



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee

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

AGENDA

Date: Thursday, July 6, 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 06/01/17 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. Administrative Policy – Treated Impervious Surfaces
12. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
August 3, 2017
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

6:30 p.m. Public Hearing - None

13. Adjourn

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

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, June 1, 2017**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Robert Lyon, Harley Reabe, Michael Starshak, Peter Wallace

Absent: Rich Slate

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Reabe/Wallace, unanimously carried, to approve the minutes of 05/04/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

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

b. Violations

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

Kirkman also discussed the new software for land use and septic permits. With the change in software, the availability of printing the same information on the violation reports is not readily

available. Kirkman explained that he checked with the software representatives from Transcendent and they stated that the other counties that have this software, don't see violation reports because they feel this is a departmental/administrative function and not a committee function. All of the counties, who use this software, have the same format with permits and reports. It could cost additional money to have this report function set up for Green Lake County. Is it necessary for this committee to receive this report? When a violation gets to the point where it is turned over to Corporation Counsel, the committee could be apprised of the situation(s) at that time. The committee discussed this further and agreed that they still want to see the monthly violation reports and it is important that the information that was on the previous months' reports be included on future reports. Kirkman advised the committee that he may have to contact the software company to see if this is a possibility. Corporation Counsel Klockow asked if the committee would be amenable to getting an estimate of the cost for being able to print a report with the same information the old report contained. The committee agreed that this would be a good idea. Kirkman will contact Transcendent for that estimate.

DEPARTMENT/COMMITTEE ACTIVITY

a. Farmland Preservation Zoning District update

Kirkman – Reported that staff has been working on getting the mapping completed. In order to fix the split-zoned parcels to satisfy DATCP, the *Future Land Use Map* in the Comprehensive Plan needs to be modified. When approving the recommended zoning district changes for all of the split-zoned parcels, the Comprehensive Plan's *Future Land Use Map* and the *Farmland Preservation Map* must match. Martenson & Eisele's mapping person met with staff to go through every parcel that is problematic from a farmland preservation and split-zoned perspective. Those issues have now been resolved. The mapping representative will create two maps: a *Future Land Use Map* and a *Farmland Preservation Map* that will be consistent with each other. Staff will continue to contact some of the split-zoned property owners to see if they'll resolve their zoning issues. When all of this is completed, the proposed update will be sent to DATCP by mid-June to be reviewed. It will then be returned to the department for the Comprehensive Plan amendment and then the map amendment to the zoning ordinance. Ken Jaworski, consultant for Martenson & Eisele, estimates that everything should be completed by October.

b. Other Proposed Zoning Ordinance amendments

Kirkman – There is no update at this time.

c. R-2 Single-Family Mobile Home District review

Kirkman – Stated that he had asked Corporation Counsel Klockow for her opinion on the R-2 Single-Family Mobile Home District section of the zoning ordinance.

Corporation Counselor Klockow – Advised that, in her opinion, the existing ordinance is an illegal ordinance and violates the Wisconsin Constitution. If the committee is not ready to completely rewrite this section of the ordinance, she would recommend that the County Board repeal the existing ordinance and then, in time, redraft the ordinance. The ordinance, as it stands

now, makes unnecessary restrictions on the use of private property and it requires the town to hold a referendum. There must be a legislative mandate that would allow this type of referendum and this process is against the Wisconsin Constitution. In summary, this section of the ordinance is not valid and should be repealed and redrafted at a later date.

Kirkman – Suggested that the committee strike out this section of the zoning ordinance when working on the other zoning ordinance amendments. This will be placed on next month's agenda.

Starshak – Directed Kirkman to get the information on the origin, purpose, and effect of the ordinance for the next meeting.

d. Permit tracking software update

Kirkman – Reported that staff has been happy with the new software. Other than the report snafu, it appears to be a good update.

e. Contractor seminar update

Kamke – There was a total of nine contractors who attended the seminar. Those that attended had very good questions. Nine contractors attended. Approximately 100 contractors were invited. There will be another seminar next winter when everyone is less busy. This will be a good time to cover the Farmland Preservation Plan update.

Kirkman – The realtors' group has asked that staff provide this training to their group.

Starshak asked that the committee be sent the training information as well.

6:10 p.m. Corporation Counsel Dawn Klockow was excused.

f. Administrative policy review of "Treated Impervious Surfaces"

Kirkman – This proposed policy was first discussed at last month's meeting. The committee asked that an opinion be obtained on this policy from Charlie Marks, Green Lake Sanitary District. Some of the calculation of the amount of infiltration required was provided by Charlie and Derek Kavanaugh, Land Conservation Department. Some of the surrounding counties, when asked how they handle treated impervious surfaces, were unaware of that section of their ordinance. This will be discussed again at next month's agenda.

6:15 p.m. The committee briefly recessed.

6:30 p.m. The committee reconvened.

PUBLIC HEARING ITEMS

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

Item I: 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.

a) Public hearing

Jean Bahn, N7702 County Road F – Spoke in favor of the request.

Robert Bahn, N7702 County Road F – Spoke in favor of the request.

Public hearing closed

b) Committee Discussion & Deliberation

Sorenson read through staff's suggestions for conditions. The Town of Berlin approved the request.

c) Committee Decision

On a motion by Reabe/Lyon, unanimously carried on roll call (4-ayes, 0-nays, 1-absent), to approve the Conditional Use Permit request with the following conditions:

- 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) The land owner shall provide proof to the Land Use Planning & Zoning Department that compliance with commercial building code requirements is being pursued for the event barn.
- 5) POWTS requirements must be satisfied at any and all applicable level(s) of governmental regulation.
- 6) The event barn use may occur any day of the week however the hours of operation shall be limited to 11:00 am until 12:00am (midnight).
- 7) The event barn use is a temporary use, not to exceed 180 days, as described in SPS 361.03(12) and SPS 314.01(5) Wisconsin Administrative Code, in any one year.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- R-2 Single-Family Mobile Home District review
- Farmland Preservation Zoning District update
- Administrative Policy Review – “Treated Impervious Surfaces”

b. Meeting Date

July 6, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

7:05 p.m. The meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

Draft

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

FEES RECEIVED		MAY				YEAR TO DATE				BUDGET	
		2016		2017		2016		2017		2017	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS											
Residential	New	8	2,000	6	2,600	20	4,950	14	4,500	-	
	Alterations	5	650	8	1,100	20	2,750	22	3,100	-	
Commercial	New	-	-	1	800	4	600	1	800	-	
	Alterations	-	-	-	-	-	-	2	1,100	-	
Agricultural	New	3	300	2	300	6	750	10	1,650	-	
	Alterations	2	300	-	-	2	300	3	450	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
Total		18	\$ 3,250	17	\$ 4,800	52	\$ 9,350	52	\$ 11,600	\$ 30,000	39%
SANITARY PERMITS (POWTS)											
Residential	New	-	-	2	560	3	840	7	2,035	-	
	Replacement	9	2,595	11	3,325	18	5,190	18	5,360	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	2	300	2	300	2	300	2	300	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	1	355	-	-	-	
	Replacement	1	280	1	280	1	280	1	280	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
	Total	12	\$ 3,175	16	\$ 4,465	25	\$ 6,965	28	\$ 7,975	\$ 17,000	47%
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		-	-	-	-	2	750	-	-	-	
Appeals		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	-	\$ -	2	\$ 750	-	\$ -	\$ 750	0%
PLANNING & ZONING COMMITTEE											
Zoning Change		-	-	-	-	8	3,000	4	1,875	-	
Conditional Use Permits		-	-	1	375	1	375	3	1,500	-	
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	1	\$ 375	9	\$ 3,375	7	\$ 3,375	\$ 6,000	56%
MISC.											
Rental Weatherization		2	50	2	50	4	100	11	275	250	
Wisconsin Fund		-	-	-	-	-	-	-	-	-	
Applied Funds - Code Enforcement		-	493	-	-	-	11,010	-	543	-	
Total		2	\$ 543	2	\$ 50	4	\$ 11,110	-	\$ 818	\$ 250	327%
SURVEYOR											
Certified Survey Maps		1	165	4	690	11	1,875	18	3,480	4,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
Miscellaneous		-	-	-	-	-	-	-	125	-	
Total		1	\$ 165	4	\$ 690	11	\$ 1,875	18	\$ 3,605	\$ 4,000	90%
GIS (Geographic Information System)											
Map Sales		2	150	-	45	2	200	-	107	500	
Land Records Transfer		-	2,344	-	3,112	-	10,872	-	12,055	25,000	
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080	
Total		2	\$ 2,494	-	\$ 3,157	2	\$ 11,072	-	\$ 21,242	\$ 34,580	68%
GRAND TOTAL		33	9,627	40	13,537	121	58,797	123	63,115	\$ 92,580	68%

For 05/01/17 - 05/31/17

Revenue Summary Report

FJRES01A

Periods 05 - 05

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	50.00	275.00	-25.00	110.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	4,800.00	11,600.00	18,400.00	38.67
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	375.00	3,375.00	2,625.00	56.25
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	4,465.00	7,975.00	9,025.00	46.91
17-100-10-46131-001-000 GIS Map Sales	500.00	45.00	107.00	393.00	21.40
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	690.00	3,480.00	520.00	87.00
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	.00	542.53	225,068.60	.24
10 Land Use Planning and Zoning	318,191.13	10,425.00	51,059.53	267,131.60	16.05

For 05/01/17 - 05/31/17

Expenditure Summary Report

FJEXS01A

Periods 05 - 05

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	20,897.60	98,218.72	167,214.45	37.00
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	1,550.14	8,481.13	11,824.51	41.77
17-100-10-53610-153-000 Ret. Employer Share	18,049.46	.00	1,421.02	7,763.10	10,286.36	43.01
17-100-10-53610-154-000 Health Insurance	41,214.64	.00	4,742.78	28,271.59	12,943.05	68.60
17-100-10-53610-155-000 Life Insurance	467.92	.00	37.81	189.05	278.87	40.40
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	200.00	2,725.00	2,275.00	54.50
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	54.49	84.49	115.51	42.25
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	406.00	1,421.50	578.50	71.08
17-100-10-53610-321-000 Seminars	1,000.00	82.00	10.00	262.44	655.56	34.44
17-100-10-53610-324-000 Member Dues	800.00	.00	300.00	740.00	60.00	92.50
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	64.84	109.62	890.38	10.96
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	29,684.68	148,750.73	217,938.10	40.58
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	29,684.68	149,882.02	442,417.94	25.32

Green Lake County Land Use Permits May, 2017

Parcel Number	Town	Site Address	Owner Name	Project Cost	Permit Fee	Project
002-00048-0500	TBE	W896 State Road 91	Wilfird E & Carolyn M Polk	\$ 25,000.00	\$ 150.00	Detached garage
002-00209-0100	TBE	N8892 White Ridge Rd	Eric S Ferrel	\$ 1,405.00	\$ 150.00	Yard shed
004-00069-0200	TBY	N6918 Laren Ln	Phil & Jackie Page	\$ 7,500.00	\$ 150.00	12 X 48 deck
004-00647-0000	TBY	N5660 County Road A	MEU Holdings LLC	\$ 600,000.00	\$ 800.00	250 X 85 storage building
006-01037-0000	TGL	W1874 Woodbine Ave	KWK Trust	\$ 36,000.00	\$ 150.00	25 X 33 detached garage
006-01351-0000	TGL	W1966 Pleasant Ave	Steven Lee Guth	\$ 4,200.00	\$ 150.00	Remove & replace concrete patio
006-01367-0000	TGL	W1942 Pleasant Ave	Jessica Bugni	\$ 15,000.00	\$ 150.00	Concrete slabs & storage shed
006-01475-0000	TGL	W2654 Oakwood Beach	Mercedes Caruso Rev Trust	\$ 650,000.00	\$ 800.00	Single-family dwelling w/attached garage
006-01596-0000	TGL	W1516 Sandstone Ave	KBH Revocable Trust	\$ 900.00	\$ 50.00	Filling/grading
010-00016-0000	TMC	N2275 Schure Rd	Roger Schure	\$ 85,000.00	\$ 150.00	Dry cown barn
010-00157-0000	TMC	W1550 County Road S	Kinas Excavating	\$ 650,000.00	\$ 800.00	Shop
012-00104-0000	TMN	N2179 Marquette Rd	Floyd Troyer	\$ 15,000.00	\$ 150.00	34 X 40 barn
012-00526-0100	TMN	N675 E Friesland Rd	Jeremy W Oliver	\$ 45,000.00	\$ 150.00	Single-family dwelling addition
014-00307-0000	TMQ	W7144 Drager Rd	Marcia Wiest	\$ 180,000.00	\$ 300.00	Single-family dwelling - seasonal
016-00380-0200	TPR	Orchard Ave	Michael G Doomis	\$ 205,000.00	\$ 400.00	Single-family dwelling w/attached garage
016-00382-0200	TPR	Radtke Rd	John P Yentz	\$ 30,000.00	\$ 150.00	Pole barn
016-01663-0000	TPR	W3851 Orchard Ave	Scott L Sherman	\$ 16,000.00	\$ 150.00	Filling/grading driveway
TOTAL				\$ 2,566,005.00	\$ 4,800.00	

Green Lake County Sanitary Septic Permits May, 2017

Parcel Number	Town	Site Address	Owner Name	Permit Fee	Permit Type
002-00130-0200	TBE	N9233 32nd Dr	Robert Lindner	\$ 355.00	Replacement System
002-00231-0000	TBE	N8802 County Road F	Taylor J Bahn	\$ 280.00	Replacement System
004-00303-0000	TBY	N6432 Berlin Rd	Robert W Root	\$ 280.00	Replacement System
004-00965-0200	TBY	W1229 Illinois Avenue	Condon Colorado Investments	\$ 150.00	Addition/Modification
004-01801-0000	TBY	W1715 Watson Ct	Marion J Sandleback Living Trust	\$ 150.00	Replacement Tank Only
006-01246-0000	TGL	N3101 Lakeshore Dr	Martin E & Phillis A Kirst Rev Trust	\$ 710.00	Replacement System
008-00145-0100	TKG	W5733 County Road B	Benjamin R Stefan	\$ 280.00	Replacement System
008-00323-0100	TKG	County Road HH	John Mark Bontrager	\$ 280.00	New System
010-00157-0500 010-00157-0500	TMC	W1542 County Road S W1550 County Road S	Kinas Excavating Inc	\$ 280.00	Replacement System
012-00137-0100	TMN	W3805 Heritage Rd	Cletus D Bontrager	\$ 280.00	Replacement System
012-00664-0000	TMN	W3590 Lane 2	Larry L Richter	\$ 280.00	New System
014-00560-0000	TMQ	N3705 State Road 73	Joseph W Strelow	\$ 280.00	Replacement System
016-00298-0200	TPR	W3966 County Road T	Jay R Kramer	\$ 150.00	Addition/Modification
016-00726-0100	TPR	N5816 Soda Rd	Lorraine M Jerabek	\$ 280.00	Replacement System
016-01398-0000	TPR	W5838 Oxbow Trl	Gregory P & Carol A Bielski	\$ 280.00	Replacement System
016-01502-0000	TPR	N5603 County Road D	Joseph M & Kathleen A Davis	\$ 150.00	Replacement Tank Only
Total				\$ 4,465.00	

*Green Lake County, WI
Wednesday, May 10, 2017*

Chapter 350. Zoning

Article IV. Zoning Districts

§ 350-39. R-2 Single-Family Mobile Home Residence District.

- A. In the Class Two Residential District, all uses and structures shall be permitted that are permitted in the regular (Class One) Residential District, and, in addition thereto, mobile homes occupied by a single family shall be permitted.
- B. Such homes shall be permanently mounted on a stone, concrete or masonry foundation and skirted and shall be adequately served by sanitary facilities installed in compliance with all local ordinances and state laws and regulations. The Land Use Planning and Zoning Committee shall determine the length of time to comply fully with this order. Mobile homes located in the Class Two Residential District shall be deemed to be a part of the real estate and assessable as such and not as mobile homes.
- C. Class Two Residential Districts shall be permitted only when approved by the County Board and when the following procedures are followed prior to such approval:
 - (1) A petition requesting an amendment of this chapter and zoning maps describing the area to be rezoned (together with a sketch map of the same) to Class Two Residential District must be filed with the Surveyor/Land Development Director bearing the signatures of 80% of the property owners in the area to be so rezoned. Upon receipt of such petition, the Surveyor/Land Development Director shall verify the number of signatures before filing the same with the Land Use Planning and Zoning Committee of the County Board for further action in accordance with the following provisions.

- (2) Upon receipt of the petition described above from the Surveyor/Land Development Director, the Land Use Planning and Zoning Committee shall set the same for hearing after publishing notice of hearing as a Class 2 notice. At the hearing, the Land Use Planning and Zoning Committee shall determine if the area requested to be rezoned is feasible for Class Two residential purposes and whether or not objection has been made by 20% or more of all property owners living within the proposed district or within a radius of 1.5 miles from the boundaries of the proposed district. Objection must be made in writing and may be filed with the Surveyor/Land Development Director prior to the date set for said hearing or may be made orally and filed in writing at the hearing itself. If the Land Use Planning and Zoning Committee finds that such objection has been made, it shall certify the same and order a referendum of all the property owners of the town in which the proposed district lies (and additionally a referendum of all the property owners of all adjacent towns that lie within a distance of 1.5 miles from the boundaries of the proposed district) and shall set the date therefor, not later than 90 days from the date of order, and shall notify the clerk of the town(s) affected, who shall cause notice of the referendum to be published as a Class 2 notice and who shall further mail notice of the referendum to all property owners of his/her town, whether present within the County or absent therefrom. Absentee ballots will be accepted in said referendum and shall be handled and regulated by the provisions of §§ 6.85 through 6.89 (as applicable), Wis. Stats. Said town clerk(s) shall further cause all other preparations to be made for the conduct of said referendum and together with the Land Use Planning and Zoning Committee shall make an estimate of the total cost of said referendum, which shall be borne by the initial petitioners, who shall pay to the clerk of the town(s) involved a deposit of the estimated cost of the referendum, all unused portions of which shall be returned to them after the completion of said referendum. Failure to pay such deposit within 10 days from the date of receiving notice of the estimated cost shall cause automatic dismissal of the petition. All town clerks involved in said referendum shall withhold mailing of notice or publication of notice of such referendum until all costs have been paid as herein required. The question to be stated in such referendum shall be substantially as follows: "Shall a portion of the Town of _____ located in Section _____, containing about _____ acres, be rezoned to Class Two Residential District permitting mobile homes to be parked therein as

permanently located single-family dwellings? (YES or NO).”

- (3) If the answer to the above referendum is in the affirmative, the Land Use Planning and Zoning Committee shall report the same to the County Board at its next regular meeting together with the Committee’s own recommendation for adoption or nonadoption of the petition in a form suitable for action by the County Board. If no referendum was necessary in that less than 20% of the eligible property owners filed objection to the petition, the Committee shall report the same to the County Board at its next regular meeting together with the Committee’s own recommendation for adoption or nonadoption of the petition in a form suitable for action by the County Board. The Board shall thereupon either accept or reject such petition, by an amendatory ordinance if it accepts and by resolution or motion if it rejects the same. The Board may make any modification it sees fit in either accepting or rejecting said petition.
 - (4) Class Two Residential Districts may come into existence only upon the passage of a suitable amending ordinance after applicable procedures set forth herein have been complied with. A petition that fails to be adopted may not be reintroduced for a period of one year from its initial filing date.
- D. Principal structure setback and height standards.
[Added 8-19-2014 by Ord. No. 1092-2014^[1]]
- (1) Street yard setback:
 - (a) State trunk road rights-of-way: 67 feet minimum.
 - (b) All other public road rights-of-way: 40 feet minimum.
 - (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum.
 - (2) Rear yard setback: 25 feet minimum.
 - (3) Side yard setback: 12 feet minimum.
 - (4) Structure height; dwelling structure: 35 feet overall maximum.
- [1] *Editor’s Note: This ordinance also provided for the redesignation of former Subsection D as Subsection E.*
- E. Accessory building structures. The total combined footprint area allowed for attached and detached accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards:

[Added 2-15-2011 by Ord. No. 989-2011]

- (1) Setbacks: same as principal structure.
- (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the ground floor ceiling joist. Ground floor sidewalls shall not exceed 15 feet in height.
- (3) Area: 1,500 square foot maximum footprint (ground floor).
- (4) Volume: 25,000 cubic feet maximum volume.
- (5) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.



Land Use Planning & Zoning Department

County Government Center
571 County Road A P.O. Box 3188
Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

Administrative Policy – “Treated Impervious Surfaces”

Revised

As it relates to the Green Lake County Shoreland Zoning Ordinance

Research shows that as impervious surfaces increase in the watershed of a lake or stream, water quality generally declines. Impervious surface limitations in shoreland zones aim to prevent this by requiring mitigation or treatment of runoff from new development that exceed the impervious surfaces standards. Research also shows that the first $\frac{3}{4}$ of an inch of runoff from impervious surfaces generally carries the majority of associate pollutants.

For larger development sites, local storm water codes generally require compliance with a series of storm water performance standards related to peak flows, total suspended solids, runoff volumes and other related discharge standards. To demonstrate compliance, developers usually obtain the services of a professional engineer to conduct complex hydrologic modeling using tools such as SLAMM or a TR-55 based program, and to prepare detailed site grading plans. All of this is a time consuming and expensive process.

For smaller sites, such as those usually associated with shoreland areas, hydrologic modeling is not necessary if the landowner simply infiltrates the first $\frac{3}{4}$ of an inch of runoff. A Green Lake County analysis of this method shows it will result in exceedance of the following storm water discharge standards on most sites:

- Capture 80% of the total suspended solids (i.e. sediment / water quality standard)
- Infiltrate 90% of the predevelopment runoff volume (i.e. runoff volume standard) See Infiltration Calculation to follow...

Infiltration Calculation:

The calculation of the amount of infiltration required is based on the runoff after development occurs. The amount of infiltration required is determined by the pre-development infiltration, versus post development, the design storm (2 year – 24 hour rain event) and the soil type. See below:

Knowns:

- Low density residential impervious surfaces of less than 40%,
- Post development infiltration must be $\geq 90\%$ of Pre-development Infiltration,
- 2-year / 24 hour storm event (i.e. Design Storm) = 2.7 inches of rain,
- RCN (Runoff curve number) for Type B soils (typical to GLCounty) = 70 % (or 0.7)

Calculations:

- Pre-development infiltration = [Design Storm x (1-RCN)] = [2.7" per day x (1-0.7)] = 0.81"
- Post development infiltration required = (0.90 x 0.81") = 0.73" of rain

Therefore, based on the above calculation, when the first $\frac{3}{4}$ of an inch of runoff volume from the area of impervious surface is either infiltrated or treated through a storm water best management practice (BMP) following State or County technical standards, the impervious surface can be excluded from the impervious surfaces calculation.

The next step is to calculate how much volume the $\frac{3}{4}$ of an inch of runoff equates to relative to the impervious surface causing the runoff. The following calculation is to be used:

Volume Calculation:

The calculation of the runoff volume to treat or infiltrate is simply the area of the impervious surface IS to be excluded multiplied by the RD runoff depth (3/4 inch or 0.06 feet).

For example: (1,000 sqft IS) x (0.06 ft RD) x (7.48 gals per ft³) = 450 gallons (total volume to infiltrate).

Section 338-49 "Treated impervious surfaces" of the County Shoreland Zoning Ordinance provides 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:

***For Rain Gardens (Only)**

- 1). Land use permit application Per Section 338-63.B. of the Green Lake County Shoreland Zoning Ordinance.
- 2). Rain gardens shall be a minimum of 6 inches deep and sized based on the impervious area (ft²) multiplied by 0.25 (GLC control factor). For example: for 600ft² of impervious area... the size of a rain garden equates to 150ft². The installation and maintenance of any rain garden shall be performed in accordance with WDNR Publication: PUB-WT-776, 2003 "Rain Gardens: A How-to Manual for Homeowners".
- 3). A rain garden specific site plan, indicating and illustrating sizing & design calculations, site & soil characteristics, rain garden distance to downspout, and rain garden dimensions as well as planting layout.

***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 run-off depth of ¾ of an inch as provided in the infiltration calculation on the previous page.
- 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 or other qualified professional.

***In either of the cases described above the property owner shall establish and provide to the Land Use Planning and Zoning Department, prior to land use permit issuance, an implementation and maintenance schedule for the treatment system or device. An enforceable obligation to maintain the treatment system or device shall be a part of this schedule and shall be evidenced by an instrument recorded in the office of the Green Lake County Register of Deeds.**