



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

June 1, 2017

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, June 1, 2017:

Packet Pages:

1. **Amended** Agenda **05/31/17**
- 2-8. Draft meeting minutes from 05-04-17
- 9-11. Monthly reports
- 12-14. Land use permits and sanitary permits issued in April
15. List of acronyms
16. Public hearing notice
- 17-26. Item I: Robert & Jean Bahn, Town of Berlin
Conditional use permit request for an event barn.

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



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee

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

***AMENDED AGENDA 05/31/17 CD**

Date: Thursday, June 1, 2017 Time: 5:15 p.m.

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

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

1. Call to order
2. Pledge of Allegiance
3. Certification of open meeting law
4. Roll call
5. Approval of agenda
6. Approval of 05/04/17 minutes
7. Public comments: 3-minute limit
8. Public appearances
9. Correspondence
10. Department activity reports
 - a. Permits & others
 - b. Violation reports
11. Department/Committee Activity
 - a. Farmland Preservation Zoning District update
 - b. Other Proposed Zoning Ordinance amendments
 - c. R-2 Single-Family Mobile Home District review
 - d. Permit tracking software update
 - e. Contractor seminar update
- *f. Administrative Policy – “Treated Impervious Surfaces”**
12. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
July 6, 2017
Business meeting 5:15 p.m.
Public hearing 6:30 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.

6:30 p.m. Public Hearing

Item I: Owner: Robert & Jean Bahn **General legal description:** N7702 County Road F, Parcel #002-00688-0100, Part of the SW¹/₄ of Section 25 and the NW¹/₄ of Section 36, T17N, R13E, Town of Berlin **Request:** Conditional use permit request for an event barn

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

13. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, May 4, 2017**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Robert Lyon, Harley Reabe, Rich Slate (5:49 p.m.), Michael Starshak, Peter Wallace

Absent:

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Reabe/Wallace, unanimously carried, to approve the minutes of 04/06/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

Kirkman – At last month's meetings, the committee and county board approved the Shoreland Zoning Ordinance revision. All approval documentation has been sent to Dale Rezabek, WI-DNR. An email was received from Mr. Rezabek stating that the Green Lake County Shoreland Zoning Ordinance is now certified and in full compliance.

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

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

b. Violations

Kirkman discussed the list of land use violations. Sorenson discussed the list of septic violations. Assistant Corporation Counsel Sondalle commended the department on decreasing the number of land use and septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Farmland Preservation Zoning District update

Kirkman – The Farmland Preservation Zoning District updates have been merged with Chapter 350 Zoning Ordinance updates. An overhead presentation of the proposed changes were discussed and why the changes are occurring. The majority of the proposed changes have been discussed at previous committee meetings. On this particular version, the appendix is not included. The committee agreed that it would be a good idea to delete the appendix. The next step is to forward the ordinance and maps to the consultant, Ken Jaworski, Martenson & Eisele, and he will review and forward everything to DATCP for the State’s review.

Kamke – Reported that there were, originally, approximately 200 split-zoned parcels. One hundred eighty-five split-zoned parcels have been resolved; there are fifteen parcels that property owners have, so far, chosen to leave as is.

Slate asked that the committee receive a clean *pdf* copy of the ordinance.

The committee directed Kirkman to forward the amendments and maps to the consultant, Ken Jaworski.

b. Other Proposed Zoning Ordinance amendments

Discussion of the amendments were included under a. Farmland Preservation Zoning District update.

c. Stormwater and Erosion Control Ordinance update

Kirkman – Reported that, while he is working on the erosion control portion of the ordinance, Paul Gunderson, Green Lake County Land Conservationist, continues to work on the stormwater portion of the ordinance. This will be discussed at future committee meetings.

d. Permit tracking software update

Kirkman – At a recent seminar, a group of users of the permit tracking software met for a discussion regarding the ins and outs of the program. On May 12th, the company is holding a formal training for Green Lake County departments that will be utilizing the software. The full system will be in place by the June 1st committee meeting.

e. Administrative policy review of “Treated Impervious Surfaces”

Kirkman – Explained the possibility of creating an administrative policy for treated impervious surfaces. A handout with the following proposed policy was discussed:

Treated impervious surfaces provide for impervious surfaces that can be documented to show that stormwater runoff is treated by devices such as stormwater ponds, constructed wetlands, infiltration basins, rain gardens, bio-swales or other engineered systems, to be excluded from the impervious surfaces calculations under Section 338-46.

A property owner is entitled to this exception only when a sufficient (appropriately sized) treatment system or treatment device is treating the runoff from the impervious surface. To qualify for the exemption, property owners shall submit a complete land use permit application to be reviewed by the Land Use Planning & Zoning Department. The application shall include the following:

Rain Gardens (Only)

- 1) Land use permit application per Section 338.63.B. of the Green Lake County Shoreland Zoning Ordinance.*
- 2) Rain Garden shall be designed per Section 338.60.E. of the Shoreland Zoning Ordinance.*
- 3) A rain garden specific site plan, indicating and illustrating sizing and design calculations, site and soil characteristics, rain garden distance to downspout, and rain garden dimensions as well as a planting layout.*
- 4) An implementation and maintenance schedule for the property owner to establish and maintain the rain garden as well as an enforceable obligation.*
- 5) The enforceable obligation shall be evidenced by an instrument recorded in the office of the Register of Deeds prior to the issuance of the land use permit.*

For All Other Devices or Systems

- 1) Land use permit application per Section 338.63.B. of the Green Lake County Shoreland Zoning Ordinance.*
- 2) Calculations showing how much runoff is coming from the impervious surface area. Applicants are to use a two-year, 24-hour rainfall event appropriate for Green Lake County.*
- 3) Documentation that the run-off from the impervious surface is being treated by a proposed treatment system or treatment devices shall be submitted by a professional engineer, landscape architect, or other qualified professional.*
- 4) An implementation and maintenance schedule for the property owner to establish and maintain the treatment system or treatment devices as well as an enforceable obligation.*
- 5) The enforceable obligation shall be evidenced by an instrument recorded in the office of the Register of Deeds prior to the issuance of the land use permit.*

Kirkman further explained that the committee could amend the Shoreland Zoning Ordinance to include the specifics of designing an infiltration system to NRCS (Natural Resource Conservation Service) or Land Conservation standards, or adopt an administrative policy like the one above. The administrative policy seems to be the best way to handle this rather than adding 2-3 pages to the ordinance. Staff would determine if the surfaces are treated according to standards rather than having the specifics spelled out in the ordinance.

Starshak suggested bringing in some of the local conservancy groups for input. Kirkman said that he would consult with Charlie Marks, Green Lake Sanitary District. If the committee decides to approve an administrative policy, the ordinance may have to be amended to include the policy.

Motion by Lyon/Wallace, unanimously carried, to instruct the department to move in the direction of adding the NRCS language to the ordinance and develop an internal administrative policy that links to it.

5:28 p.m. The committee recessed for 5 minutes prior to the public hearing.

6:33 p.m. The committee reconvened.

PUBLIC HEARING ITEMS

Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.

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

a) Public hearing

Andrea Roschke, von Briesen & Roger, SC, 411 E. Wisconsin Street, Milwaukee - Spoke in favor of the request.

Public hearing closed

b) Committee Discussion & Deliberation

Kirkman read through the list of criteria and staff's opinion on meeting the prerequisites. The Town of Brooklyn approved the request.

c) Committee Decision

On a motion by Slate/Lyon, unanimously carried on roll call (5-eyes, 0-nays), to approve the Comprehensive Plan amendment to the *Future Land Use Map* and forward to the county board of final action.

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

District.

- a) Public Hearing

Andrea Roschke, von Briesen & Roger, SC, 411 E. Wisconsin Street, Milwaukee - Spoke in favor of the request.

Public hearing closed

- b) Committee Discussion & Deliberation

Kirkman read through the list of criteria and staff's opinion on meeting the prerequisites. The Town of Brooklyn approved the request. A letter from von Briesen & Roger, SC was referenced explaining that the existing building is in the process of being removed. The boat lifts are also removed from the property.

- b) Committee Decision

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

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

- a) Public Hearing

Sharon Kuhfuss, W1759 Prairie Drive – Spoke in favor of the request.

Public hearing closed

- b) Committee Discussion & Deliberation

Kirkman explained the request and how it meets the criteria of the ordinance. The list of staff-recommended conditions was also read. The Town of Mackford approved the request.

- b) Committee Decision

On a motion by Reabe/ Slate, unanimously carried on roll call (5-eyes, 0-nays), to approve the conditional use permit request with the following conditions:

- 1) A land use permit is required before any new construction starts.
- 2) The maximum number of dwellings shall be limited to the two existing homes unless future Conditional Use permits and/or zoning changes allow for additional structures.
- 3) The approved dwelling shall be occupied only by caretakers and/or laborers responsible to the onsite farm, and shall not be left unoccupied for a period exceeding six (6) consecutive months in any one (1) year period.

- 4) **The existing single-family dwelling on parcel 010-00587-0200 shall only be occupied by the farm owner or the immediate family of the farm owner.**
- 5) **If violations are found to any of the approved conditions of this permit, or if the zoning and/or use of the land is changed to contradict the intended purpose of the approved permit, the owner(s) of the identified property shall be required to make the necessary modifications to the structures and/or deed to comply with the provisions of Chapter 350 of the Green Lake County Zoning Ordinance.**

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

- a) Public Hearing

Cristine Hess, N7737 County Road A – Spoke in favor of the request.

Public hearing closed

- b) Committee Discussion & Deliberation

Kamke explained the request and how it meets the criteria of the ordinance. The list of staff-recommended conditions was also read. The Town of Berlin approved the request.

- b) Committee Decision

On a motion by Slate/Wallace, unanimously carried on roll call (5 -eyes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Mobile home requirements – provide legal opinion for the R-2 zoning district
- Farmland Preservation Zoning District update
- Other Zoning Ordinance amendments
- Stormwater and Erosion Control Ordinance
- Live permit tracking update
- Contractor seminar update

b. Meeting Date

July 6, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

7:08 p.m. The meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

Draft

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

FEES RECEIVED		APRIL				YEAR TO DATE				BUDGET	
		2016		2017		2016		2017		2017	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS											
Residential	New	2	850	4	350	12	2,950	8	1,900	-	
	Alterations	9	1,250	5	550	15	2,100	14	2,000	-	
Commercial	New	-	-	-	-	4	600	-	-	-	
	Alterations	-	-	-	-	-	-	2	1,100	-	
Agricultural	New	1	150	4	750	3	450	8	1,350	-	
	Alterations	-	-	1	150	-	-	3	450	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
Total		12	\$ 2,250	14	\$ 1,800	34	\$ 6,100	35	\$ 6,800	\$ 30,000	23%
SANITARY PERMITS (POWTS)											
Residential	New	-	-	1	355	3	840	5	1,475	-	
	Replacement	3	840	4	1,120	9	2,595	7	2,035	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	1	355	-	-	1	355	-	-	-	
	Replacement	-	-	-	-	-	-	-	-	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
	Total	4	\$ 1,195	5	\$ 1,475	13	\$ 3,790	12	\$ 3,510	\$ 17,000	21%
NON-METALLIC MINING PERMITS											
Annual Permit Fees		-	-	-	-	18	14,300	18	14,500	-	
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,500	\$ -	
BOARD OF ADJUSTMENT											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		1	375	-	-	2	750	-	-	-	
Appeals		-	-	-	-	-	-	-	-	-	
Total		1	\$ 375	-	\$ -	2	\$ 750	-	\$ -	\$ 750	0%
PLANNING & ZONING COMMITTEE											
Zoning Change		5	1,875	-	-	8	3,000	4	1,875	-	
Conditional Use Permits		-	-	-	-	1	375	2	1,125	-	
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-	
Total		5	\$ 1,875	-	\$ -	9	\$ 3,375	6	\$ 3,000	\$ 6,000	50%
MISC.											
Rental Weatherization		-	-	3	75	2	50	9	225	250	
Wisconsin Fund		-	-	-	-	-	-	-	-	-	
Applied Funds - Code Enforcement		-	9,045	-	141	-	10,518	-	401	-	
Total		-	\$ 9,045	3	\$ 216	2	\$ 10,568	-	\$ 626	\$ 250	250%
SURVEYOR											
Certified Survey Maps		1	165	5	915	10	1,710	14	2,790	4,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
Miscellaneous		1	165	-	-	-	-	-	125	-	
Total		1	\$ 330	5	\$ 915	10	\$ 1,710	14	\$ 2,915	\$ 4,000	73%
GIS (Geographic Information System)											
Map Sales		-	-	-	-	-	50	-	62	500	
Land Records Transfer		-	2,032	-	1,919	-	8,528	-	8,943	25,000	
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080	
Total		-	\$ 2,032	-	\$ 1,919	-	\$ 8,578	-	\$ 18,085	\$ 34,580	
GRAND TOTAL		23	17,102	27	6,325	88	49,171	85	49,436	\$ 92,580	53%

For 04/01/17 - 04/30/17

Revenue Summary Report

FJRES01A

Periods 04 - 04

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	75.00	225.00	25.00	90.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	1,800.00	6,800.00	23,200.00	22.67
17-100-10-44400-001-000 BOA Public Hearing	750.00	.00	.00	750.00	.00
17-100-10-44400-002-000 PZ Public Hearing	6,000.00	.00	3,000.00	3,000.00	50.00
17-100-10-44400-003-000 Misc	.00	.00	125.00	-125.00	.00
17-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,500.00	-14,500.00	.00
17-100-10-44410-000-000 Sanitary Permits	17,000.00	1,475.00	3,510.00	13,490.00	20.65
17-100-10-46131-001-000 GIS Map Sales	500.00	.00	62.00	438.00	12.40
17-100-10-46131-002-000 Strategic Fund	9,080.00	.00	9,080.00	.00	100.00
17-100-10-46762-000-000 Certified Survey Maps	4,000.00	915.00	2,790.00	1,210.00	69.75
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	140.82	542.53	225,068.60	.24
10 Land Use Planning and Zoning	318,191.13	4,405.82	40,634.53	277,556.60	12.77

For 04/01/17 - 04/30/17

Expenditure Summary Report

FJEXS01A

Periods 04 - 04

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
10 Land Use Planning and Zoning						
53610 Code Enforcement						
17-100-10-53610-110-000 Salaries	265,433.17	.00	23,506.88	77,321.12	188,112.05	29.13
17-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	.00	1,000.00	.00
17-100-10-53610-151-000 Social Security	20,305.64	.00	1,749.75	6,930.99	13,374.65	34.13
17-100-10-53610-153-000 Ret. Employer Share	18,049.46	.00	1,598.46	6,342.08	11,707.38	35.14
17-100-10-53610-154-000 Health Insurance	41,214.64	.00	4,742.78	23,528.81	17,685.83	57.09
17-100-10-53610-155-000 Life Insurance	467.92	.00	37.81	151.24	316.68	32.32
17-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	.00	5,000.00	.00
17-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	1,025.00	2,525.00	2,475.00	50.50
17-100-10-53610-210-003 Miscellaneous Fees	1,000.00	.00	.00	200.00	800.00	20.00
17-100-10-53610-310-000 Office Supplies	200.00	.00	.00	30.00	170.00	15.00
17-100-10-53610-312-000 Field Supplies	300.00	.00	.00	.00	300.00	.00
17-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	.00	.00	1,000.00	.00
17-100-10-53610-320-001 Publications-PZ Public Hearing	2,000.00	.00	487.00	1,015.50	984.50	50.78
17-100-10-53610-321-000 Seminars	1,000.00	82.00	.00	252.44	665.56	33.44
17-100-10-53610-324-000 Member Dues	800.00	.00	340.00	440.00	360.00	55.00
17-100-10-53610-330-000 Travel	1,000.00	.00	.00	284.09	715.91	28.41
17-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	44.78	44.78	955.22	4.48
17-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
53610 Code Enforcement	366,770.83	82.00	33,532.46	119,066.05	247,622.78	32.49
53610 Code Enforcement						
17-101-10-53610-999-000 Carryover Non-Metallic Mining	77,162.00	.00	.00	.00	77,162.00	.00
17-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
17-101-10-53610-999-004 Professional Services - Land Development	43,532.00	.00	.00	1,131.29	42,400.71	2.60
17-101-10-53610-999-007 Professional Services - Surveyor	79,009.93	.00	.00	.00	79,009.93	.00
53610 Code Enforcement	225,611.13	.00	.00	1,131.29	224,479.84	.50
10 Land Use Planning and Zoning	592,381.96	82.00	33,532.46	120,197.34	472,102.62	20.30

Land Use Permits April 2017

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>TBY</i>								
	Stagg	Michael	W1919 Princeton Rd	Acc	New	Res	\$20,000.00	\$150.00
	Jach	Joshua	N5710 County Road A	Acc	New	Res	\$300.00	\$50.00
	Deblock	Steve	N5695 County Road A	Prn	Alt	Res	\$55,000.00	\$150.00
<i>Summary for 'Mncp' = TBY (3 detail records)</i>								
Sum							\$75,300.00	\$350.00
Standard							16.72%	19.44%
<i>TGL</i>								
	McMahon	John	W2066 Melmar Dr	Fill/Grad		Res	\$500.00	\$50.00
	Cotterill Farms Inc		W615 State Road 44	Acc	New	Ag	\$105,000.00	\$300.00
<i>Summary for 'Mncp' = TGL (2 detail records)</i>								
Sum							\$105,500.00	\$350.00
Standard							23.42%	19.44%
<i>TMC</i>								
	Dillie	David	N1093 Union Rd	Acc	New	Ag	\$50,000.00	\$150.00
	William C Krentz Rev Trust		N1196 County Road O	Acc	New	Ag	\$70,000.00	\$150.00
<i>Summary for 'Mncp' = TMC (2 detail records)</i>								
Sum							\$120,000.00	\$300.00
Standard							26.64%	16.67%
<i>TMN</i>								
	Investments LLC	Gelhar Real Est	W965 County Road S	Prn	Alt	Res	\$679.50	\$50.00
	Eicher	Amos E/Edna	W3511 Yunker Rd	Acc	Alt	Ag	\$40,000.00	\$150.00
	Yoder	Amos	W4201 Winding Ln	Acc	New	Ag	\$30,000.00	\$150.00
<i>Summary for 'Mncp' = TMN (3 detail records)</i>								
Sum							\$70,679.50	\$350.00
Standard							15.69%	19.44%
<i>TMQ</i>								

Wednesday, May 03, 2017

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<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>
	Harter	James	W7076 Puckaway Rd	Prn	New	Res	\$8,000.00	\$0.00
	Harter	James	W7076 Puckaway Rd	Prn	Alt	Res	\$44,000.00	\$150.00
<i>Summary for 'Mncp' = TMQ (2 detail records)</i>								
Sum							\$52,000.00	\$150.00
Standard							11.54%	8.33%
<i>TPR</i>								
	Anderson	Kirk	N4667 Oak Rd	Prn	Alt	Res	\$20,000.00	\$150.00
	Rogers	Thomas	Bend Rd	Acc	New	Res	\$7,000.00	\$150.00
<i>Summary for 'Mncp' = TPR (2 detail records)</i>								
Sum							\$27,000.00	\$300.00
Standard							5.99%	16.67%
Grand Total							\$450,479.50	\$1,800.00

Sanitary Permits April 2017

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>TBE</i>						
	Repl	Properties of Berlin	T & B	W1215 East A	single fam frame exist	\$280.00
	Repl	Hess	Michael	W1101 W Forest Ridge Rd	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TBE (2 detail records)</i>						
Sum						\$560.00
Standard						37.97%
<i>TMN</i>						
	Repl	O'Brien	Daniel	W4513 Grand River Rd	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TMN (1 detail record)</i>						
Sum						\$280.00
Standard						18.98%
<i>TPR</i>						
	Repl	Kush	Lawrence	N5049 Fox River Ln	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TPR (1 detail record)</i>						
Sum						\$280.00
Standard						18.98%
<i>VKG</i>						
	New	Krueger	Richard & Mary	318 Front St	single fam frame new	\$355.00
<i>Summary for 'Mncp Code' = VKG (1 detail record)</i>						
Sum						\$355.00
Standard						24.07%
Grand Total						\$1,475.00

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

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, June 1, 2017, at 6:30 p.m.* to consider the following item:

Item I: Owner: Robert & Jean Bahn **General legal description:** N7702 County Road F, Parcel #002-00688-0100, Part of the SW¼ of Section 25 and the NW¼ of Section 36, T17N, R13E, Town of Berlin **Request:** Conditional use permit request for an event barn.

Publish: May 18, 2017
May 25, 2017

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

June 1, 2017

ITEM I: CONDITIONAL USE PERMIT

OWNERS:

Robert & Jean Bahn

APPLICANTS:

Same

REQUEST: The owners are requesting a conditional use permit for an event barn on the A-1, Exclusive Agriculture zoned lands.

PARCEL NUMBER / LOCATION: Parcel number 002-00688-0100 located in the SW¼ of Section 25, and the NW¼ of Section 36, T17N, R13E, in the Town of Berlin. The area proposed for conditional use permit is located at N7702 County Road F.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is A-1 Exclusive Agriculture District and lands surrounding the subject site are also A-1, with the predominant use of the land being agricultural. There is a small C-1 General Commercial District area that is also located within the applicants' parcel.

ADDITIONAL INFORMATION / ANALYSIS:

According to the information submitted by the applicants, an existing barn will be used to accommodate weddings, receptions, reunions, club meetings, family gatherings, etc. The site is a 345-acre farm that grows soybeans and corn, and they also raise a small number of beef cattle. The area proposed for weddings is not utilized for their agricultural activities at this time. These activities will be held on a seasonal basis. It is indicated that no food or alcohol will be served by the applicants; however, they will allow licensed professionals to supply catering services.

An event barn is not listed as a permitted use in the A-1, Exclusive Agriculture District in the Zoning Ordinance. However, after reviewing the ordinance, the department identified other uses similar to the request that are allowed in the A-1 District with a conditional use permit. Community center, concert hall, and dance hall were among the similar uses that are conditionally permitted.

In reviewing this application, a number of important points should be addressed as part of the decision-making process. First and foremost, increased noise, light glare, and traffic on surrounding land areas and uses during these events must be carefully considered.

Other factors to consider include the associated parking, hours of operation, drainage, and the need for landscaping and/or buffering of the proposed activities.

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

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

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

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

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, the following conditions may be appropriate:

- 1) Additional land use permits could be required for other ancillary structures.
- 2) A land use permit shall be required for a sign. One freestanding sign shall be allowed with a maximum message area of 32-square feet and a minimum setback of 10 feet from the road right-of-way.
- 3) Only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
- 4) Proof that compliance with commercial building code requirements for structures that are the subject of this request is being pursued by the landowner.
- 5) POWTS requirements must be satisfied at any and all applicable level(s) of governmental regulation.
- 6) A restriction on the hours and/or days of operation for each activity may be established.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 3-23-17

Zone Change from — to —

Conditional Use Permit for EVENT BARN

Other _____

PROPERTY OWNER / APPLICANT

Name ROBERT & JEAN BARN

Mailing Address N 7702 QTY F BERLIN WI 54923

Phone Number 920-361-3702 920-850-3702

Signature Robert H Barn Date 3/22/17

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of BERLIN Parcel Numbers (affected) 001-00688-0100 Acres (affected) SEE ATTACHED

Subdivision _____

Section 2536 Town 17 North Range 13 East

Location of Property N 7702 QTY F BERLIN WI 54923

Legal Description S 200' OF THE SW 1/4 SEC 25 ALSO THE NW 1/4 OF SEC 36
INC USM 1815 EXC LANDS FOR HIGH

Current Zoning Classification A1 & C1 Current Use of Property CROP + BEEF FARM

Detailed Description of Proposed Use USE OF THE EXISTING DANDY BARN
FOR AN EVENT CENTER FOR WEDDINGS, REUNIONS, CLUB MEETINGS,
FAMILY GATHERINGS, ETC.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

Information addressing the proposed use of the barn located at N7702 County Road F

We would like to use the existing barn as an event venue for gatherings such as weddings, reunions, club meetings, etc. The lawn area to the north of the barn would be available for use for outdoor ceremonies and outdoor seating.

The barn and its immediate outdoor lawn area is part of a 345 acre farm on which corn and soybeans are grown. We also raise a small number of beef cattle. This barn and green area is not utilized for any other agriculture purpose other than some storage of small items in the lower level of the barn during the winter. Parties renting the barn will be restricted to the confines of the barn and the immediate surrounding area. At no time will access to other pastures on the farm or any other farm buildings be permitted.

The barn is set back from County Road F approximately 200 yards and there is a circle gravel driveway allowing for easy entrance and exit of the property. Immediate area to the south and east of the barn would accommodate parking - well away from the road.

This barn would be available for use seasonally – mid May through mid- October. With respect to neighbors, music will terminate no later than midnight and all guests must leave by 1 a.m.

We will not be providing any food or liquor service. The barn will be rented out with the understanding that the renter is responsible for sourcing caterers, entertainers, and any other vendors needed for their event. No alcohol sales will be allowed and if the renter is going to provide any alcohol, they will be required to hire a licensed bartender to serve it.

We plan to have indoor restrooms on the lower level of the barn converting the former milk house area of the barn (already fitted with plumbing and a septic tank) into a men's room and a ladies room. There will be no overnight accommodations.

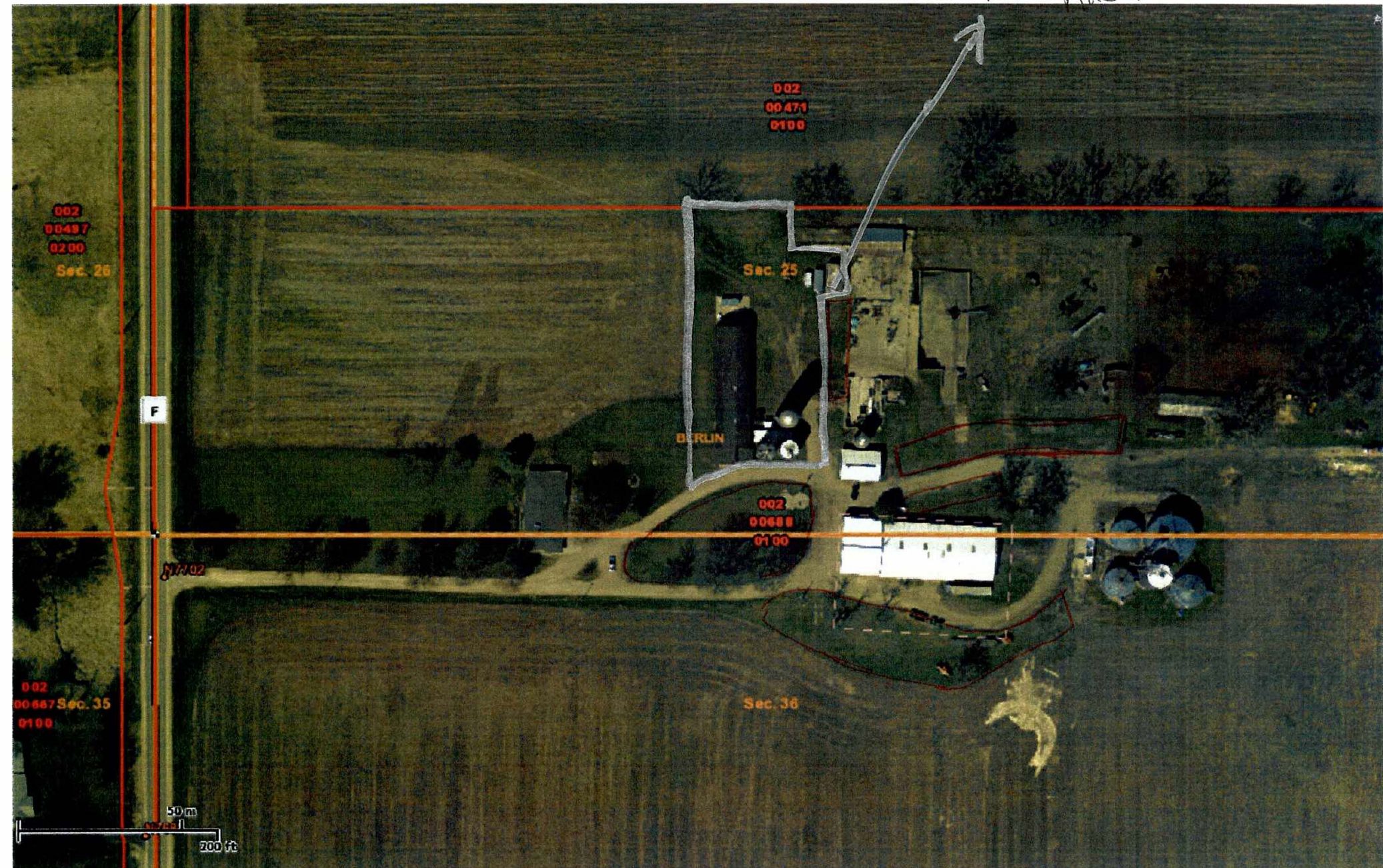
We will be working with a certified building inspector to ensure that the facility is safe for use by the public.

Robert and Jean Bahn

GIS Viewer Map

Green Lake County, WI

*This small shed
has been removed*

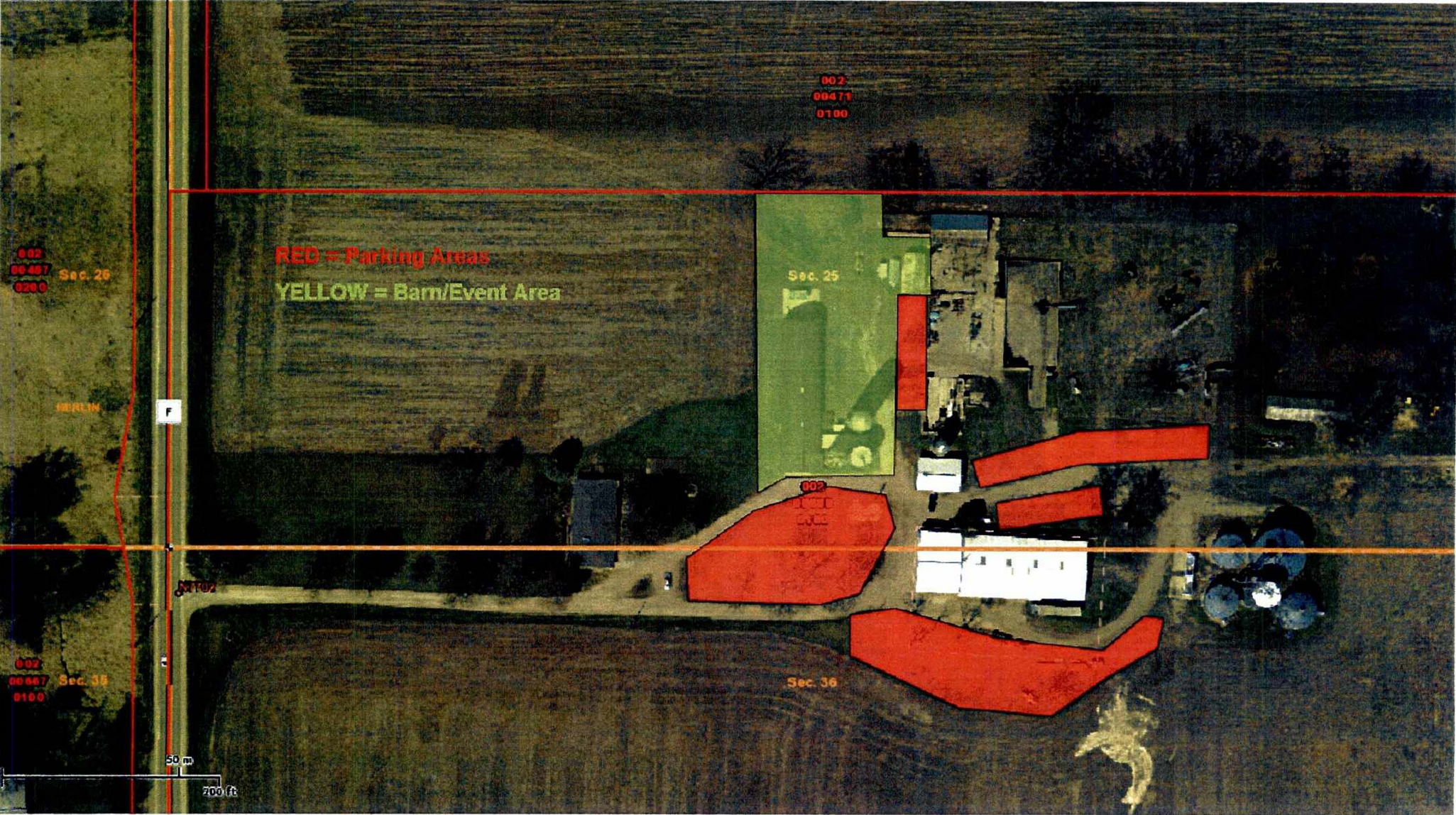


GIS Viewer Map. Green Lake County, WI. Wed Mar 22 2017 10:34 :54 AM.

*Red Outlined AREA = Parking
Silver Outline - The barn and lawn area*

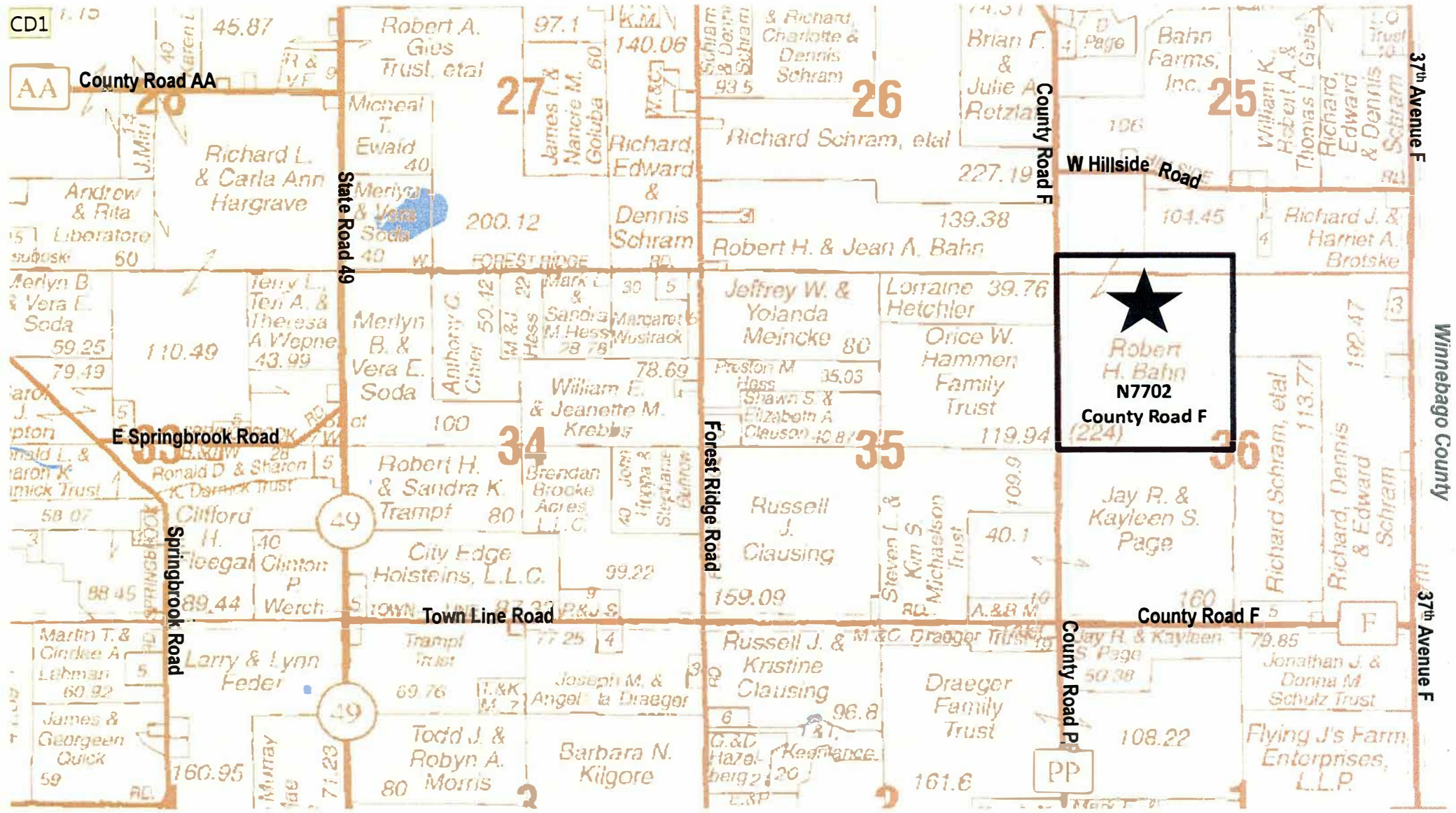
Bahn Farms

Green Lake County, WI



GIS Viewer Map. Green Lake County, WI. Tue Mar 28 2017 02:43:16 PM.

Robert H. & Jean Bahn – W7702 County Road F, Town of Berlin
Parcel #002-00688-0100, Part of the SW¼ of Section 25 and the NW¼ of Section 36, T17N, R13E
Request: Conditional use permit for an event barn.



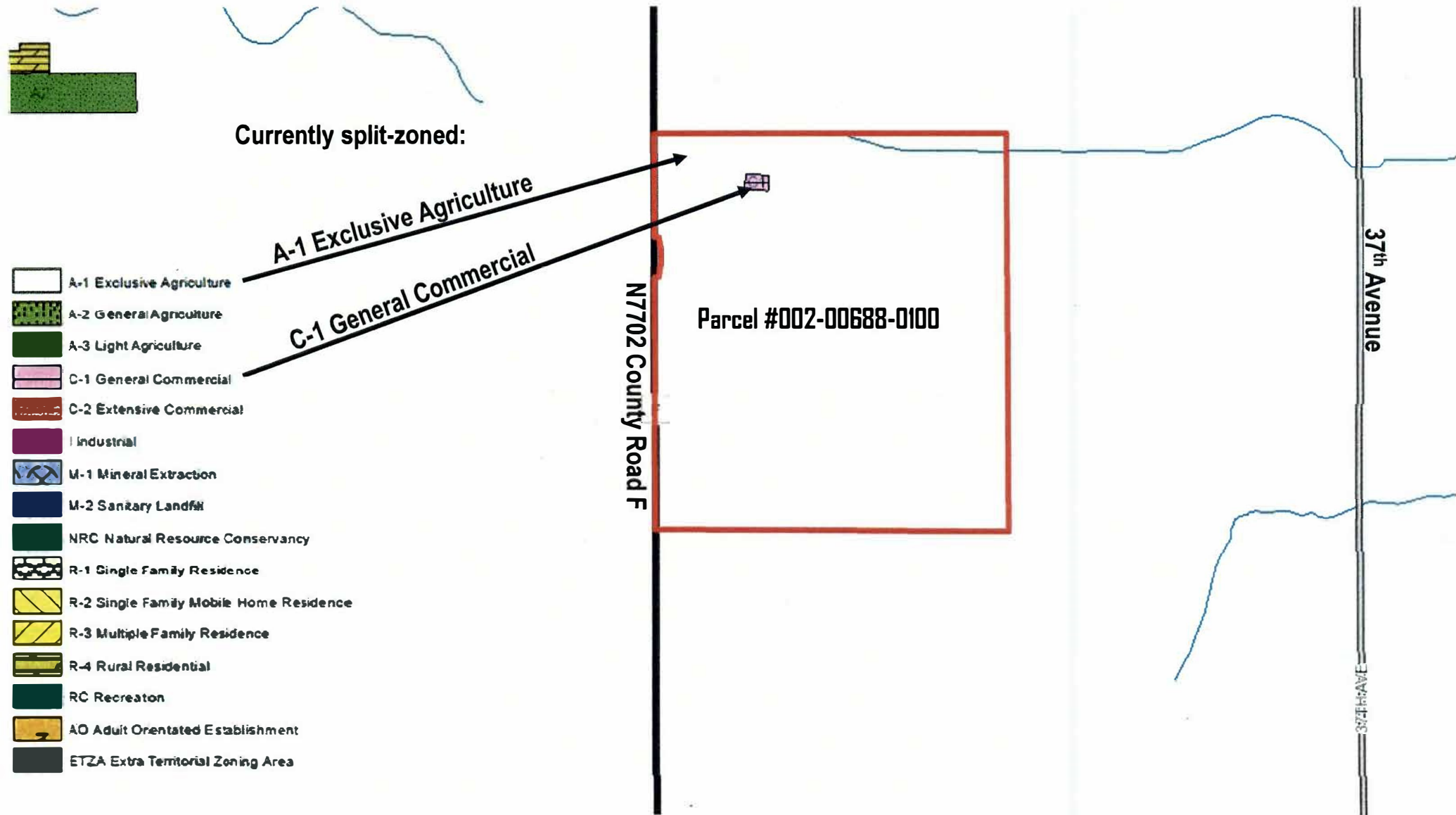
Green Lake County Land Use Planning & Zoning Committee Public Hearing 06/01/17

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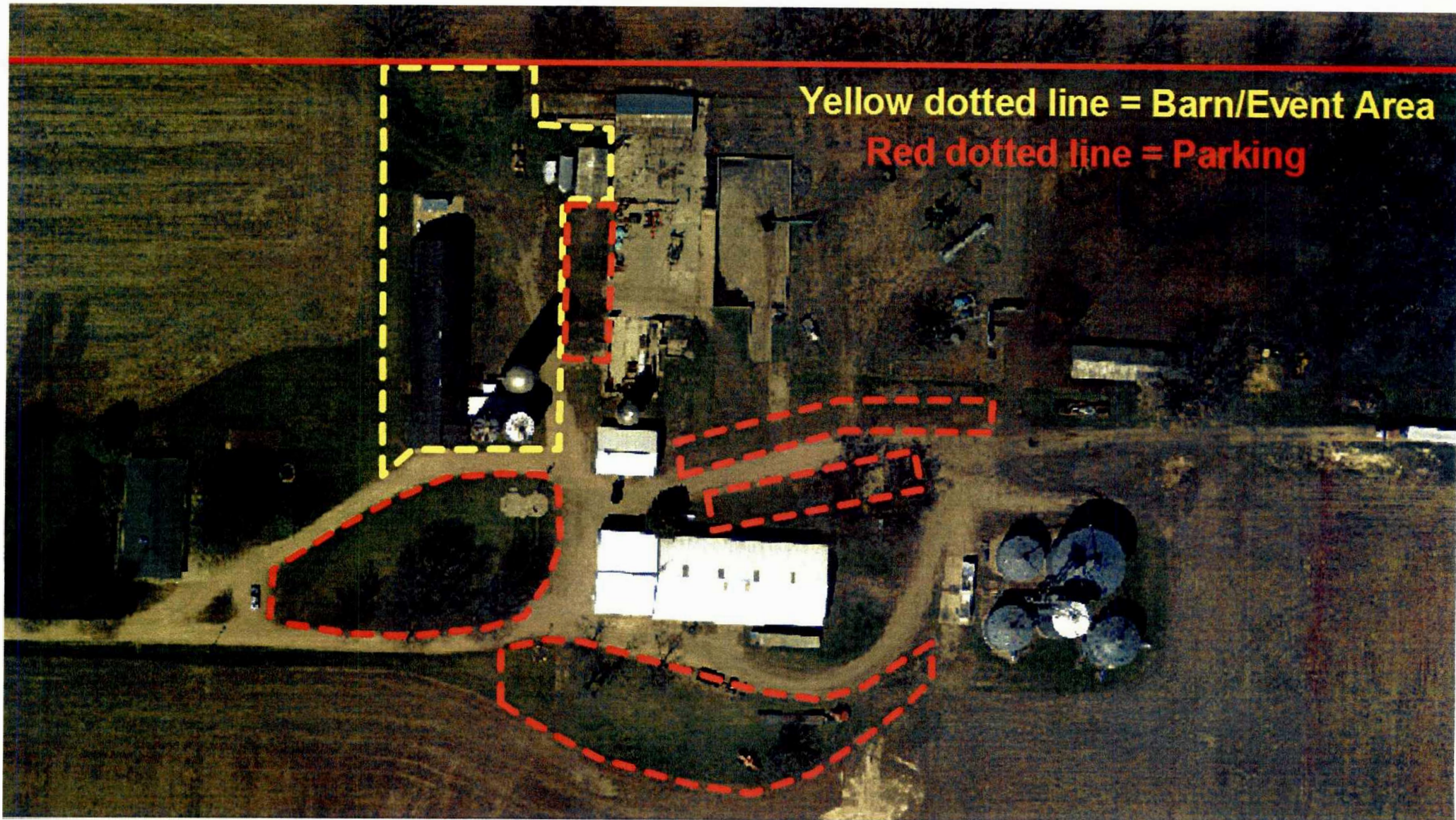
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Green Lake County Land Use Planning & Zoning Committee Public Hearing 06/01/17