern Green Lake County Town of Manchester
Legal Description Lot 1 of CSM 3479 located in part of the NE 1/4 of
Section 31 and part of the NW 1/4 of Section 32 all in T14N, R12E
Town of Manchester, Green Lake County, WI.
Current Zoning Classification Industrial Current Use of Property Dairy Plant
Detailed Description of Proposed Use Dairy Plant Expansion, Milk Intake, Cheese
Make Plant, Brining, + cheese Curing + Aging.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

(8/06)



CSM3479

RECORDED ON:
06/17/2014 08:30AM

REC FEE: \$30.00

VOL. 19 OF CSM PG. 3479

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

As prepared by:

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

SEAL:



G & A FILE NO. 114-18



DRAFTED BY: SMS

CHECKED BY: SPH

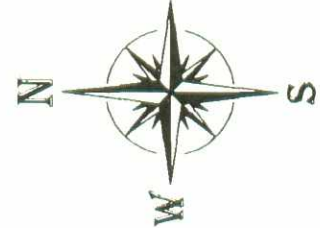
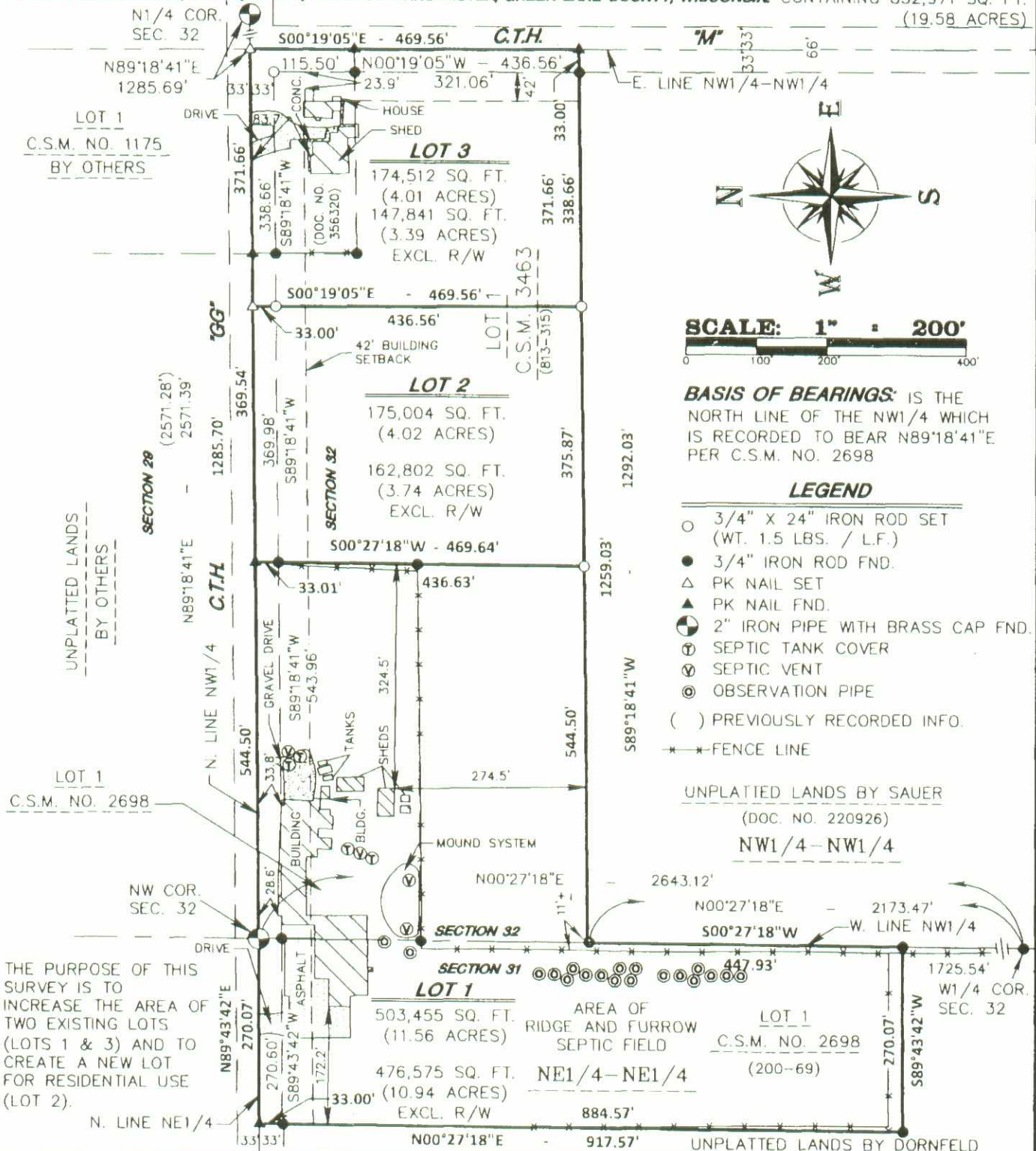
PROJ. 200-69

DWG. 114-18

SHEET 1 OF 2

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3479

GENERAL LOCATION Volume 19, Page 3479
BEING LOT 1 C.S.M. NO. 2698 AS RECORDED IN VOL. 19 OF C.S.M.S, PG. 2698, 2698A AND 2698B AND LOT 1 C.S.M. NO. 3483 AS RECORDED IN VOL. 19 OF C.S.M.S, PG. 3483 AND 3483A, PART OF THE NE1/4 OF THE NE1/4, SECTION 31 AND PART OF THE NW1/4 OF THE NW1/4, SECTION 32, T. 14 N, R. 12 E, TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN. CONTAINING 852,971 SQ. FT. (19.58 ACRES)



SCALE: 1" = 200'

BASIS OF BEARINGS: IS THE NORTH LINE OF THE NW1/4 WHICH IS RECORDED TO BEAR N89°18'41" E PER C.S.M. NO. 2698

LEGEND

- 3/4" X 24" IRON ROD SET (WT. 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ PK NAIL SET
- ▲ PK NAIL FND.
- ⊙ 2" IRON PIPE WITH BRASS CAP FND.
- ⊕ SEPTIC TANK COVER
- ⊖ SEPTIC VENT
- ⊙ OBSERVATION PIPE
- () PREVIOUSLY RECORDED INFO.
- *— FENCE LINE

UNPLATTED LANDS BY SAUER (DOC. NO. 220926) NW1/4-NW1/4

UNPLATTED LANDS BY DORNFELD

THE PURPOSE OF THIS SURVEY IS TO INCREASE THE AREA OF TWO EXISTING LOTS (LOTS 1 & 3) AND TO CREATE A NEW LOT FOR RESIDENTIAL USE (LOT 2).

OWNER LOT 1
CANAAN PROPERTIES INC.
W4481 C.T.H. "GG"
CAMBRIA, WI 53923

CLIENT/OWNER LOT 2
SALEMVILLE CHEESE COOPERATIVE OF CAMBRIA
W4481 C.T.H. "GG"
CAMBRIA, WI 53923

OWNER LOT 3
DUANE RAY & LIZZIE MAE MAST
W4403 C.T.H. "GG"
CAMBRIA, WI 53923

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 114-18



DRAFTED BY: SMS
 CHECKED BY: SPH
 PROJ. 200-69
 DWG. 114-18 SHEET 2 OF 2

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3479

GENERAL LOCATION

Volume 19, Page 3479A

BEING LOT 1, C.S.M. NO. 2698 AS RECORDED IN VOL 13 OF C.S.M'S, PG 2698, 2698A AND 2698B AND LOT 1, C.S.M. NO. 3463 AS RECORDED IN VOL 19 OF C.S.M'S, PG 3463 and 3463A, PART OF THE NE1/4 OF THE NE1/4, SECTION 31 AND PART OF THE NW1/4 OF THE NW1/4, SECTION 32, T. 14 N, R. 12 E, TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, Registered Land Surveyor, do hereby certify that by the order of **Salemville Cheese Cooperative of Cambria**, I have surveyed, monumented, mapped and divided all of Lot 1, Certified Survey Map No. 2698 as recorded in Volume 13 of Certified Survey Maps, Pages 2698, 2698A and 2698B and all of Lot 1, Certified Survey Map No. 3463 as recorded in Volume 19 of Certified Survey Maps, Pages 3463 and 3463A and being a part of the Northeast Quarter of the Northeast Quarter of Section 31, part of the Northwest Quarter of the Northwest Quarter of Section 32, Town 14 North, Range 12 East, Town of Manchester, Green Lake County, Wisconsin, described as follows:

Beginning at the Northwest corner of said Section 32;
 thence North 89°18'41" East along the North line of the Northwest Quarter of said Section 32, 1,285.70 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 32;
 thence South 00°19'05" East along the East line of the Northwest Quarter of the Northwest Quarter of said Section 32 and the East line of Lot 1, Certified Survey Map No. 3463, 469.56 feet to the Southeast corner of said Lot 1;
 thence South 89°18'41" West along the South line of said Lot 1, Certified Survey Map No. 3463, 1,292.03 feet to a point in the West line of the Northwest Quarter of said Section 32 and being the Southwest corner of said Lot 1, Certified Survey Map No. 3463;
 thence South 00°27'18" West along the West line of the Northwest Quarter of said Section 32 and the East line of said Lot 1, Certified Survey Map No. 2698, 447.93 feet to the Southeast corner of said Lot 1, Certified Survey Map No. 2698;
 thence South 89°43'42" West along the South line of said Lot 1, Certified Survey Map No. 2698, 270.07 feet to the Southwest corner thereof;
 thence North 00°27'18" East along the West line of said Lot 1, Certified Survey Map No. 2698, 917.57 feet to a point in the North line of the Northeast Quarter of said Section 31, said point also being the Northwest corner of said Lot 1;
 thence North 89°43'42" East along the North line of the Northeast Quarter of said Section 31, 270.07 feet to the point of beginning.
 Containing 852,971 square feet, (19.58 acres) more or less. Being subject to County Trunk Highway GG along the Northerly 33 feet thereof and County Trunk Highway M right-of-way along the Easterly 33 feet thereof and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this survey is a correct representation of the boundaries of land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Green Lake County Land Ordinance to the best of my knowledge and belief in surveying and mapping the same.

Scott P. Hewitt

SCOTT P. HEWITT
 Registered Land Surveyor, No. 2229
 Dated: April 25, 2014
 File No. 114-18

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, monumented, mapped and divided as represented on this certified survey map.

Witness the hand and seal of said Owner(s) this 23rd day of MAY, 2014.

Duane Ray Mast
 Duane Ray Mast

Lizzie Mae Mast
 Lizzie Mae Mast

Nelson Schrock
 Canaan Properties Inc.

Nelson Schrock
 Salemville Cheese Cooperative of Cambria

DUANE RAYMAST
 LIZZIE MAE MAST
 NELSON SCHROCK

Personally came before me this 23rd day of MAY, 2014, the above named GREEN LAKE County, Wisconsin My commission expires: IS PERMANENT

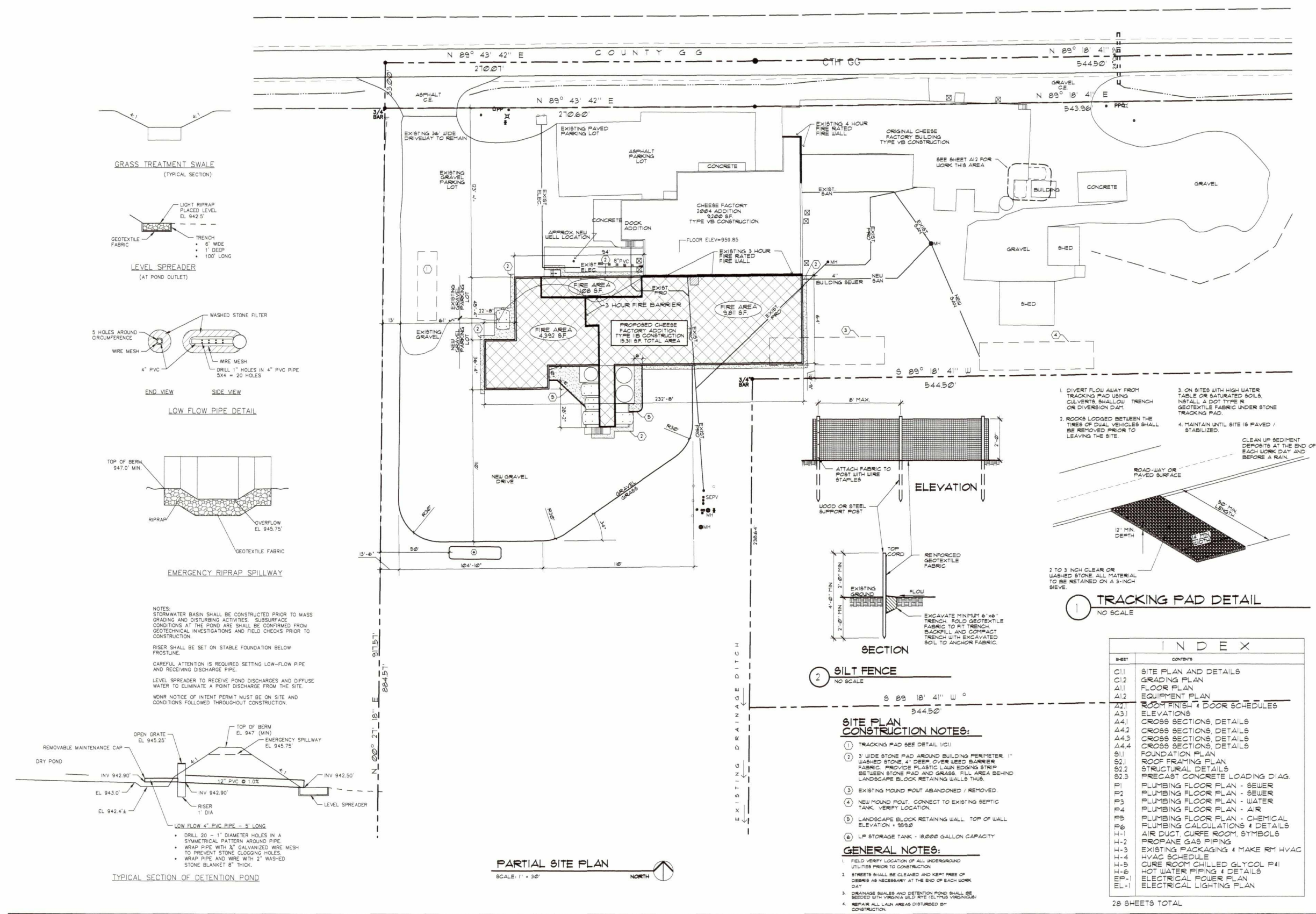
[Signature]
 Notary Public

This Certified Survey Map is hereby approved this 16 day of JUNE, 2014 by the authority of the Green Lake County Land Use Planning and Zoning Committee.

Alan B. Shute
 Committee Representative

<p>OWNER: LOT 1 CANAAN PROPERTIES INC. W4481 C.T.H. "GG" CAMBRIA, WI 53923</p>	<p>CLIENT/OWNER: LOT 2 SALEMVILLE CHEESE COOPERATIVE OF CAMBRIA W4481 C.T.H. "GG" CAMBRIA, WI 53923</p>	<p>OWNER: LOT 3 DUANE RAY & LIZZIE MAE MAST W4403 C.T.H. "GG" CAMBRIA, WI 53923</p>
--	--	---

3479A
 76176



GRASS TREATMENT SWALE
(TYPICAL SECTION)

LEVEL SPREADER
(AT POND OUTLET)

END VIEW
SIDE VIEW

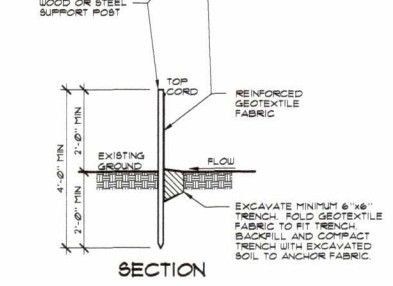
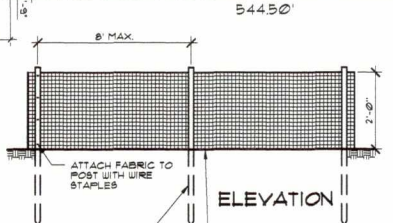
LOW FLOW PIPE DETAIL

EMERGENCY RIPRAP SPILLWAY

NOTES:
STORMWATER BASIN SHALL BE CONSTRUCTED PRIOR TO MASS GRADING AND DISTURBING ACTIVITIES. SUBSURFACE CONDITIONS AT THE POND ARE TO BE CONFIRMED FROM GEOTECHNICAL INVESTIGATIONS AND FIELD CHECKS PRIOR TO CONSTRUCTION.
RISER SHALL BE SET ON STABLE FOUNDATION BELOW FROSTLINE.
CAREFUL ATTENTION IS REQUIRED SETTING LOW-FLOW PIPE AND RECEIVING DISCHARGE PIPE.
LEVEL SPREADER TO RECEIVE POND DISCHARGES AND DIFFUSE WATER TO ELIMINATE A POINT DISCHARGE FROM THE SITE.
HOUR NOTICE OF INTENT PERMIT MUST BE ON SITE AND CONDITIONS FOLLOWED THROUGHOUT CONSTRUCTION.

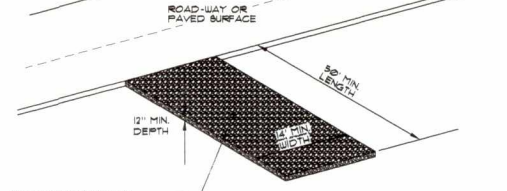
TYPICAL SECTION OF DETENTION POND

PARTIAL SITE PLAN
SCALE: 1" = 30'



2 SILT FENCE
NO SCALE

- DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
- ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
- ON SITES WITH HIGH WATER TABLE OR SATURATED SOILS, INSTALL A DOT TYPE R GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.
- MAINTAIN UNTIL SITE IS PAVED / STABILIZED.



1 TRACKING PAD DETAIL
NO SCALE

SITE PLAN CONSTRUCTION NOTES:

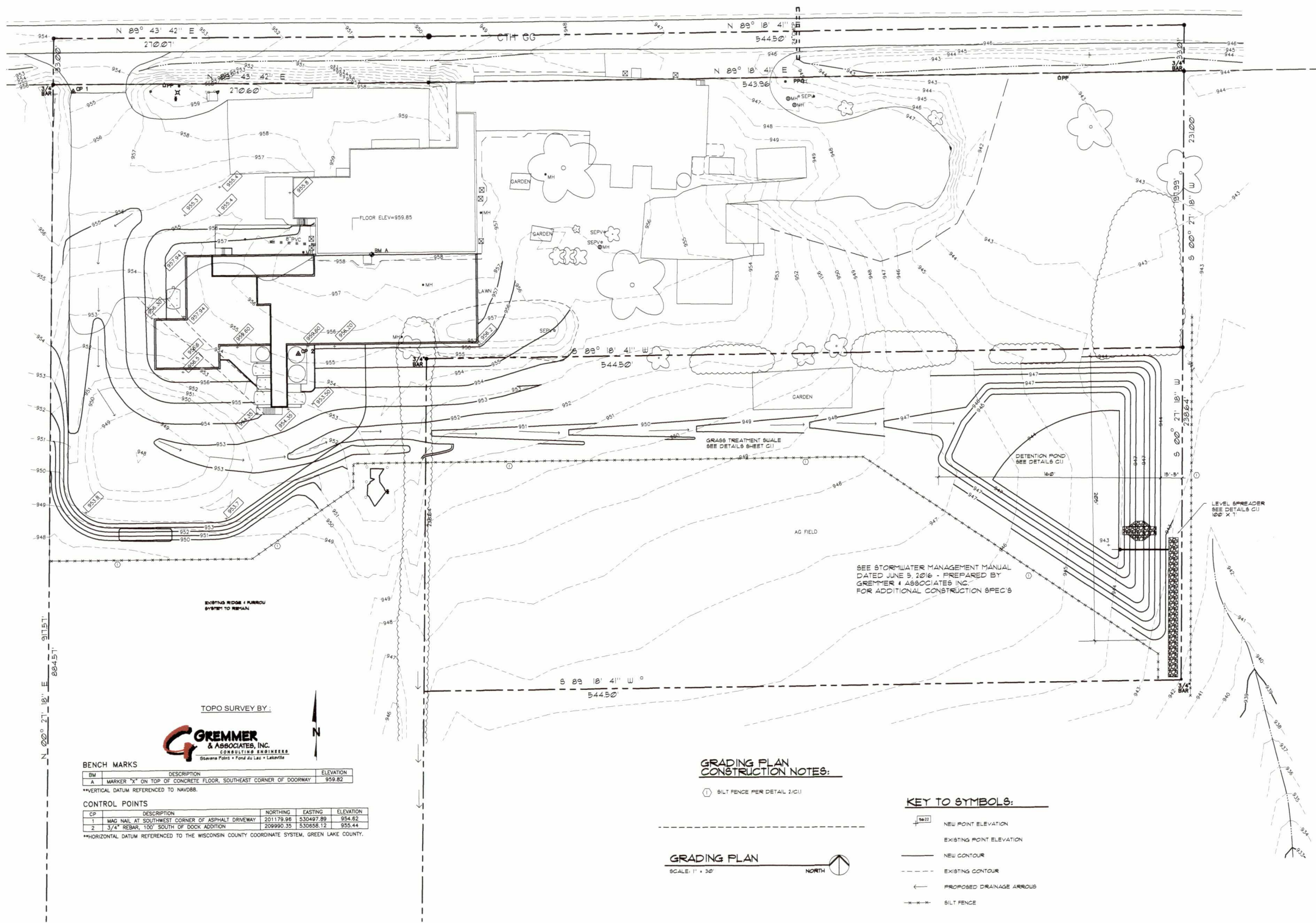
- TRACKING PAD SEE DETAIL UCI
- 3' WIDE STONE PAD AROUND BUILDING PERIMETER. 1" WASHED STONE. 4" DEEP. OVER USED BARRIER FABRIC. PROVIDE PLASTIC LAWN EDGING STRIP BETWEEN STONE PAD AND GRASS. FILL AREA BEHIND LANDSCAPE BLOCK RETAINING WALLS THIS.
- EXISTING MOUND POUL ABANDONED / REMOVED.
- NEW MOUND POUL. CONNECT TO EXISTING SEPTIC TANK. VERIFY LOCATION.
- LANDSCAPE BLOCK RETAINING WALL. TOP OF WALL ELEVATION = 959.0
- LP STORAGE TANK - 18,000 GALLON CAPACITY

GENERAL NOTES:

- FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- STREETS SHALL BE CLEANED AND KEPT FREE OF DEBRIS AS NECESSARY AT THE END OF EACH WORK DAY.
- DRAINAGE SWALES AND DETENTION POND SHALL BE SEEDDED WITH VIRGINIA ULT RYE (ELTUS VIRGINICA).
- REPAIR ALL LAWN AREAS DISTURBED BY CONSTRUCTION.

INDEX	
SHEET	CONTENTS
C1.1	SITE PLAN AND DETAILS
C1.2	GRADING PLAN
A1.1	FLOOR PLAN
A1.2	EQUIPMENT PLAN
A2.1	ROOF FINISH & DOOR SCHEDULES
A3.1	ELEVATIONS
A4.1	CROSS SECTIONS, DETAILS
A4.2	CROSS SECTIONS, DETAILS
A4.3	CROSS SECTIONS, DETAILS
A4.4	CROSS SECTIONS, DETAILS
F1.1	FOUNDATION PLAN
S2.1	ROOF FRAMING PLAN
S2.2	STRUCTURAL DETAILS
S2.3	PRECAST CONCRETE LOADING DIAG.
P1	PLUMBING FLOOR PLAN - SEWER
P2	PLUMBING FLOOR PLAN - SEWER
P3	PLUMBING FLOOR PLAN - WATER
P4	PLUMBING FLOOR PLAN - AIR
P5	PLUMBING FLOOR PLAN - CHEMICAL
P6	PLUMBING CALCULATIONS & DETAILS
H-1	AIR DUCT, CURVE ROOM, SYMBOLS
H-2	PROPANE GAS PIPING
H-3	EXISTING PACKAGING & MAKE RM HVAC
H-4	HVAC SCHEDULE
H-5	CURE ROOM CHILLED GLYCOL P&I
H-6	HOT WATER PIPING & DETAILS
EP-1	ELECTRICAL POWER PLAN
EL-1	ELECTRICAL LIGHTING PLAN

28 SHEETS TOTAL



BENCH MARKS

BM	DESCRIPTION	ELEVATION
A	MARKER "X" ON TOP OF CONCRETE FLOOR, SOUTHEAST CORNER OF DOORWAY	959.82

**VERTICAL DATUM REFERENCED TO NAVD8S.

CONTROL POINTS

CP	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	MAG NAIL AT SOUTHWEST CORNER OF ASPHALT DRIVEWAY	201179.96	530497.89	954.62
2	3/4" REBAR, 100' SOUTH OF DOCK ADDITION	209990.35	530658.12	955.44

**HORIZONTAL DATUM REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN LAKE COUNTY.

TOPO SURVEY BY:
G **GREMMER & ASSOCIATES, INC.**
 CONSULTING ENGINEERS
 Stoneham Point • Fond du Lac • Lakeland

GRADING PLAN CONSTRUCTION NOTES:

① SILT FENCE PER DETAIL 2(C)

GRADING PLAN
 SCALE: 1" = 30'

KEY TO SYMBOLS:

- NEW POINT ELEVATION
- EXISTING POINT ELEVATION
- NEW CONTOUR
- EXISTING CONTOUR
- PROPOSED DRAINAGE ARROWS
- SILT FENCE

REVISIONS

FEB 22, 2016

SALEMVILLE CHEESE FACTORY ADDITION
 CANAAN PROPERTIES LLC
 HWY GG, CAMBRIA, WISCONSIN

THOMAS DESIGN
 A R C H I T E C T
 FOND DU LAC, WISCONSIN (920)-922-1131

PROJECT NUMBER
 1311

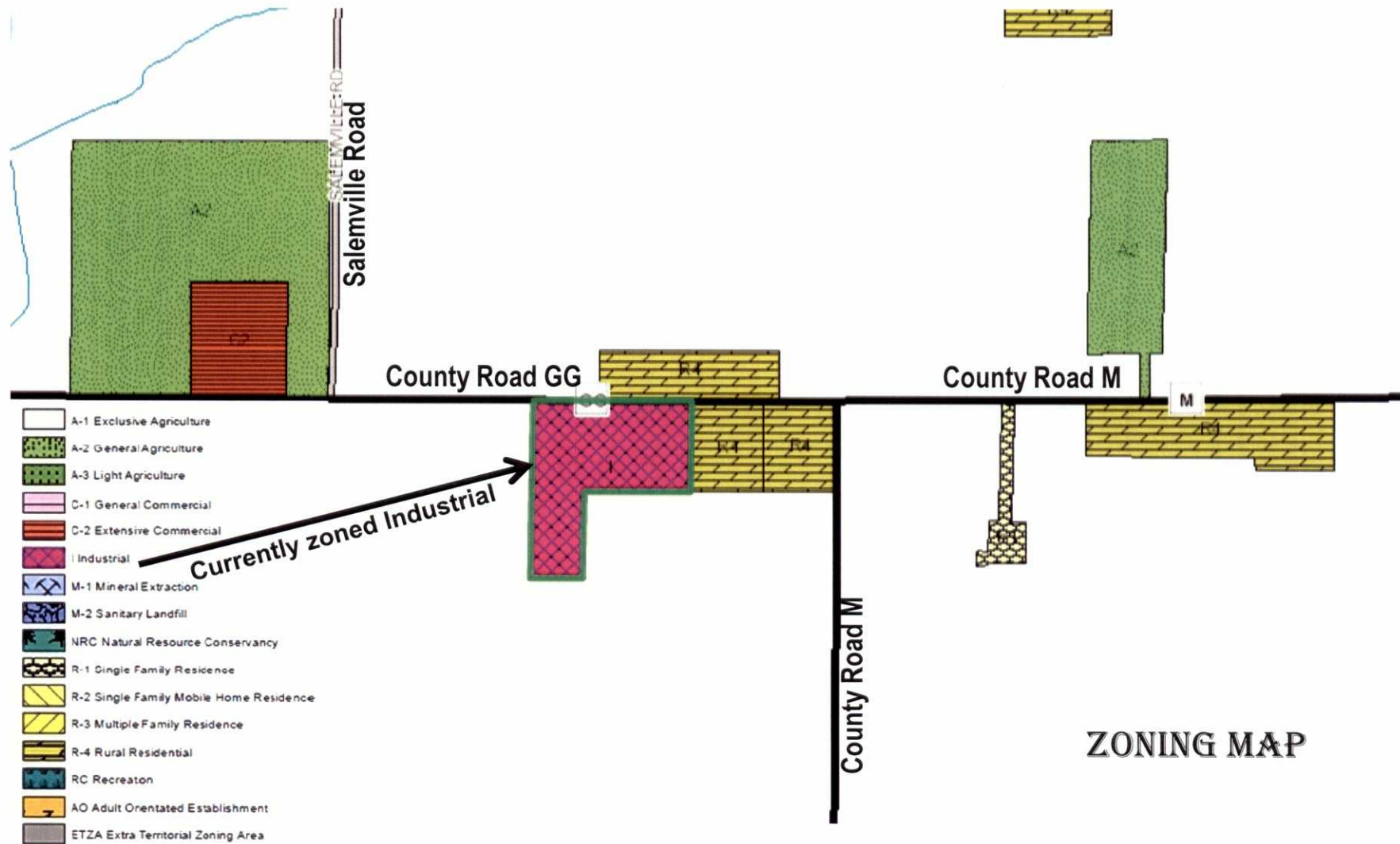
C1.2
 SHEET NUMBERS

Canaan Properties, Owner Nelson Schrock, Agent

Part of the NE¼ of Section 31 & Part of the NW¼ of Section 32, T14N, R12E, W4481 County Road GG

Parcel #012-00622-0300, Lot 1 Certified Survey Map 3479, Town of Manchester

Conditional use permit request for a cheese plant expansion



ZONING MAP

Land Use Planning & Zoning Public Hearing 05/05/16

Canaan Properties, Owner Nelson Schrock, Agent

Part of the NE¼ of Section 31 & Part of the NW¼ of Section 32, T14N, R12E, W4481 County Road GG

Parcel #012-00622-0300, Lot 1 Certified Survey Map 3479, Town of Manchester

Conditional use permit request for a cheese plant expansion



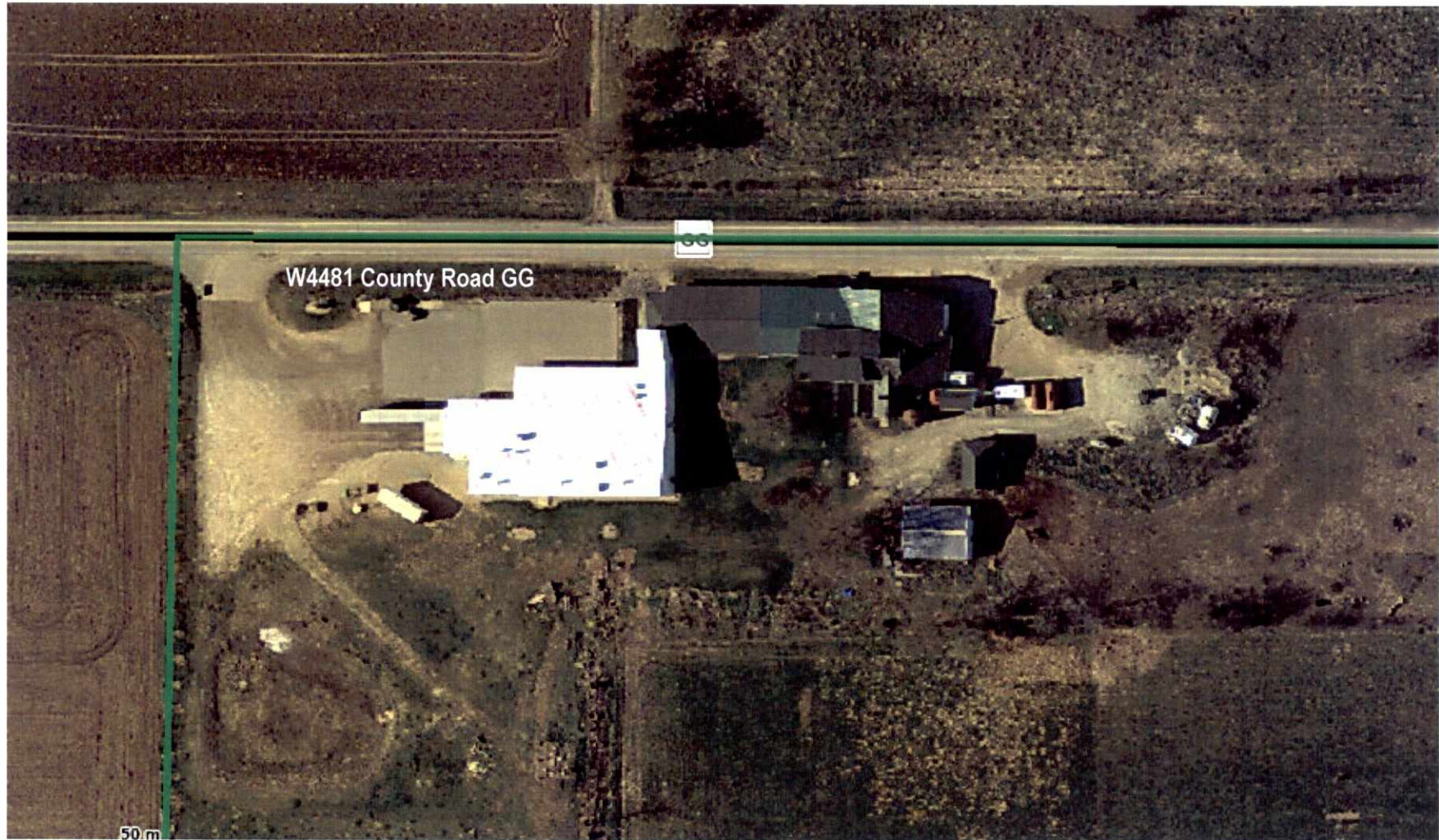
Land Use Planning & Zoning Public Hearing 05/05/16

Canaan Properties, Owner Nelson Schrock, Agent

Part of the NE¼ of Section 31 & Part of the NW¼ of Section 32, T14N, R12E, W4481 County Road GG

Parcel #012-00622-0300, Lot 1 Certified Survey Map 3479, Town of Manchester

Conditional use permit request for a cheese plant expansion



Land Use Planning & Zoning Public Hearing 05/05/16

TOWN BOARD ACTION

Conditional Use Permit 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 MARCH 30, 2016.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owner: Canaan Properties

Agent: Nelson Schrock

General legal description: A part of the NE¼ of Section 31 & part of the NW¼ of Section 32, all in T14N, R12E, Town of Manchester, ±11.56 acres

Parcel number: #012-00622-0300

Location of request: W4481 County Road GG

Planned public hearing date: May 5, 2016

Request: Conditional use permit request for a cheese plant expansion.

Corvina Krueger
Town Representative

3/30/2016
Date signed

NOTES: THE TOWN BOARD MET WITH THE CANAAN PROPERTIES REPRESENTATIVES ON WEDNESDAY, MARCH 30, 2016. THE EXPANSION PLANS AND THE WATER MANAGEMENT PLAN WERE EXPLAINED AND DISCUSSED. THE BOARD APPROVED THE CONDITIONAL USE PERMIT REQUEST AT THAT TIME.

Please return this form to the Land Use Planning Office by: April 28, 2016

ITEM I: REZONE

OWNERS:

Robin's Nest Resorts, LLC

APPLICANT:

Don Dysland

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

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

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

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

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

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

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

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

- a) consistency with long-range planning (comprehensive plan)

- b) nature and character of parcel
- c) use of surrounding land
- d) overall scheme or zoning map
- e) consideration of interest of public health, morals, and safety
- f) promote public welfare, convenience, and general prosperity

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

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

TOWN OF MARQUETTE: An Action Form requesting the Town of Marquette's input related to this zoning change request was mailed to the Town Clerk on December 9, 2015.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375⁰⁰⁰ Rezone
375.00 CUP (not refundable)

Date 11-30-15

Zone Change from R-1 to RC

Conditional Use Permit for Expand RV campground

Other _____

PROPERTY OWNER / APPLICANT

Name Robin's Nest Resort sLLC

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

AGENT, IF OTHER THAN OWNER

Name Don Dysland

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

PROPERTY INFORMATION

Town of Marquette Affected Parcel Numbers 014-00288-0104C Rezone Acres 5.7
014-00288-0105 4.4 (for Rezone)
Lot 4 Block - Subdivision CSM 3424 and Lot 1 of CSM 3410 014-00289-0100R CUP 8.69 (included for CUP)

Section 31 Town 15 North Range 11 East

Location of Property W7004 Puckaway Road

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

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

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

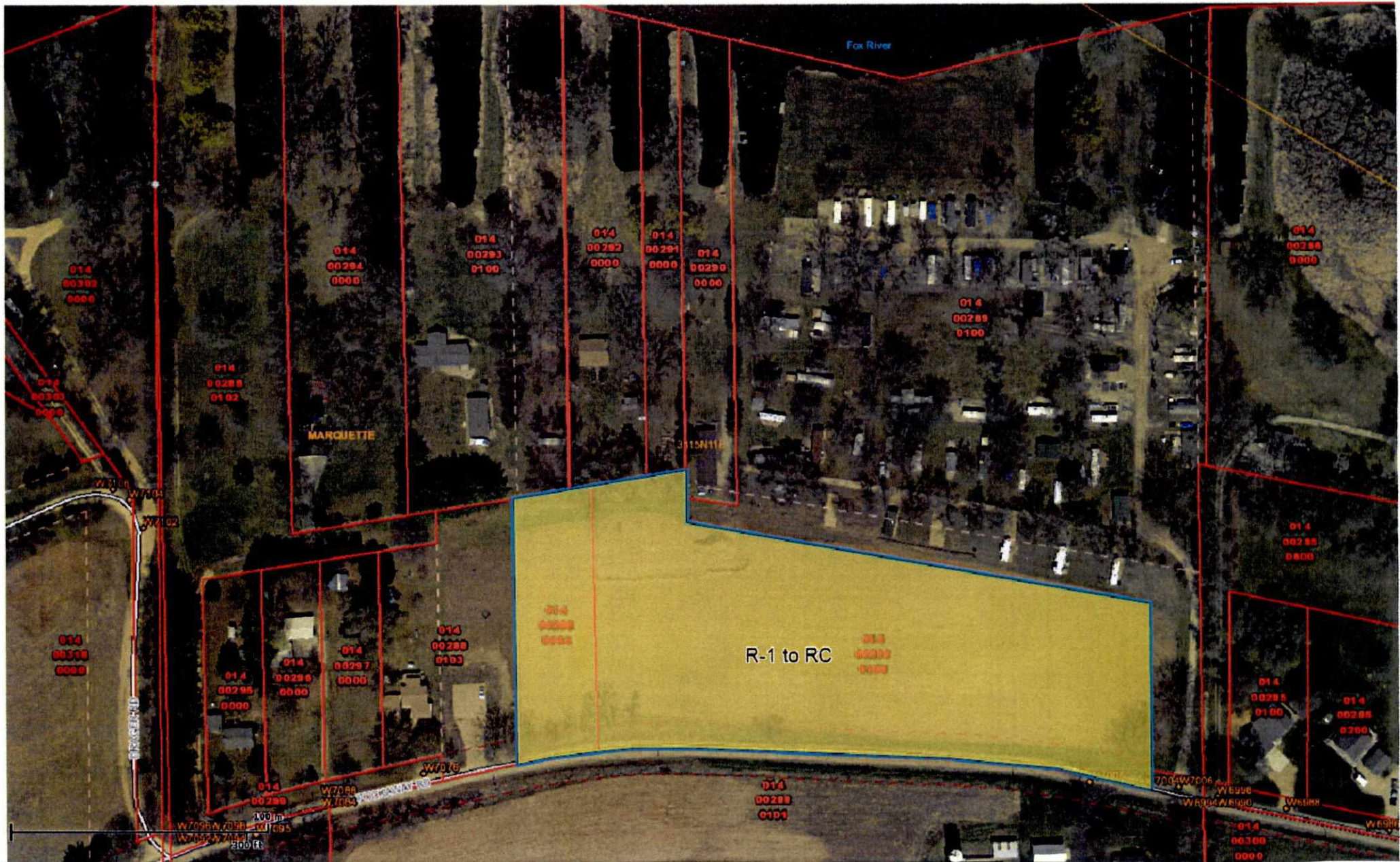
PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

(8/06)

Robin's Nest Resort, TMQ

Green Lake County, WI



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

Robert [Signature] 11/30/15



CSM3424

RECORDED ON:
01/10/2013 08:30AM

REC FEE: \$30.00

VOL. 19 OF CSM PG. 3424

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

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53091
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 812-355



DRAFTED BY: J. BROST

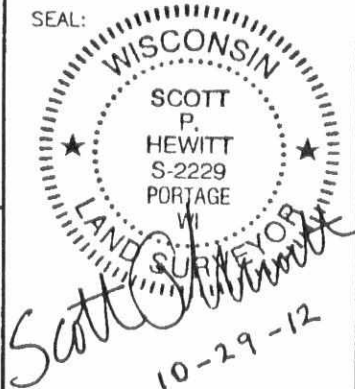
CHECKED BY: SPH

PROJ. 1101-866

DWG. 812355

SHEET 1 OF 3

SEAL:



GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3424

GENERAL LOCATION

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

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

Volume 19, Page 3424

LEGEND

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

SCALE: 1" = 200'

BASIS OF BEARINGS: IS THE EAST LINE OF GOV'T LOT 1, WHICH IS RECORDED TO BEAR N00°10'00"E PER C.S.M. 3006 AND 3410.

LINE TABLE

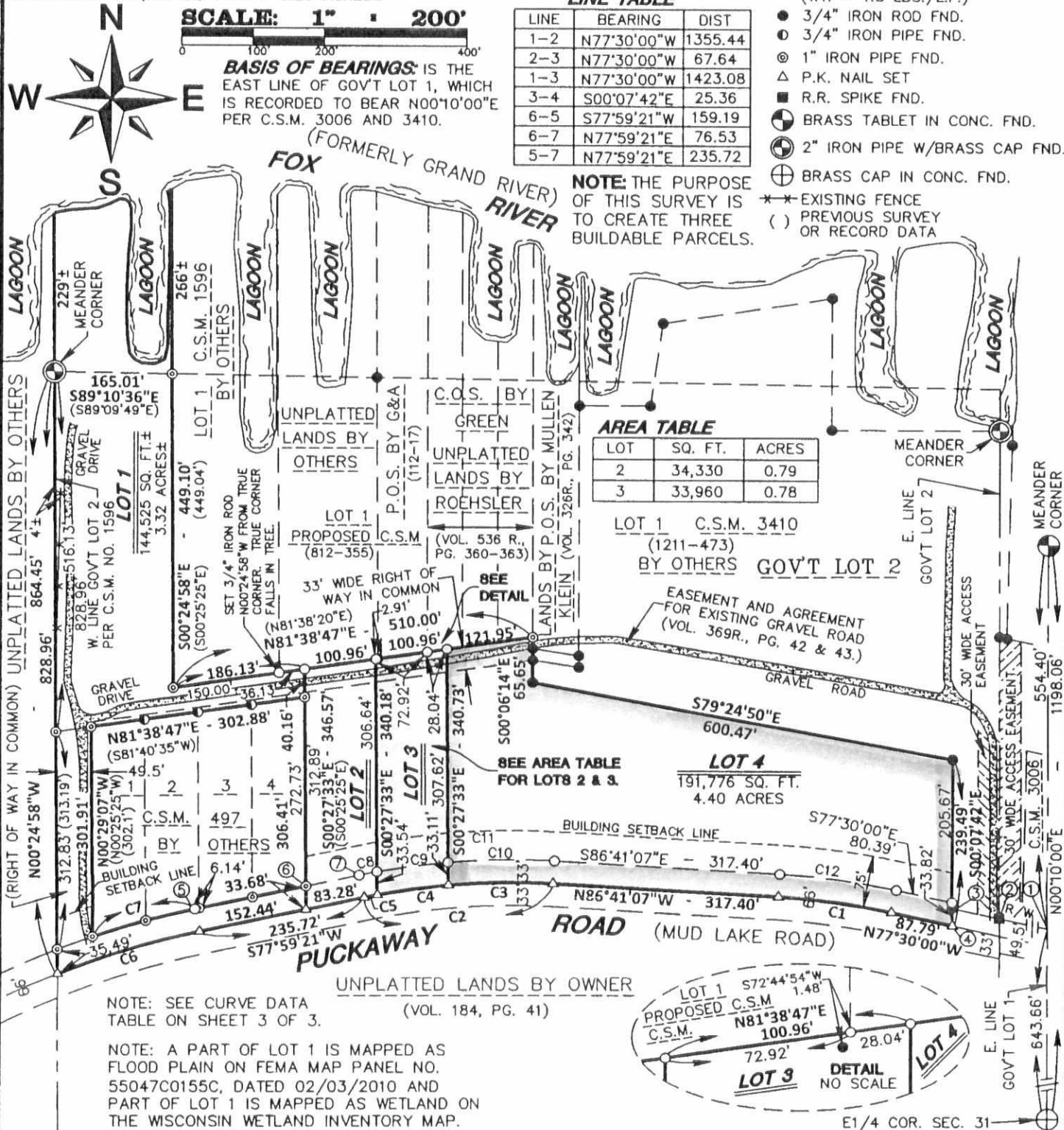
LINE	BEARING	DIST
1-2	N77°30'00"W	1355.44
2-3	N77°30'00"W	67.64
1-3	N77°30'00"W	1423.08
3-4	S00°07'42"E	25.36
6-5	S77°59'21"W	159.19
6-7	N77°59'21"E	76.53
5-7	N77°59'21"E	235.72

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

AREA TABLE

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

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



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

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

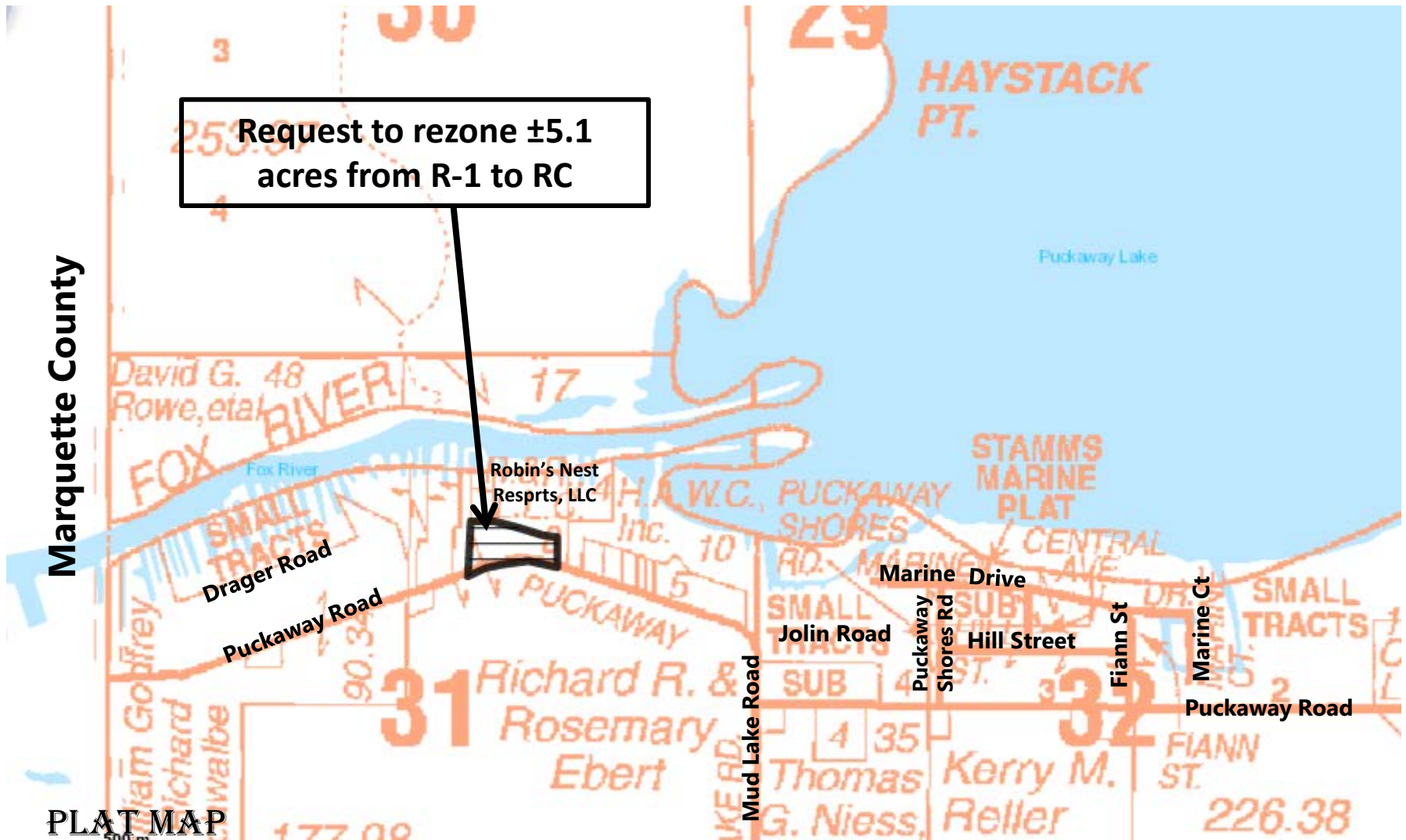


OWNER: RICHARD & ROSEMARY EBERT
W7007 PUCKAWAY ROAD
MARKESAN, WI 53946

CLIENT: RICHARD & ROSEMARY EBERT
W7007 PUCKAWAY ROAD
MARKESAN, WI 53946

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

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

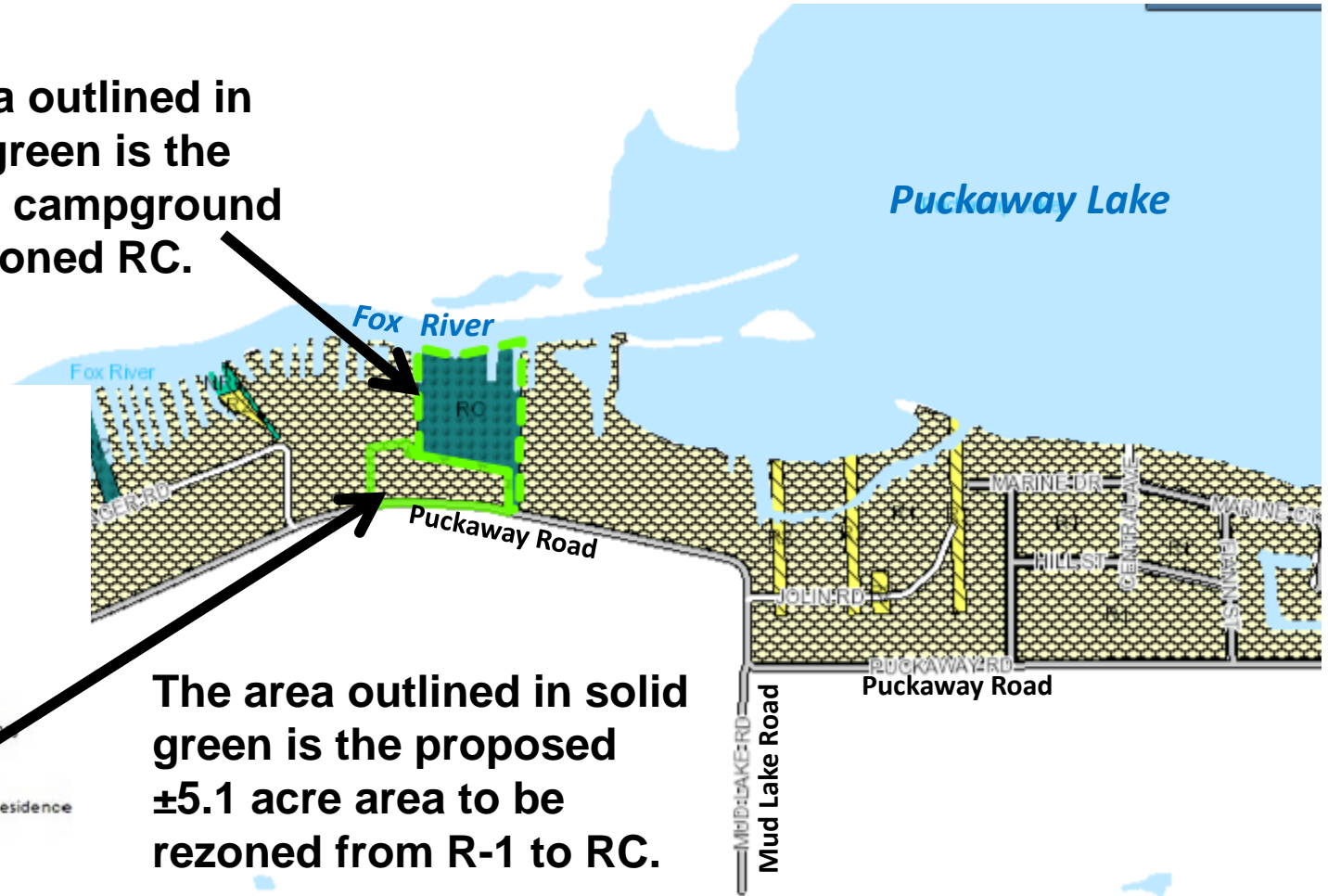


Applicant: Robin's Nest Resorts, LLC **Agent:** Don Dysland

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

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

-  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 Conservation
-  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

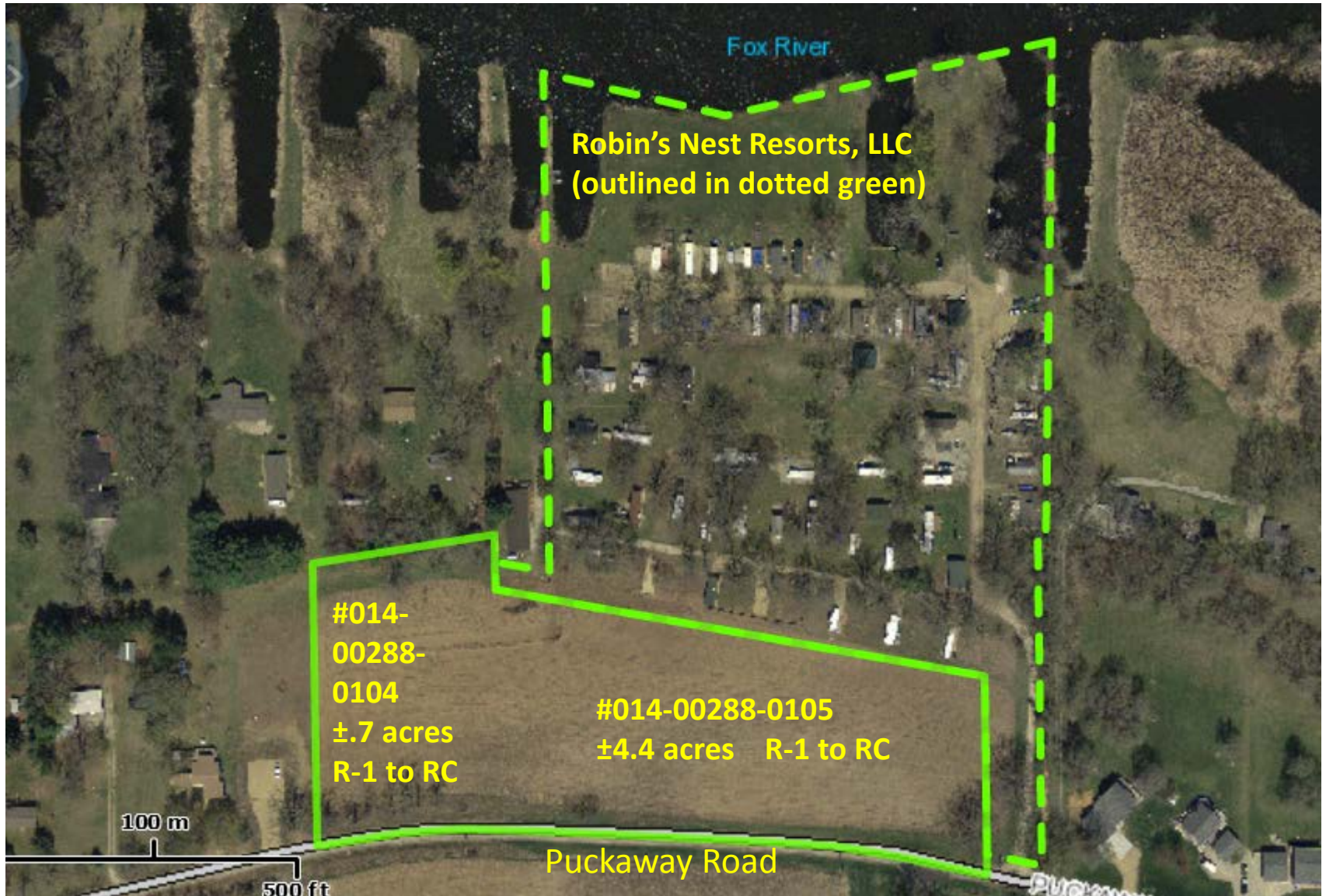


The area outlined in solid green is the proposed ±5.1 acre area to be rezoned from R-1 to RC.

ZONING MAP

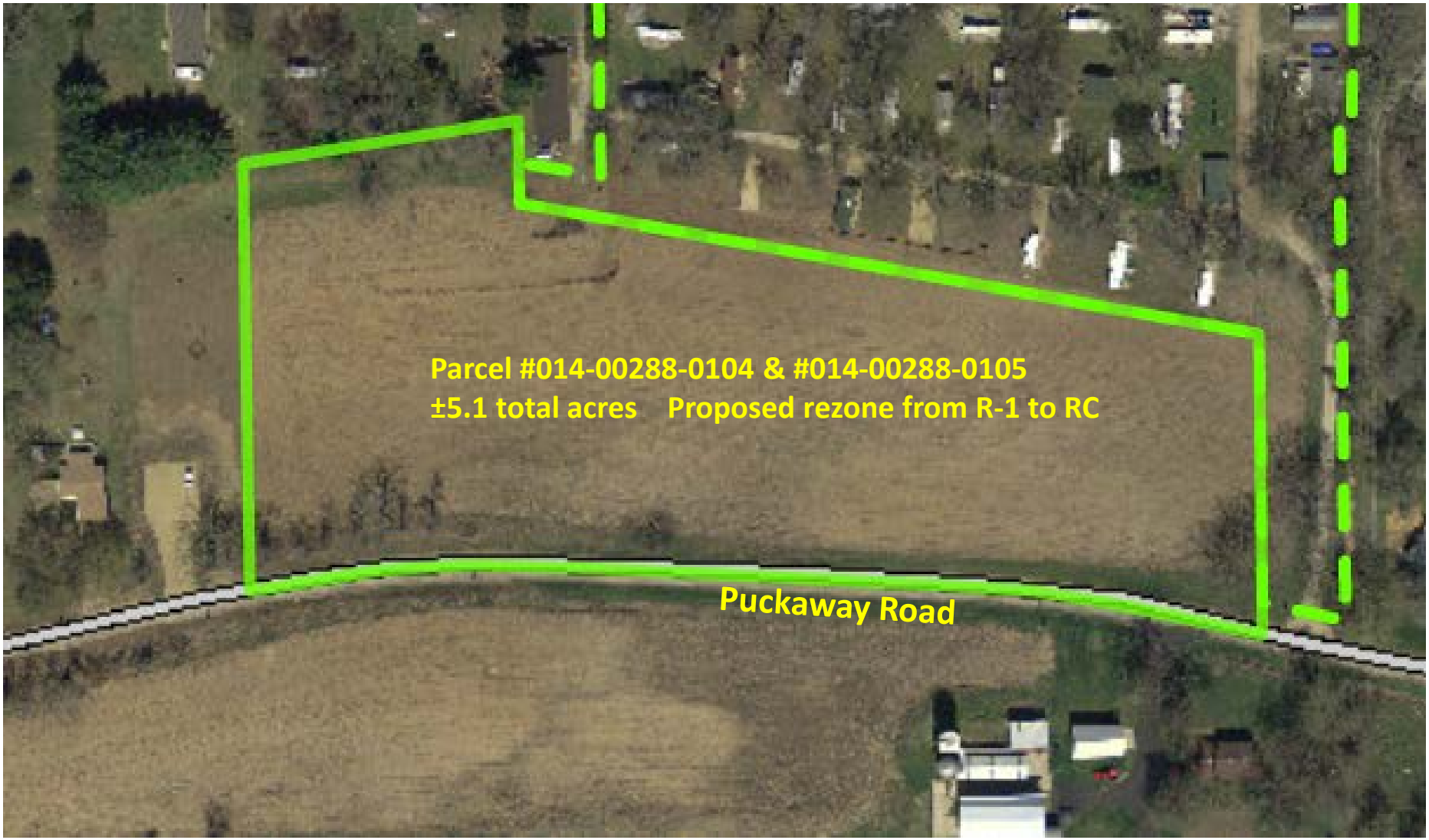
Applicant: Robin's Nest Resorts, LLC **Agent:** Don Dysland

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



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

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

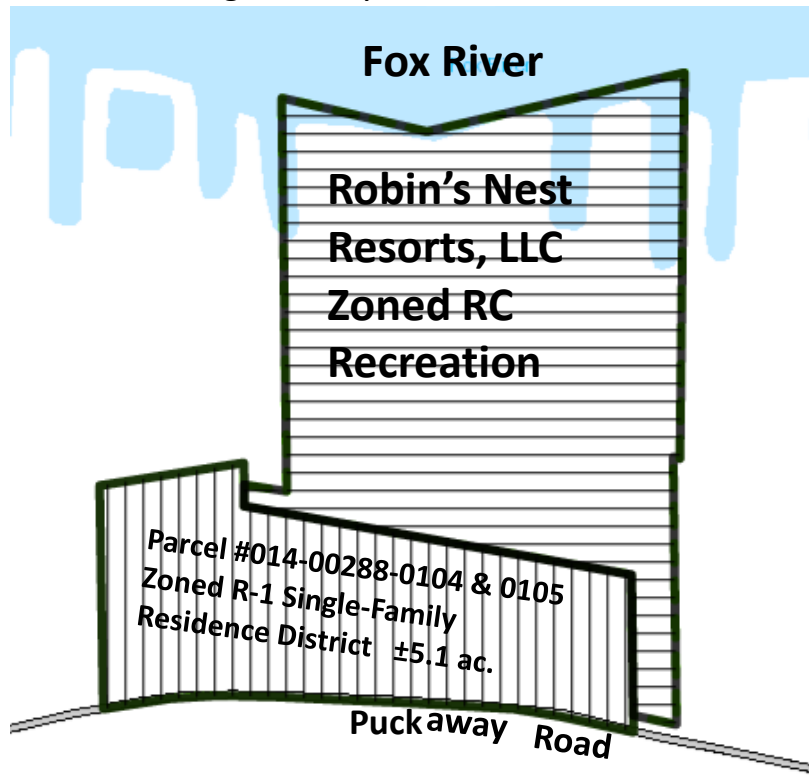


Applicant: Robin's Nest Resorts, LLC **Agent:** Don Dysland

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

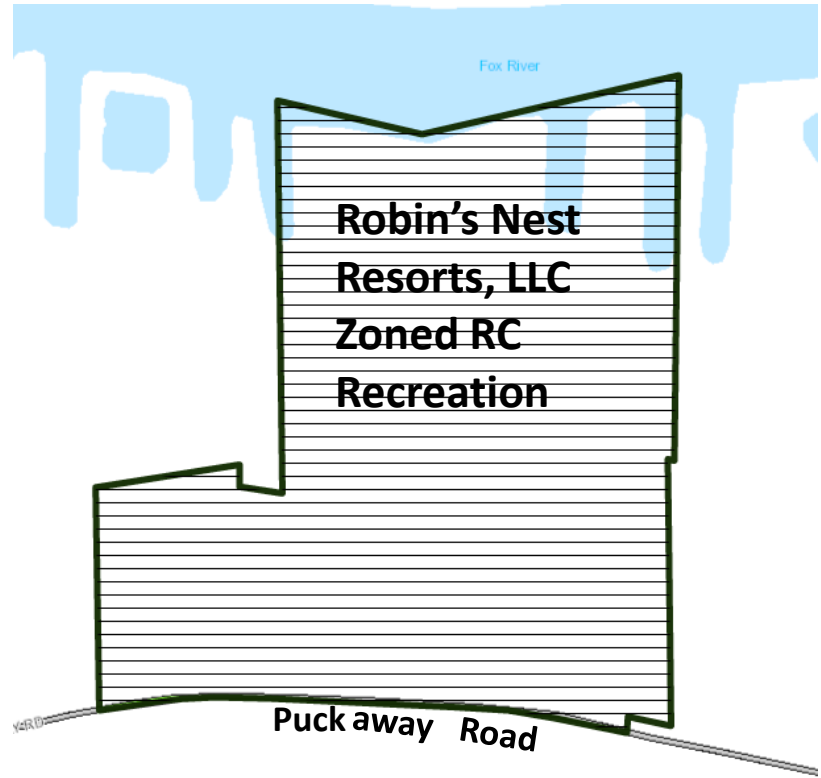
Current Configuration:

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



Proposed Configuration:

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



ITEM II: CONDITIONAL USE PERMIT

OWNERS:

Robin's Nest Resorts, LLC

AGENT:

Don Dysland

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

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

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

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

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

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

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

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

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

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

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

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

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

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

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

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

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

Please type or use black ink

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

GENERAL APPLICATION

Fee 375.00 ^{Rezone} _{CUP} (not refundable)

Date 11-30-15

Zone Change from R-1 to RC

Conditional Use Permit for Expand RV campground

Other _____

PROPERTY OWNER / APPLICANT

Name Robin's Nest Resort sLLC

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

AGENT, IF OTHER THAN OWNER

Name Don Dysland

Mailing Address W340 N4867 Road O

Phone Number (414) 810-8815

Signature [Signature] Date 11/30/15

PROPERTY INFORMATION

Town of Marquette ^{Affected} Parcel Numbers 014-00288-0105 ^{Rezone} Acres 4.4 (for Rezone)
Lot 4 Block - Subdivision CSM 3424 and Lot 1 of CSM 3410 ^{CUP} 8.69 (included for CUP)

Section 31 Town 15 North Range 11 East

Location of Property W7007 Puckaway Road

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

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

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

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

Conditional Use Permit
Rivers End Resort
Lake Puckaway

12/1/2015

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

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

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

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

 Date 12/1/15
Don Dysland

COPY

Robins Nest Concept Plan

BEING LOT 3 & 4, C.S.M. NO. 3424 AND A PART OF GOVERNMENT LOTS 1 & 2, SECTION 31, T. 15 N., R. 11 E., TOWN OF MARQUETTE, GREEN LAKE COUNTY, WISCONSIN.



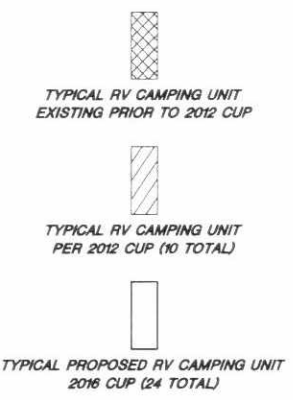
BASIS OF BEARINGS IS THE EAST LINE OF GOV'T LOT 1, WHICH IS RECORDED TO BEAR N00°10'00"E PER C.S.M. 3006.

- LEGEND**
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS./L.F.)
 - 3/4" IRON ROD FND.
 - ⊕ BRASS TABLET IN CONC. FND.
 - ⊕ 2" IRON PIPE W/BRASS CAP FND.
 - ⊕ BRASS CAP IN CONC. FND.
 - EXISTING FENCE
 - CLEAN OUT
 - ⊕ SEPTIC VENT
 - ⊕ SEPTIC TANK
 - ⊕ POWER POLE
 - OH- OVERHEAD UTILITY LINE
 - () PREVIOUS SURVEY OR RECORD DATA
 - ⊕ LIGHT POLE
 - FLOOD WAY AREA
 - ▨ GRAVEL SURFACE

NOTE: FLOOD FRINGE ELEV. = 769.6
(AS DETERMINED BY THE GREEN LAKE COUNTY LAND USE PLANNING AND ZONING DEPARTMENT.)

NOTE: 10 YR. FLOOD ELEV. = 767.9
(AS DETERMINED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.)

NOTE: ELEVATIONS SHOWN ABOVE ARE REFERENCED TO THE NAVD83 DATUM.



CLIENT
DONALD DYSLAND
W340 N4867 ROAD O
NASHOTAH, WI 53058

OWNER
ROBIN'S NEST RESORTS, LLC
W340 N4867 ROAD O
NASHOTAH, WI 53058

SURVEYOR
SCOTT P. HEWITT
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901

PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8817
FAX: (608) 742-0434
e-mail: surveying@grothman.com

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8817
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com

NO.	DATE	REVISION	BY	CHKD	SHEET	OF

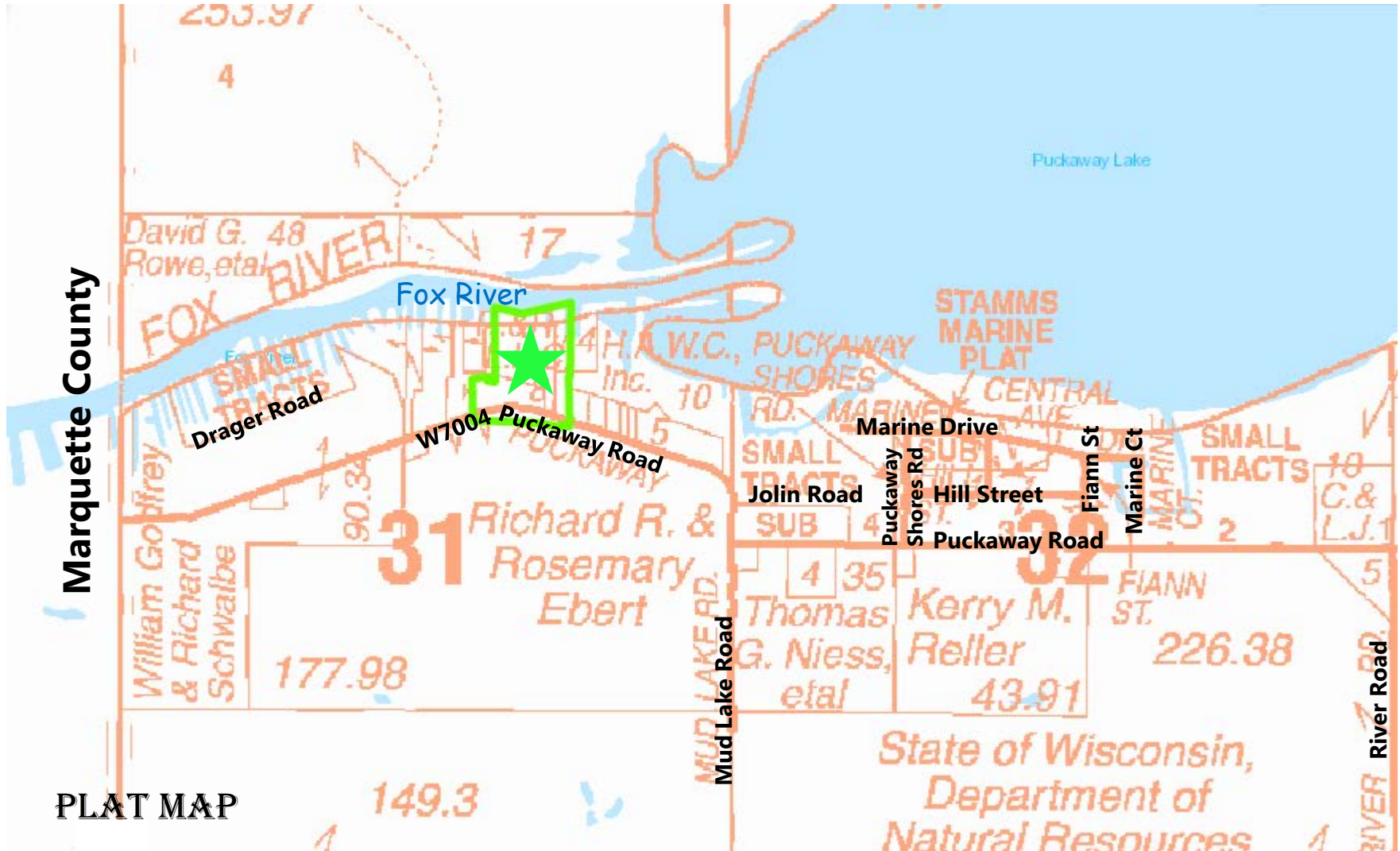
CONCEPT PLAN FOR DONALD DYSLAND TOWN OF MARQUETTE GREEN LAKE COUNTY, WISCONSIN

FILE NO. **1115-672**
PROJECT NO. **1101-866**
DRAWING NO. **1115-672**



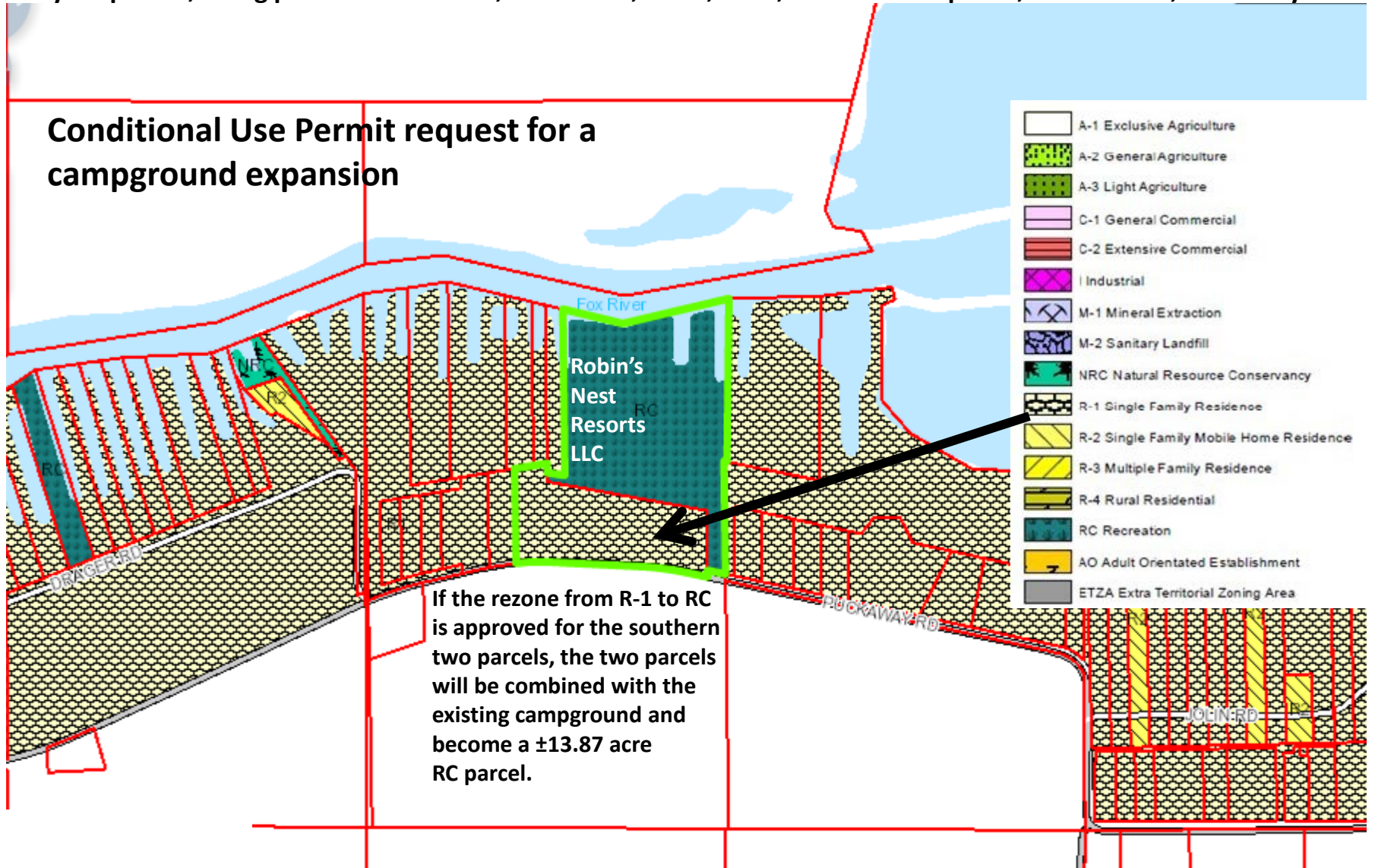
Applicant: Robin's Nest Resorts, LLC **Agent:** Don Dysland

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



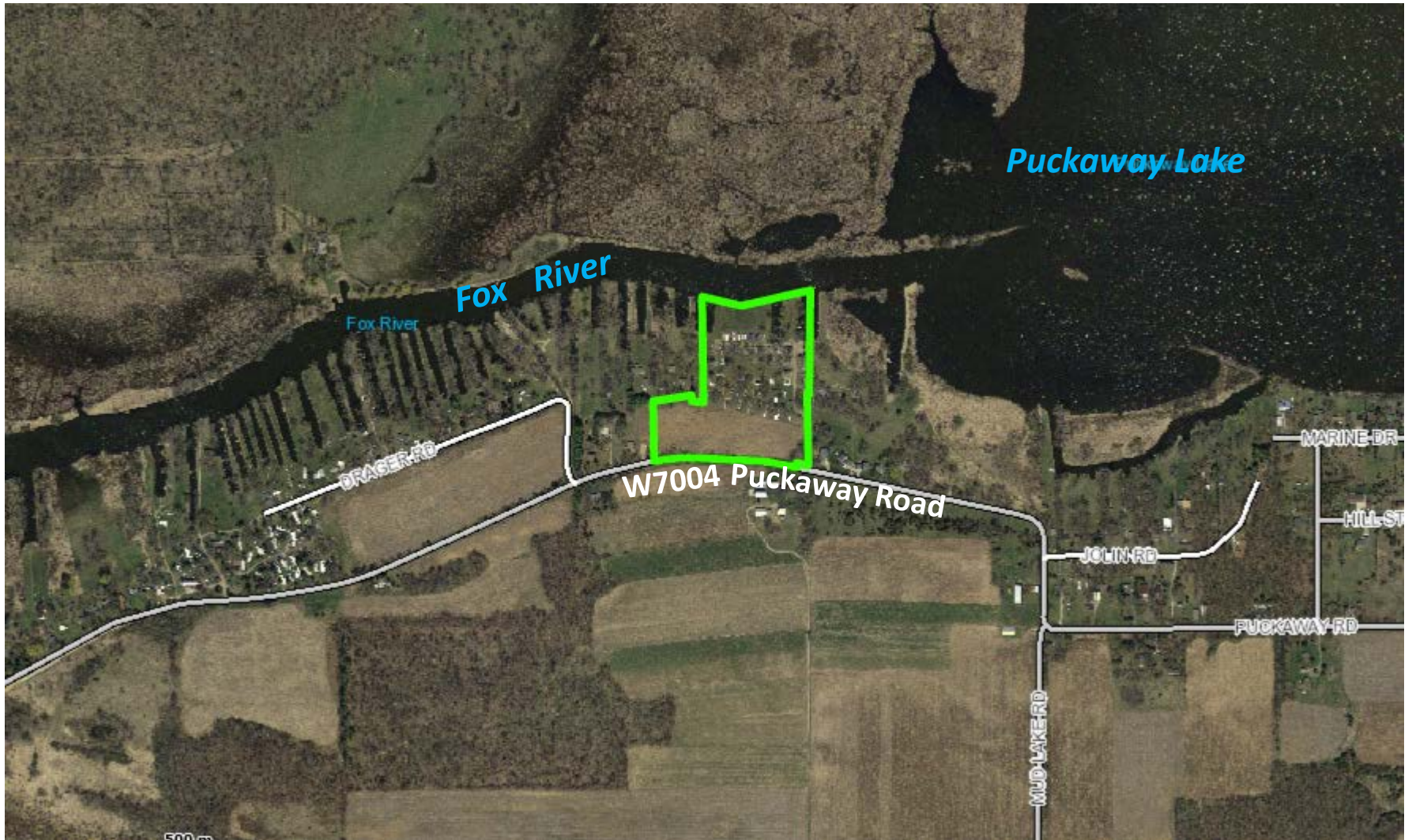
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Conditional Use Permit request for a campground expansion



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

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



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

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



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

**STATE OF WISCONSIN
DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER
PROTECTION**

GREEN LAKE COUNTY FARMLAND PRESERVATION PLAN	DATCP DOCKET NO. 16-F-09-24-PCA DARM DOCKET NO. 047-00000-P-16 F-0316 ORDER CERTIFYING PLAN THROUGH DECEMBER 31, 2025.
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INTRODUCTION

Green Lake County has asked the Department of Agriculture, Trade and Consumer Protection (“DATCP”) to certify a proposed comprehensively revised county farmland preservation plan pursuant to s. 91.16, Wis. Stats. DATCP has considered the request and adopts the following decision:

FINDINGS OF FACT

- (1) DATCP is an agency of the State of Wisconsin, and is responsible for administering Wisconsin’s farmland preservation law under ch. 91, Wis. Stats., as repealed and recreated by 2009 Wis. Act 28.
- (2) Green Lake County is a county of the State of Wisconsin.
- (3) In order for a county and its residents to participate in the farmland preservation program, a county must have a state-certified farmland preservation plan. Among other things, the certified plan must clearly designate farmland preservation areas that the county plans to preserve for agricultural use. Under s. 91.16(8), Wis. Stats., the certification of a farmland preservation plan does not cover any subsequent plan revision (adopted after July 1, 2009) unless DATCP certifies that plan revision.
- (4) Green Lake County had a state-certified farmland preservation plan that expired on December 31, 2015
- (5) Under s. 91.16(3)(a), Wis. Stats., DATCP may certify a county plan based on the county’s certification under s. 91.20(3), Wis. Stats., that the plan meets applicable certification standards under s. 91.18, Wis. Stats.
- (6) DATCP may certify a farmland preservation plan if the plan meets applicable statutory standards under s. 91.18, Wis. Stats. DATCP may certify based on the representations contained in the county’s application, but may conduct its own review and verification as it deems appropriate.
- (7) Under s. 91.10(2), Wis. Stats., the farmland preservation plan must be consistent with the Green Lake County Comprehensive Plan, and the County must include the farmland preservation plan in the County Comprehensive Plan. DATCP may make its certification contingent upon the county adoption of the certified plan text and maps, in the form certified. Under s. 91.16(9), Wis. Stats., DATCP may withdraw its certification at any time if DATCP finds that the certified plan materially fails to meet applicable certification standards under s. 91.18, Wis. Stats.
- (8) On July 10, 2015, DATCP certified the Green Lake County farmland preservation plan, consisting of

the proposed plan text (dated June 4, 2015) and maps (dated June 25, 2015). This certification was contingent upon Green Lake County adopting the certified ordinance, in the form certified before December 31, 2015.

(9) Green Lake County failed to adopt the certified plan, in the form certified, before December 31, 2015.

(10) On January 19, 2016, Green Lake County adopted a farmland preservation plan identical to the one conditionally certified by DATCP on July 10, 2015.

(11) Under s. 91.16(2)(a), Wis. Stats., DATCP may certify a county farmland preservation plan for a specified period of up to 10 years. Under s. 91.16(6), Wis. Stats.

CONCLUSIONS OF LAW

(1) Based on Green Lake County's certification that the attached county farmland preservation plan meets applicable certification requirements under s. 91.18, Wis. Stats., DATCP may certify that plan for up to 10 years.

(2) Certification does not apply to plan amendments made after the certification date, unless DATCP certifies those amendments.

(3) Pursuant to s. 91.16(7), Wis. Stats., the effective date of the certification should be the date on which the certified and adopted plan takes effect.

ORDER

NOW, THEREFORE, IT IS ORDERED THAT:

(1) The attached Green Lake County Farmland Preservation Plan text (dated June 4, 2015) and maps (dated June 25, 2015), as adopted by Green Lake County on January 19, 2016, are hereby certified under s. 91.16.

(2) The certified farmland preservation plan area for Green Lake County is titled "Farmland Preservation Areas."

(3) This order takes effect on the date on which the county adoption of the plan text and maps, in the form submitted, takes effect.

(4) This certification expires at the end of the day on December 31, 2025.

Dated this 29th day of April 2016.

STATE OF WISCONSIN,
DEPARTMENT OF
AGRICULTURE,
TRADE AND CONSUMER PROTECTION

By Ben Brancel Ben Brancel, Secretary

Parties for Purposes of Review Under s. 227.53, Wis. Stats.:

Alan Shute, Land Development Director
Green Lake County
PO Box 3188
Green Lake, WI 54941