



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, August 2, 2018:

Packet Pages:

- 1-2      Agenda
- 3-7      Draft meeting minutes from July 5, 2018
- 8-12     Monthly reports
- 13      Public hearing notice
- 14-25    **Item I: Owner/Applicant:** Michael J. Stagg **General legal description:** W1919 Princeton Rd, Parcel #004-00470-0400 ( $\pm$ .57 acre) and #004-00470-0100 ( $\pm$ 3.69 acres), Lot 2 Certified Survey Map 1769, Lot 1 Certified Survey Map 1916, all lands in part of the NW $\frac{1}{4}$  of Section 20, T16N, R13E, Town of Brooklyn **Request:** Rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District. To be determined by certified survey map.
- 26-34    **Item II: Owners/Applicants:** Bryan & Patricia A Sutula **General legal description:** N5383 & N5395 Brooklyn G Road, Parcel #004-00614-0000 ( $\pm$ 4.71 acres) and #004-00614-0301 ( $\pm$ 10.63 acres), Lot 1 Certified Survey Map 3199, Lot 1 Certified Survey Map 3611, all lands in part of the SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 25, T16N, R13E, Town of Brooklyn **Request:** Rezone from A-1 Farmland Preservation District to A-2 General Agriculture District; also, rezone from A-2 General Agriculture District to R-4 Rural Residential District. To be determined by certified survey map.
- 35-46    **Item III: Owner/Applicant:** John S Loberg **General legal description:** North Street, Parcel #004-00410-0503 ( $\pm$ .80 acre), Lot 1 Certified Survey Map 3523, Part of the SE $\frac{1}{4}$  of Section 17, T16N, R13E, Town of Brooklyn **Request:** Conditional use permit to construct a storage building.

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



**GREEN LAKE COUNTY**  
**Land Use Planning & Zoning Committee**  
**571 County Road A, Green Lake, WI 54941**  
**Office: (920) 294-4156 FAX: (920) 294-4198**

**Land Use Planning & Zoning Committee Meeting Notice**

**Date: 08/02/18 Time: 5:15 p.m.**  
**Green Lake County Government Center, Room #0902**  
**571 County Road A, Green Lake, WI 54941**

**AGENDA**

**Committee Members:**

*William Boutwell*  
*Robert Lyon*  
*Harley Reabe*  
*Curt Talma*  
*Peter Wallace*  
 Alternate:  
*Keith Hess*

Carole  
 DeCramer,  
 Secretary

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 07/05/18
5. Public comments: 3-minute limit
6. Public appearances
7. Correspondence
8. Department activity reports
  - a. Financial reports
  - b. Permits
  - c. Violation reports
9. Department/Committee activity
  - a. Update on County eligibility for Wisconsin Fund Grant Program
  - b. 2019 Budget
10. Future committee activities
  - a. Future agenda items
  - b. Meeting date:  
 September 6, 2018  
 Business meeting 5:15 p.m.  
 Public hearing 6:00 p.m.

**6:00 p.m. Public Hearing**

**Item I: Owner/Applicant:** Michael J. Stagg **General legal description:** W1919 Princeton Rd, Parcel #004-00470-0400 (±.57 acre) and #004-00470-0100 (±3.69 acres), Lot 2 Certified Survey Map 1769, Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E, Town of Brooklyn  
**Request:** Rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District. To be determined by certified survey map.

**Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the Land Use Planning & Zoning Department at 294-4156, not later than 3 days before date Of the meeting.**

- a. Public Hearing
- b. Committee Discussion & Deliberation
- c. Committee Decision
- d. Execute ordinance/determination form

**Item II: Owners/Applicants:** Bryan & Patricia A Sutula **General legal description:** N5383 & N5395 Brooklyn G Road, Parcel #004-00614-0000 (±4.71 acres) and #004-00614-0301 (±10.63 acres), Lot 1 Certified Survey Map 3199, Lot 1 Certified Survey Map 3611, all lands in part of the SW¼ and SE¼ of Section 25, T16N, R13E, Town of Brooklyn **Request:** Rezone from A-1 Farmland Preservation District to A-2 General Agriculture District; also, rezone from A-2 General Agriculture District to R-4 Rural Residential District. To be determined by certified survey map.

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

**Item III: Owner/Applicant:** John S Loberg **General legal description:** North Street, Parcel #004-00410-0503 (±.80 acre), Lot 1 Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn **Request:** Conditional use permit to construct a storage building.

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

11. Adjourn

**Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the Land Use Planning & Zoning Department at 294-4156, not later than 3 days before date of the meeting.**

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

**CALL TO ORDER**

Chair Lyon 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**

**Present: William Boutwell, Robert Lyon, Harley Reabe, Curt Talma, Peter Wallace**

**Absent:**

**Also Present: Matt Kirkman, Land Use Planning and Zoning Director  
Carole DeCramer, Committee Secretary  
Daniel Sondalle, Assistant Corporation Counsel**

**APPROVAL OF MINUTES**

**Motion by Boutwell/Reabe, unanimously carried, to approve the 06/07/18 minutes**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES - None**

**CORRESPONDENCE - None**

**DEPARTMENT ACTIVITY REPORTS**

**a. Financial reports**

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

**b. Permits**

Kirkman explained the list of issued land use and sanitary permits for the month of May.

**c. Violations**

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

**DEPARTMENT/COMMITTEE ACTIVITY**

**a. Planning & Zoning committee training**

**Kirkman** – The date for the training is August 29<sup>th</sup>, 1:00 – 4:00 p.m. It will be held in the demonstration room.

**b. City of Berlin ETZA update and discussion**

Kirkman – Reported that staff is working on the ETZA zoning maps and that the City of Berlin is pushing for a January 2<sup>nd</sup> completion date. There are about 173 parcels that will be incorporated into the county zoning map amendment. There are also nonconforming parcels throughout the county that will also be corrected at the same time.

**c. Update on County eligibility for Wisconsin Fund Grant Program**

Kirkman – Updated the committee on where things are with DSPS.

**5:53 p.m. The committee recessed until 6:00.**

**6:00 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.*

**The committee moved Item V to be heard before Items I-IV.**

Curt Talma was excused due to a conflict of interest.

**Item V: Owner/Applicant:** Gelhar Real Estate Investments, LLC **Agent:** Steven R. Sorenson of von Briesen & Roper, S.C. **General legal description:** W987 County Road S, Parcel #010-00183-0100 (±22 acres), Part of the NE¼ of Section 10, T14N, R13E, Town of Mackford **Request:** Conditional use permit request for a truck-to-rail transload facility located on ±5 acres.

**a. Public hearing**

Attorney Steven R. Sorenson, von Briesen & Roper, S.C., representing the applicant – Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman explained the request and read through the list of staff recommended conditions. The Town of Mackford approved the request.

**c. Committee decision**

**On a motion by Reabe/Boutwell, unanimously carried on roll call (4-ayes, 0-nays, 1-abstain) to approve the conditional use permit with the following conditions:**

- 1. No additional expansion or addition of structures and/or uses shall occur without review and approval through future Conditional Use Permit(s).**

2. **The owner/applicant must have a Certified Survey Map completed for the Industrial zoned lands before any land use permit will be issued. This will remedy the split-zone issue with this parcel.**
3. **The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any “development” related to this industrial operation.**

**Item I: Owners/Applicants:** Benjamin M Sutton, Rick M Sutton, Kristine C Panetti, Donald A Slosser, Jr, Rick R Sutton Living Trust **General legal description:** N3937 State Road 73, Parcel #014-00556-0000 (±23.1 acres), Part of the NE¼ & SE¼ of Section 16, T15N, R12E, Town of Marquette **Request:** Rezone ±4.5 acres from A-1 Farmland Preservation District to RC Recreation District. To be determined by certified survey map.

**a. Public hearing**

Kristine Panetti Slosser, 402 Harvest Hill Drive, Denmark, representing the family members -  
Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman explained the request. The Town of Marquette did not take any action.

Assistant Corporation Counsel Daniel Sondalle – Advised the committee to review the statutory criteria.

**c. Committee decision**

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

**Item II: Owners/Applicants:** Benjamin M Sutton, Rick M Sutton, Kristine C Panetti, Donald A Slosser, Jr, Rick R Sutton Living Trust **General legal description:** N3937 State Road 73, Parcel #014-00556-0000 (±23.1 acres), Part of the NE¼ & SE¼ of Section 16, T15N, R12E, Town of Marquette **Request:** Conditional use permit request for a private campground on a proposed ±4.5 acre parcel.

**a. Public hearing**

Kristine Panetti Slosser, 402 Harvest Hill Drive, Denmark, representing the family members -  
Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman explained the request. The Town of Marquette took no action.

**c. Committee decision**

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

- 1) **No more than 8 camping units shall be allowed as part of this conditional use request.**
- 2) **Each camping unit shall not exceed 400 ft<sup>2</sup>, or the maximum square footage as allowed by the State agency regulating campgrounds, whichever is smaller.**
- 3) **If so required by the County Construction Site Erosion Control and Stormwater Management Ordinance, review and approval of an erosion control and stormwater management plan by the County Land Conservation Department will be required.**
- 4) **Proof of state and/or local approval of the campground expansion from the appropriate regulatory agency.**
- 5) **No further expansion or addition of structures and/or uses shall occur without review and approval through future conditional use permit(s).**
- 6) **POWTS requirements must be satisfied at any and all applicable level(s) of governmental regulation.**
- 7) **Any independent structure, such as a deck, screened porch, and stairway and landing used in conjunction with the camping unit shall be allowed. Such structure shall not exceed 400 square feet or the square footage of the associated camping unit, whichever is less. Also, one independent accessory storage structure, not to exceed 50 square feet, shall be allowed per camping unit. Within 30 days of the removal of the camping unit, the associated independent structures shall either be removed from the campsite or utilized by another camping unit.**
- 8) **Land use permits shall be obtained for all new structures.**
- 9) **The conditional use permit shall be contingent upon the rezone request approval and the recording of the Certified Survey Map.**

**Item III: Owners/Applicants:** Kent J. & June A. Quade **General legal description:** Tichora Road, Parcel #010-00155-0000 (±14 acres), Part of the NW¼ of Section 09, T14N, R13E, Town of Mackford, **Request:** Rezone +8 acres from A-1 Farmland Preservation District to A-2 General Agriculture District. To be determined by certified survey map.

**a. Public hearing**

Kent Quade, W11879 County Road AW, Randolph – Spoke in favor of the request.

Public hearing closed

**b. Committee discussion and deliberation**

Assistant Corporation Counsel Daniel Sondalle – Advised the committee to review the statutory criteria.

Kirkman explained the request. The Town of Mackford approved the request.

**c. Committee decision**

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

**Item IV: Owner/Applicant:** Mary A Kallas **General legal description:** W2551 Princeton Road, Parcel #004-00853-0000 (±29 acres), Part of the NE¼ of Section 24, T16N, R12E, Town of Brooklyn **Request:** Rezone +3 acres from A-2 General Agriculture District to R-4 Rural Residential District. To be determined by certified survey map.

**a. Public hearing**

Mary Kallas, W2551 Princeton Road – Spoke in favor of the request.

Public hearing closed

**b. Committee discussion and deliberation**

Kirkman explained the request. The Town of Brooklyn approved the request.

**c. Committee decision**

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

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items**

**b. Meeting Date**

August 2, 2018

Business meeting – 5:15 p.m.

Public hearing – 6:00 p.m.

**ADJOURN**

**6:47 p.m. Meeting adjourned.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**



FEES RECEIVED		JUNE				YEAR TO DATE				BUDGET	
		2017		2018		2017		2018		2018	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>											
Residential	New	3	700	-	-	17	5,200	10	4,000	-	
	Alterations	9	1,350	16	2,400	31	4,450	55	10,150	-	
Commercial	New	-	-	-	-	1	800	1	150	-	
	Alterations	-	-	1	50	2	1,100	5	700	-	
Agricultural	New	2	300	4	950	12	1,950	9	2,200	-	
	Alterations	-	-	-	-	3	450	1	150	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
<b>Total</b>		14	\$ 2,350	21	\$ 3,400	66	\$ 13,950	81	\$ 17,350	\$ 34,800	50%
<b>SANITARY PERMITS (POWTS)</b>											
Residential	New	1	355	1	280	8	2,390	11	3,080	-	
	Replacement	8	2,540	2	430	26	7,900	17	4,260	-	
	Reconnect	-	-	-	-	-	-	2	635	-	
	Modify	-	-	-	-	2	300	3	580	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	-	-	2	635	-	
	Replacement	-	-	-	-	1	280	-	-	-	
	Reconnect	-	-	-	-	-	-	1	280	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
<b>Total</b>		9	\$ 2,895	3	\$ 710	37	\$ 10,870	36	\$ 9,470	\$ 24,600	38%
<b>NON-METALLIC MINING PERMITS</b>											
Annual Permit Fees		-	-	-	-	18	14,500	18	15,300	-	
<b>Total</b>		-	\$ -	-	\$ -	18	\$ 14,500	18	\$ 15,300	\$ -	
<b>BOARD OF ADJUSTMENT</b>											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		-	-	-	-	-	-	3	1,125	-	
Appeals		-	-	-	-	-	-	-	-	-	
<b>Total</b>		-	\$ -	-	\$ -	-	\$ -	3	\$ 1,125	\$ 750	150%
<b>PLANNING &amp; ZONING COMMITTEE</b>											
Zoning Change		1	375	2	750	5	2,250	11	4,125	-	
Conditional Use Permits		-	-	1	375	3	1,500	5	1,875	-	
Variance		-	-	1	375	-	-	1	375	-	
<b>Total</b>		1	\$ 375	4	\$ 1,500	8	\$ 3,750	17	\$ 6,375	\$ 7,000	91%
<b>MISC.</b>											
Rental Weatherization		-	-	-	-	11	275	-	-	-	
Wisconsin Fund		-	-	-	-	-	-	-	-	6,500	
Applied Funds - Code Enforcement		-	93	-	-	-	682	-	-	-	
<b>Total</b>		-	\$ 93	-	\$ -	11	\$ 957	-	\$ -	\$ 6,500	0%
<b>SURVEYOR</b>											
Certified Survey Maps		8	1,395	2	345	26	4,875	19	3,270	6,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
Miscellaneous		-	-	-	-	-	125	-	204	-	
<b>Total</b>		8	\$ 1,395	2	\$ 345	26	\$ 5,000	19	\$ 3,474	\$ 6,000	58%
<b>GIS (Geographic Information System)</b>											
Map Sales		-	-	-	15	-	107	-	55	200	
Land Records Transfer		-	-	-	-	-	14,755	-	14,369	27,000	
Land Information Grant		-	2,676	-	-	-	9,080	-	9,500	9,080	
<b>Total</b>		-	\$ 2,676	-	\$ 15	-	\$ 23,942	-	\$ 23,924	\$ 36,280	66%
<b>GRAND TOTAL</b>		32	9,784	30	5,970	166	72,969	174	77,018	\$ 115,930	<b>66%</b>
<b>Total</b>										<b>66%</b>	

GREEN LAKE COUNTY

For 06/01/18 - 06/30/18

Revenue Summary Report

FJRES01A

Periods 06 - 06

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
18-100-10-43502-000-000 Wisconsin Fund Grant	6,500.00	.00	.00	6,500.00	.00
18-100-10-44400-000-000 Land Use Permits	34,800.00	3,400.00	17,350.00	17,450.00	49.86
18-100-10-44400-001-000 BOA Public Hearing	750.00	.00	1,125.00	-375.00	150.00
18-100-10-44400-002-000 PZ Public Hearing	7,000.00	1,500.00	6,375.00	625.00	91.07
18-100-10-44400-003-000 Misc	.00	.00	204.35	-204.35	.00
18-100-10-44409-000-000 Non-Metallic Mining	.00	.00	15,300.00	-15,300.00	.00
18-100-10-44410-000-000 Sanitary Permits	24,600.00	710.00	9,470.00	15,130.00	38.50
18-100-10-46131-001-000 GIS Map Sales	200.00	15.00	55.00	145.00	27.50
18-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
18-100-10-46762-000-000 Certified Survey Maps	6,000.00	345.00	3,270.00	2,730.00	54.50
18-100-10-47411-000-000 Interdepartment transfer/Land Records	27,000.00	.00	2,025.00	24,975.00	7.50
18-100-10-49320-000-000 Applied Funds	9,500.00	.00	9,500.00	.00	100.00
10 Land Use Planning and Zoning	125,430.00	5,970.00	64,674.35	60,755.65	51.56

For 06/01/18 - 06/30/18

Expenditure Summary Report

FJEXS01A

Periods 06 06

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
18-100-10-53610-110-000 Salaries	277,102.00	.00	22,540.80	122,995.49	154,106.51	44.39
18-100-10-53610-140-000 Meeting Payments	600.00	.00	.00	.00	600.00	.00
18-100-10-53610-151-000 Social Security	21,201.00	.00	1,683.42	10,534.07	10,666.93	49.69
18-100-10-53610-153-000 Ret. Employer Share	18,569.00	.00	1,433.06	9,264.23	9,304.77	49.89
18-100-10-53610-154-000 Health Insurance	63,361.00	.00	4,780.08	34,680.48	28,680.52	54.73
18-100-10-53610-155-000 Life Insurance	504.00	.00	49.05	258.90	245.10	51.37
18-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	600.00	4,200.00	5,300.00	44.21
18-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	40.00	260.00	13.33
18-100-10-53610-245-000 Wisconsin Fund Grant	6,500.00	.00	.00	.00	6,500.00	.00
18-100-10-53610-307-000 Training	916.00	.00	.00	603.03	312.97	65.83
18-100-10-53610-310-000 Office Supplies	1,930.00	.00	71.40	402.57	1,527.43	20.86
18-100-10-53610-312-000 Field Supplies	300.00	.00	.00	60.30	239.70	20.10
18-100-10-53610-320-000 Publications-BOA Public Hearing	500.00	.00	.00	284.50	215.50	56.90
18-100-10-53610-320-001 Publications-PZ Public Hearing	2,000.00	.00	284.50	1,543.00	457.00	77.15
18-100-10-53610-321-000 Seminars	1,085.00	.00	.00	133.00	952.00	12.26
18-100-10-53610-324-000 Member Dues	100.00	.00	.00	100.00	.00	100.00
18-100-10-53610-330-000 Travel	500.00	.00	.00	350.14	149.86	70.03
18-100-10-53610-352-000 Vehicle Maintenance	734.00	.00	96.19	220.32	513.68	30.02
<b>53610 Code Enforcement</b>	<b>405,702.00</b>	<b>.00</b>	<b>31,538.50</b>	<b>185,670.03</b>	<b>220,031.97</b>	<b>45.77</b>
<b>10 Land Use Planning and Zoning</b>	<b>405,702.00</b>	<b>.00</b>	<b>31,538.50</b>	<b>185,670.03</b>	<b>220,031.97</b>	<b>45.77</b>

# Land Use Permits: 06/01/18 - 06/30/18



Parcel Number	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
002006720000	Berlin	N7664 FOREST RIDGE RD	JEFFREY W MEINCKE	150.00	99,500.00	Ag storage building to replace one that burned
004002340100	Brooklyn	N6755 COUNTY ROAD PP	STEVEN K MANTHEI	150.00	95,000.00	Single-family dwelling addition
004-00998-000	Brooklyn	N5568 OLD OAK LN	RYAN SCHULZ	150.00	40,000.00	Replace deck w/screened porch
004014390100	Brooklyn	N5647 HICKORY HILL LN	JAMES BARRETT STAMM	150.00	5,000.00	Detached garage
004017540000	Brooklyn	N6054 LOST CREEK RD	JEFF DEUEL	150.00	14,000.00	Detached garage
006010220500	Green Lake	N5149 SANDSTONE AVE	JAMES E BROWN	150.00	30,000.00	New boathouse
006010280100	Green Lake	W1784 SANDSTONE AVE	TIMOTHY E KINNEY REV TRUST	150.00	4,000.00	Remove berms, regrade, infiltration systems
006016430000	Green Lake	W968 SPRING GROVE RD	ROBERT RICHARDSON	150.00	5,000.00	Impervious surface
006016540000	Green Lake	N5187 FOREST GLEN BEACH RD	MARY KAY PULLEN LIVING TRUST	150.00	20,000.00	New boathouse
006017110000	Green Lake	W2189 ERIC RD	THOMAS J & HELEN CATTANACH	150.00	3,400.00	10X18 shed on runners
010001010300	Mackford	N1891 COUNTY ROAD O	MICHAEL R & DEBRA J BERGEMANN	150.00	9,400.00	Repair existing porch/railing, new deck
012000400000	Manchester	STATE ROAD 73	MAM FARMS LLC	500.00	387,000.00	Open heifer housing, dry cow freestall
012001640000	Manchester	STATE ROAD 44	WAYNE P OTTO	150.00	20,000.00	House addition
012002380000	Manchester	N1529 STATE ROAD 73	FAITH LUTHERAN CHURCH	150.00	25,000.00	Replace existing sign
012005690100	Manchester	N860 SALEMVILLE RD	WILMER SCHMUCKER	150.00	20,000.00	New barn/pole shed
014000030000	Marquette	W5095 COUNTY ROAD KK	PERRY A SCHWARTZ	150.00	40,000.00	New ag building
014002890101	Marquette	W7004 PUCKAWAY RD	ROBIN'S NEST RESORTS LLC	50.00	950.00	New deck on park model
014003980000	Marquette	W6886 JOLIN RD	KEITH A KIMBER	150.00	50,000.00	Detached garage
014010250000	Marquette	W3619 NANCY ST	WILLIAM A EILERT	150.00	9,847.00	Deck addition to house
016019240000	Princeton	N4724 N LAKESHORE DR	JOHN P & MARY E YENTZ	150.00	9,000.00	Driveways
018000880100	Seneca	W4270 HUCKLEBERRY RD	WARREN L DEIBERT	150.00	28,000.00	New pole building; fence, impervious surface
<b>Totals</b>				<b>\$ 3,400.00</b>	<b>\$ 915,097.00</b>	

## Sanitary Permits: 06/01/18 - 06/30/18



Parcel Number	Town	Site Address	Owners	Permit Fee	Permit Type
004-01092-0000	Brooklyn	N5579 COUNTY ROAD A	Michael R Zook	\$ 280.00	Replacement system
004-00285-0400	Brooklyn	W586 STATE ROAD 23 49	Robert/Bonnie Shrader	\$ 150.00	Replacement system
206-01068-0100	Berlin-City	LESKEY ST	Joshua T Youngbauer	\$ 280.00	New system

# 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, August 2, 2018, at 6:00 p.m.* to consider the following items:

**Item I: Owner/Applicant:** Michael J. Stagg **General legal description:** W1919 Princeton Rd, Parcel #004-00470-0400 ( $\pm$ .57 acre) and #004-00470-0100 ( $\pm$ 3.69 acres), Lot 2 Certified Survey Map 1769, Lot 1 Certified Survey Map 1916, all lands in part of the NW $\frac{1}{4}$  of Section 20, T16N, R13E, Town of Brooklyn **Request:** Rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District. To be determined by certified survey map.

**Item II: Owners/Applicants:** Bryan & Patricia A Sutula **General legal description:** N5383 & N5395 Brooklyn G Road, Parcel #004-00614-0000 ( $\pm$ 4.71 acres) and #004-00614-0301 ( $\pm$ 10.63 acres), Lot 1 Certified Survey Map 3199, Lot 1 Certified Survey Map 3611, all lands in part of the SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 25, T16N, R13E, Town of Brooklyn **Request:** Rezone from A-1 Farmland Preservation District to A-2 General Agriculture District; also, rezone from A-2 General Agriculture District to R-4 Rural Residential District. To be determined by certified survey map.

**Item III: Owner/Applicant:** John S Loberg **General legal description:** North St, Parcel #004-00410-0503 ( $\pm$ .80 acre), Lot 1 Certified Survey Map 3523, Part of the SE $\frac{1}{4}$  of Section 17, T16N, R13E, Town of Brooklyn **Request:** Conditional use permit to construct a storage building.

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

*Publish: July 19 & 26, 2018*

# LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

August 2, 2018

## ITEM I: ZONING CHANGE

**OWNER:**

Michael J. Stagg

**APPLICANT:**

same

**REQUEST:** The owner/applicant is requesting a zoning change for four lots:  
Lot 1: R-3, Multiple-Family Residence District and C-2, Extensive Commercial District to R-1, Single-Family Residence District; Lot 2: C-2, Extensive Commercial District to R-1, Single-Family Residence District; Lot 3: C-2, Extensive Commercial District to R-1, Single-Family Residence District; and Lot 4: R-3, Multiple-Family Residence District to C-2, Extensive Commercial District.

**PARCEL NUMBER / LOCATION:** The affected parcel numbers are 004-00470-0100 and 004-00470-0400, located in the NW¼ of Section 20, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at W1919 Princeton Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcels being considered is a mixture of C-2, Extensive Commercial and R-3, Multiple-Family Residence Districts. The lands surrounding the subject site are a mixture of R-3, Multiple-Family Residence, C-2, Extensive Commercial and A-1, Farmland Preservation Districts.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Non-Agricultural Development Area. According to Flood Boundary and Floodway Map Panel 55047C0126C, all lands under consideration for this request are located out of the general floodplain.

**ADDITIONAL INFORMATION / ANALYSIS:** According to the application, the owner would like to subdivide the two parcels into four new lots for estate planning purposes. The proposed site plan shows Lots 1, 2, and 3 rezoned to R-1, Single-Family Residence District and Lot 4's zoning (per this request) would change to C-2, Extensive Commercial District. Lot 4 is currently split-zoned as R-3 and C-2 and this request will resolve the split-zoning issue. The applicant is choosing to consolidate three zoning classifications into two, to better suit his goals. The proposed commercial lot has been a business for many years.

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

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

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

- The request is consistent with the County comprehensive plan goals to promote residential development in areas suitable to residential use. The proposed residentially-zoned lots are near to an established subdivision, Heritage Estates. The County comprehensive plan also encourages commercial services and opportunities fitting existing uses of land. The location of the established business is near to the State Road 23 corridors, which fits with the zoning ordinance to only allow commercial activities where they can be supported (Section 350-33: “located adjacent to a highway or other major thoroughfare”).
- The nature and character of the parcel is conducive to residential and commercial uses based on area and location. The commercial activity has been established in the area for many years and the residential is located closer to the residentially-developed area.
- The use of the surrounding lands is residential and agricultural. The commercial zoning has been in place for many years. This request resolves a split-zoning situation.
- The overall zoning scheme appears to be residential, commercial, and agricultural. The proposed rezone is consistent with that scheme.
- It would appear the request is consistent with community goals relating to public health, morals, and safety as well as the public welfare, convenience, and general prosperity.

**TOWN OF BROOKLYN:** An Action Form requesting the Town of Brooklyn’s input related to this zoning change request was mailed to the Town Clerk on June 8, 2018.



Please type or use black ink

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

**GENERAL APPLICATION**

Fee \$375 (not refundable)

Date May 31 2018

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

Conditional Use Permit for Lot 1: R-3+C-2+O R-1, Lot 2: C-2 to R-1, Lot 3: C-2 to R-1

Other Lot 4: R-3+C-2

**PROPERTY OWNER / APPLICANT (1)**

Name Michael J Stagg

Mailing Address W1919 Princeton Rd Green Lake WI 54941

Phone Number 920-294-6898 920-229-4400

Signature Michael J Stagg Date 5/31/18

**PROPERTY OWNER / APPLICANT (2)**

Name \_\_\_\_\_

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

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

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

**PROPERTY INFORMATION**

Town of Brooklyn Parcel Number(s) (±0.57 acres) 004-00470-0100 + 004-00470-0400 (±3.68 acres)

Acres 4.251 total Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Section \_\_\_\_\_ Town \_\_\_\_\_ North Range \_\_\_\_\_ East \_\_\_\_\_

Location of Property W1919 Princeton Rd

Legal Description 004-00470-0100 - lot 1 of CSM 1916 NW 1/4 of Sec 20-16-13

004-00470-0400 - lot 2 of CSM 1769 NW 1/4 of Sec 20-16-13

Current Zoning Classification \_\_\_\_\_ Current Use of Property House

C-2 Stagg Builders Inc Business Concrete Const.

Detailed Description of Proposed Use Same as Existing - Just

Dividing for Trust Purposes

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

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

# CONCEPT PLAN

CONCEPT PLAN BEING A REVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1768 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 1769, LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNERS  
MICHAEL STAGG  
W1919 PRINCETON ROAD  
GREEN LAKE, WI 54941

GREENLAKE SURVEYING COMPANY  
P.O. BOX 191  
Green Lake, Wisconsin 54941  
Phone: (920) 294-8888  
survey@greenlakesurveyingcompany.com  
www.greenlakesurveyingcompany.com

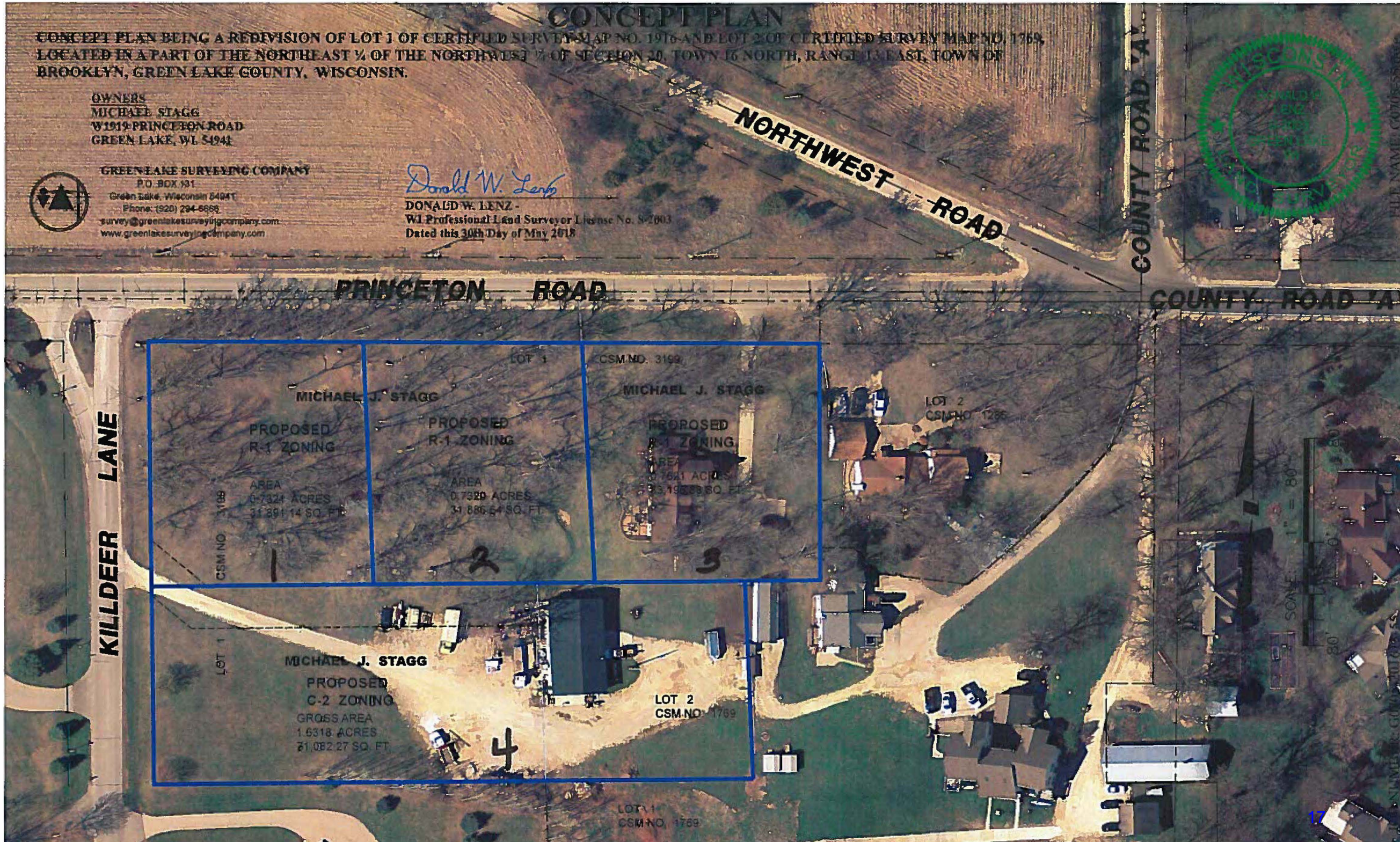


*Donald W. Lenz*

DONALD W. LENZ -  
WI Professional Land Surveyor License No. S-2003  
Dated this 30th Day of May 2018



FILE NAME: C0018-18-01



KILLDEER LANE

PRINCETON ROAD

NORTHWEST ROAD

COUNTY ROAD 'A'

COUNTY ROAD 'A'

CSM NO. 3199

LOT 1

LOT 1

CSM NO. 3199

MICHAEL J. STAGG

MICHAEL J. STAGG

PROPOSED R-1 ZONING

PROPOSED R-1 ZONING

PROPOSED R-1 ZONING

AREA  
0.7324 ACRES  
31,391.14 SQ. FT.

AREA  
0.7320 ACRES  
31,886.54 SQ. FT.

AREA  
0.7621 ACRES  
33,193.89 SQ. FT.

LOT 2  
CSM NO. 1769

MICHAEL J. STAGG

LOT 2  
CSM NO. 1769

PROPOSED C-2 ZONING  
GROSS AREA  
1.6318 ACRES  
71,082.27 SQ. FT.

LOT 1  
CSM NO. 1769

SCALE: 1" = 80'

80'

80'

# CONCEPT PLAN

CONCEPT PLAN BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1916 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 1769, LOCATED IN A PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

**OWNERS**  
**MICHAEL STAGG**  
 W1919 PRINCETON ROAD  
 GREEN LAKE, WI. 54941



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

*Donald W. Lenz*

**DONALD W. LENZ -**  
 WI Professional Land Surveyor License No. S-2003  
 Dated this 30th Day of May 2018



FILE NAME: G0705-55.dwg

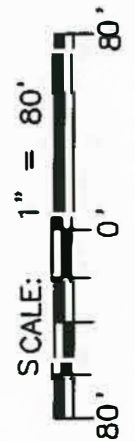
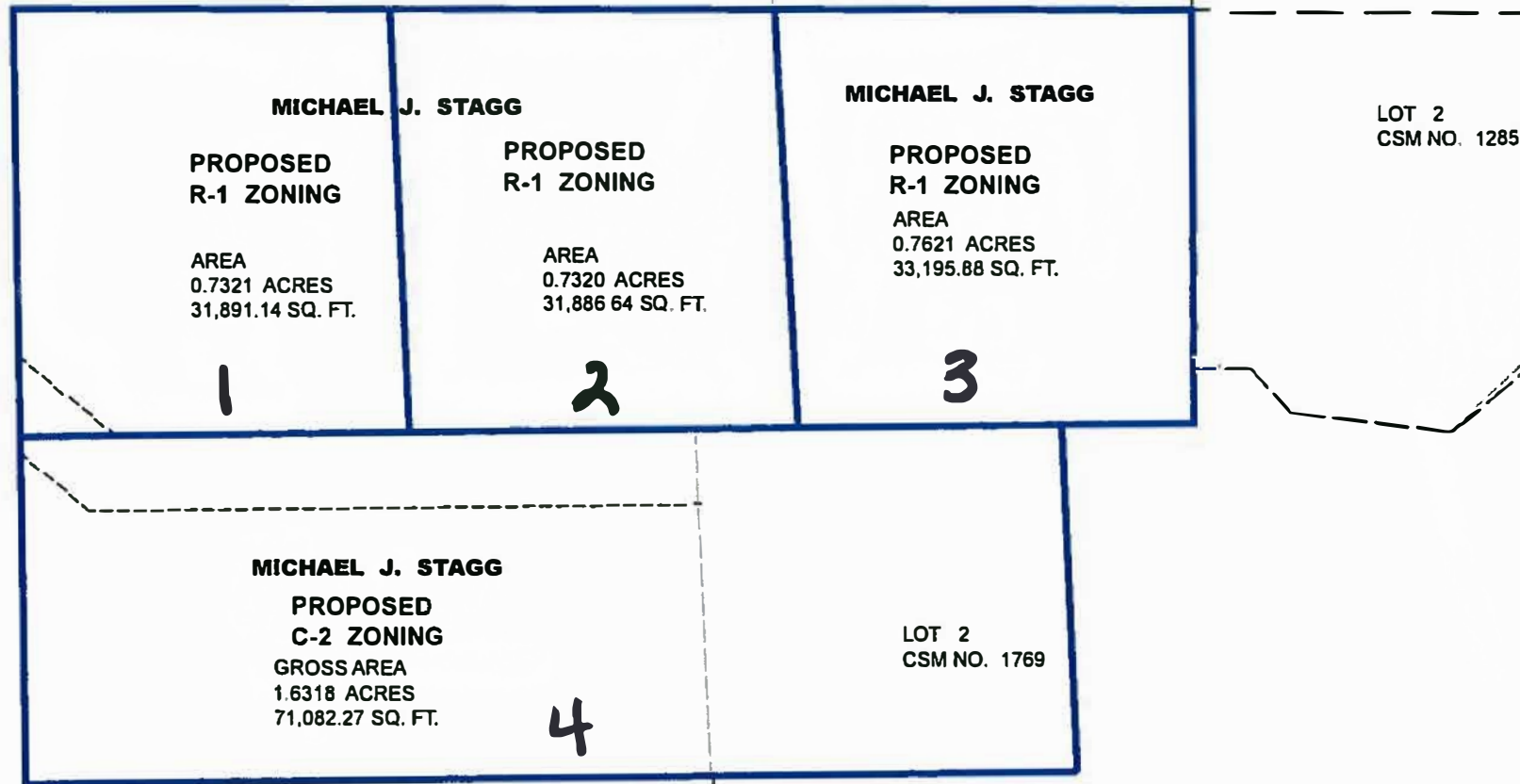
**KILLDEER LANE**

**PRINCETON ROAD**

**NORTHWEST ROAD**

**COUNTY ROAD 'A'**

**COUNTY ROAD 'A'**

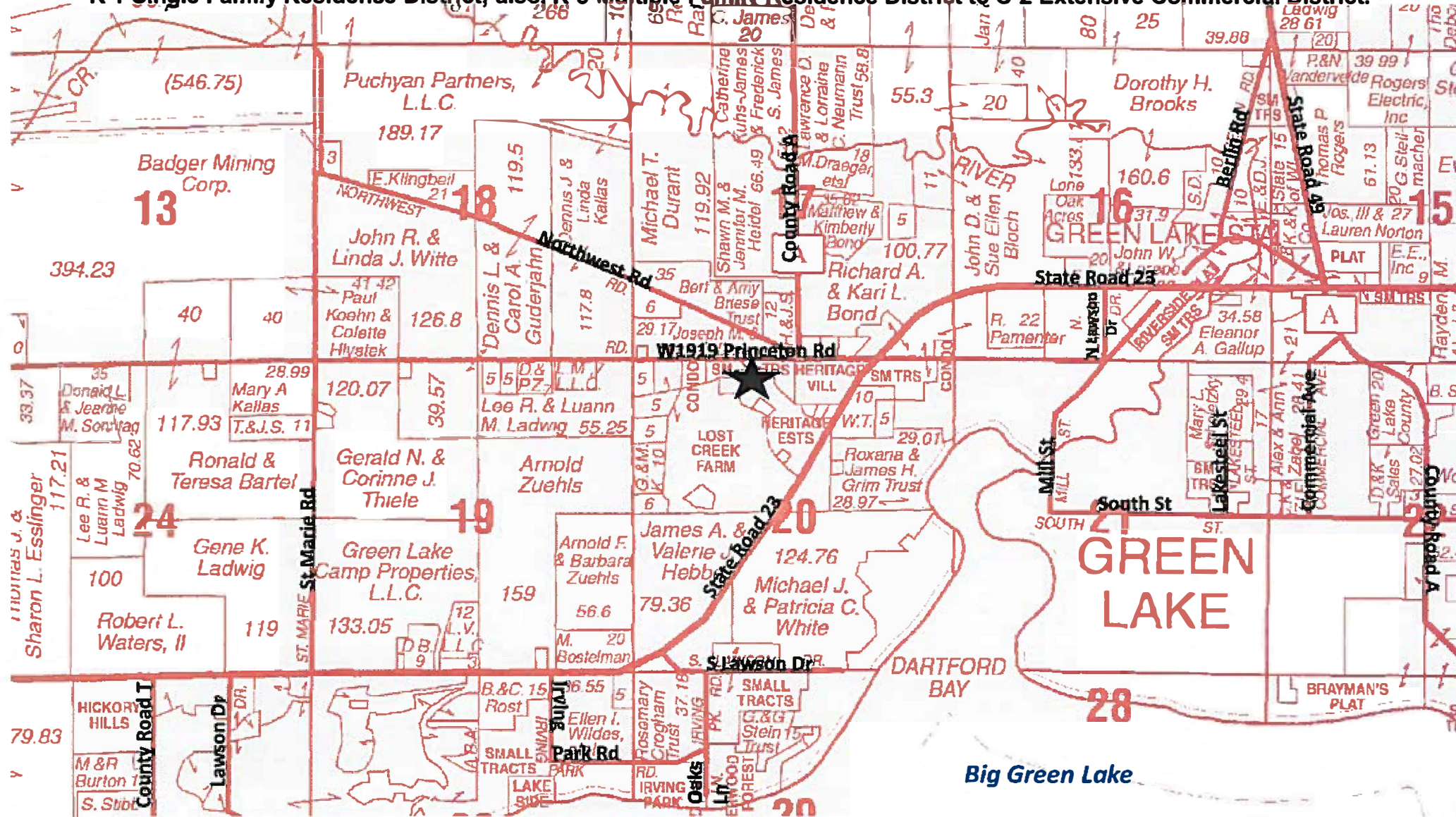


**Michael J. Stagg – Town of Brooklyn - W1919 Princeton Road**

**Parcel #004-00470-0400 (±.57 acre), Lot 2 Certified Survey Map 1769, and Parcel #004-00470-0100 (±3.69 acres),**

**Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E.**

**Request to rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District.**



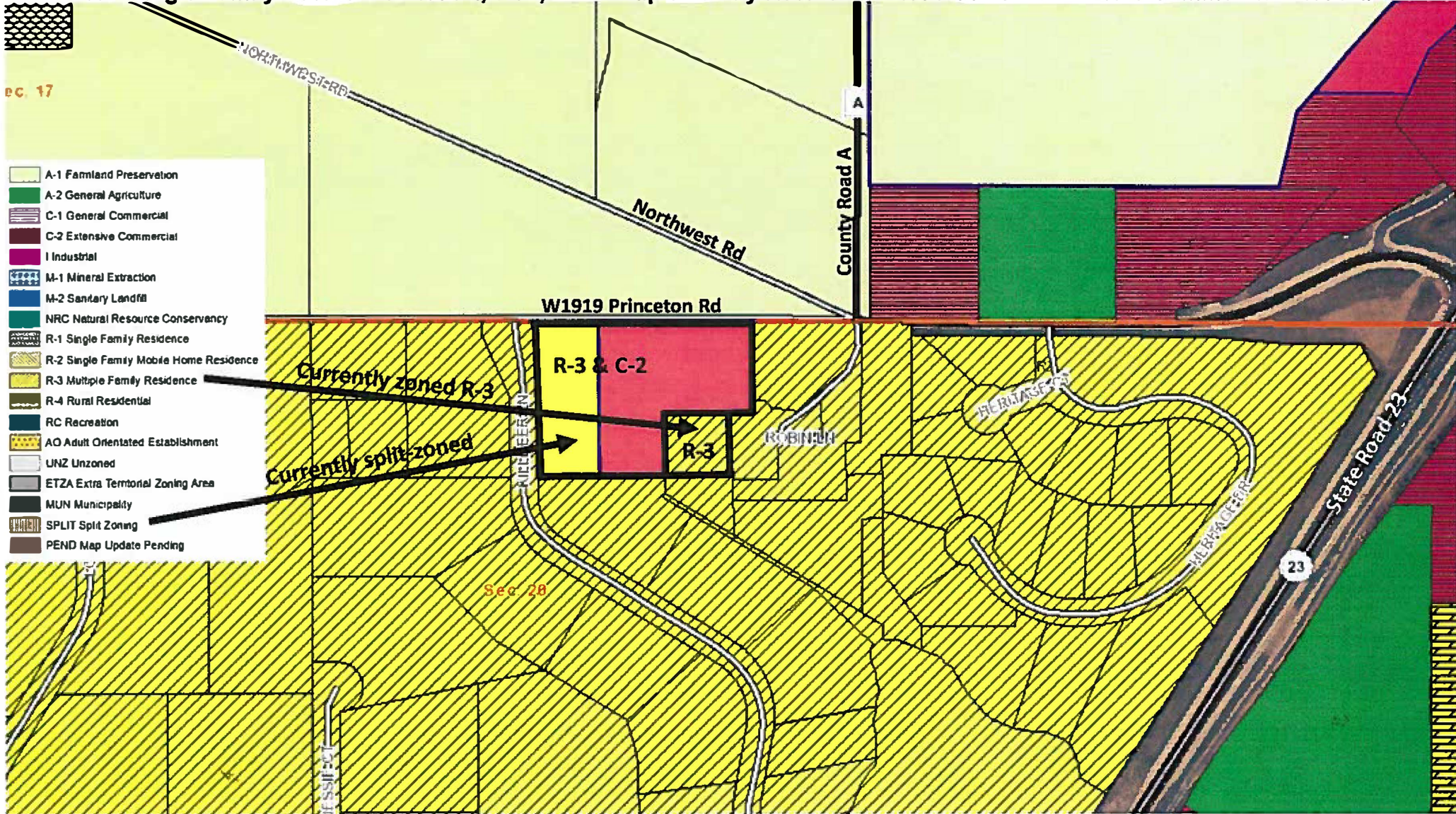
**Land Use Planning & Zoning Committee Public Hearing 08/02/18**

Michael J. Stagg – Town of Brooklyn - W1919 Princeton Road

Parcel #004-00470-0400 (±.57 acre), Lot 2 Certified Survey Map 1769, and Parcel #004-00470-0100 (±3.69 acres),

Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E.

Request to rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District.



**Michael J. Stagg – Town of Brooklyn - W1919 Princeton Road**

**Parcel #004-00470-0400 (±.57 acre), Lot 2 Certified Survey Map 1769, and Parcel #004-00470-0100 (±3.69 acres),**

**Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E.**

**Request to rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District.**

**Existing Configuration:**



**Michael J. Stagg – Town of Brooklyn - W1919 Princeton Road**

**Parcel #004-00470-0400 (±.57 acre), Lot 2 Certified Survey Map 1769, and Parcel #004-00470-0100 (±3.69 acres),**

**Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E.**

**Request to rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District.**

**Proposed Configuration:**



**Michael J. Stagg – Town of Brooklyn - W1919 Princeton Road  
Parcel #004-00470-0400 (±.57 acre), Lot 2 Certified Survey Map 1769, and Parcel #004-00470-0100 (±3.69 acres),  
Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E.  
Request to rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to  
R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District.**





**Michael J. Stagg – Town of Brooklyn - W1919 Princeton Road**

**Parcel #004-00470-0400 (±.57 acre), Lot 2 Certified Survey Map 1769, and Parcel #004-00470-0100 (±3.69 acres),**

**Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E.**

**Request to rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District.**

**Existing Configuration:**

**1 = Parcel 004-00470-0400, ±3.69 acres**

**Currently split zoned (a) R-3 Multiple Family Residence District and (b) C-2 Extensive Commercial District.**

**2 = Parcel 004-00470-0100, ±.57 acres**

**Currently zoned C-2 Extensive Commercial District.**

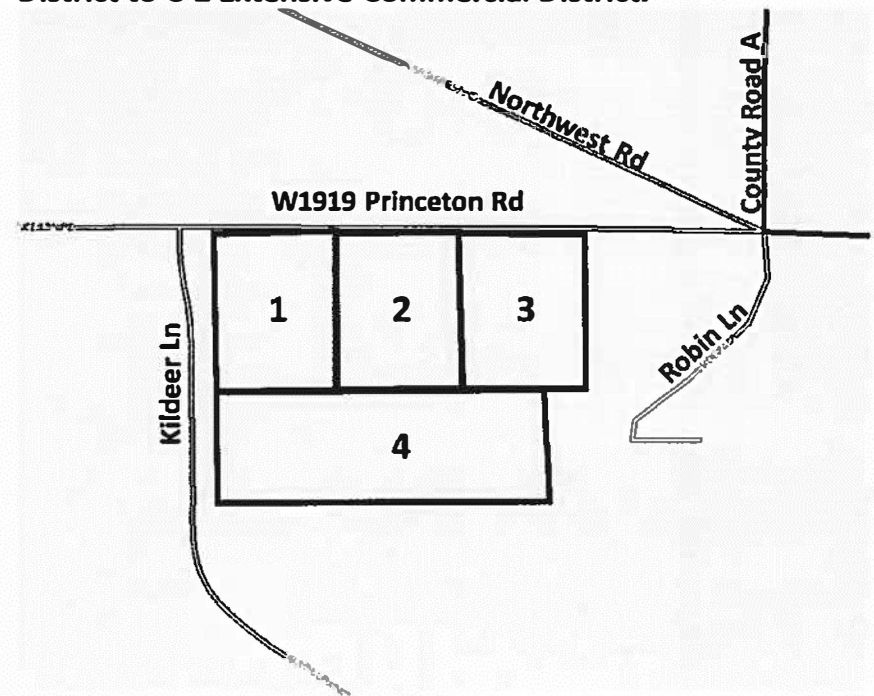
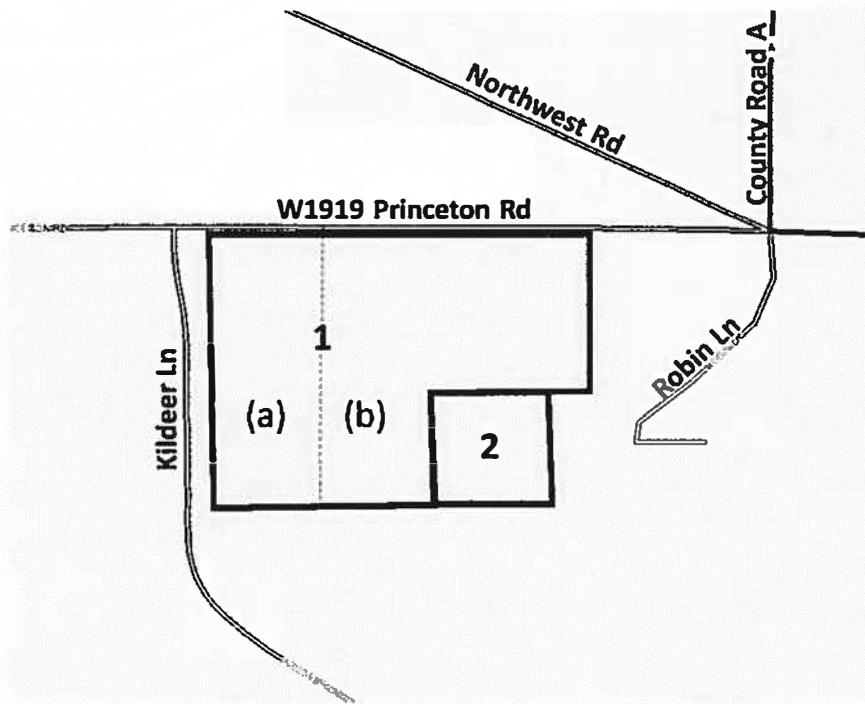
**Proposed Configuration:**

**1 = ±.73 acre parcel rezoned from R-3 Multiple Family District and C-2 Extensive District to R-1 Single Family Residence District**

**2 = ±.73 acre parcel rezoned from C-2 Extensive Commercial District to R-1 Single Family Residence District**

**3 = ±.76 acre parcel rezoned from C-2 Extensive Commercial District to R-1 Single Family Residence District**

**4 = 1.63 acres rezoned from R-3 Multiple Family Residence District to C-2 Extensive Commercial District.**



# TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on 10-July 2018.

Does not object to and approves of   *A*  

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

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

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

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

**Owner/Applicant:** Michael J. Stagg

**General legal description:** Lot 2 Certified Survey Map 1769, Lot 1 Certified Survey Map 1916, all lands in part of the NW¼ of Section 20, T16N, R13E, Town of Brooklyn

**Parcel numbers:** #004-00470-0400 (±.57 acre) and #004-00470-0100 (±3.69 acres)

**Location of request:** W1919 Princeton Road

**Planned public hearing date:** August 2, 2018

**Request:** Rezone from C-2 Extensive Commercial District and R-3 Multiple Family Residence District to R-1 Single Family Residence District; also, R-3 Multiple Family Residence District to C-2 Extensive Commercial District. To be determined by certified survey map.

  *Mike West Teuchon*    
**Town Representative**

  10-July 2018    
**Date Signed**

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

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

ITEM II: ZONING CHANGE

OWNERS:

Bryan & Patricia Sutula

APPLICANTS:

same

REQUEST: The owners/applicants are requesting a zoning change for ±3.4 acres from A-2, General Agriculture to R-4, Rural Residential District and ±4.71 acres from A-1, Farmland Preservation District to A-2, General Agriculture District. The ±4.71 will be combined with other A-2 lands to become a ±12 acre lot, to be determined by Certified Survey Map.

PARCEL NUMBER / LOCATION: The affected parcel numbers are 004-00614-0000 and 004-00614-0301, located in the SW¼ and SE¼ of Section 25, T16N, R13E, Town of Brooklyn. The sites proposed for zoning changes are located at N5383 and N5395 Brooklyn G Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcels being considered is A-2, General Agriculture, and A-1, Farmland Preservation District. The lands surrounding the subject site are zoned A-1, Farmland Preservation District, and A-2, General Agriculture District.

The Green Lake County Farmland Preservation Plan identifies the lands under consideration for this zoning change to be both in Farmland Preservation Areas and Non-Agricultural Development Areas. According to Flood Boundary and Floodway Map Panel 55047C0134C, all lands under consideration for this request are located out of the general floodplain. There are mapped wetlands that are associated with Dakin Creek that runs along the southern border of the parcels.

ADDITIONAL INFORMATION / ANALYSIS: According to the application, the owner would like to reconfigure the current lot lines to create more traditional parcels. Over the years, previous owners created odd-shaped lots to comply with the ordinance standards at the time. The owner wants to now create more standard size lots. Each lot has a home on it.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a Farmland Preservation Zoning District if all of the following are found after public hearing: **(Staff comments in bold type)**

- ❑ The land is better suited for a use not allowed in the Farmland Preservation Zoning District. **A goal of the County's Comprehensive Plan and the County Farmland Preservation Plan is to preserve and protect quality agricultural lands. This request does not impair quality agricultural lands as the subject lands could still be used agriculturally in the R-4 as well as the A-2 zoning districts.**
- ❑ The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the County's comprehensive plan as the zoning stays in an agricultural district.**
- ❑ 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.**

- **The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or legally restricted to agricultural use. The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also 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. The other lands are being rezoned to A-2, which does not limit future or current agricultural uses.**

**TOWN OF BROOKLYN:** An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on June 8, 2018.

Please type or use black ink

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

**GENERAL APPLICATION**

Fee \$375 (not refundable)

Date May 30, 2018

Zone Change from      to Lot 1: A2 to R4

Conditional Use Permit for Lot 2: A1 to A2

Other     

**PROPERTY OWNER / APPLICANT (1)**

Name Bryan ~~Patricia~~ Sutula

Mailing Address N 5395 Brooklyn G Rd, Ripon, 54971

Phone Number 920-748-3375

Signature Bryan Sutula Date 5/30/18

**PROPERTY OWNER / APPLICANT (2)**

Name Patricia Sutula

Mailing Address (same)

Phone Number     

Signature      Date     

**PROPERTY INFORMATION**

Town of Brooklyn Parcel Number(s) 004-00614-0301  
004-00614-0000

Acres ±14.83 total Lot      Block      Subdivision     

Section 25 Town 16 North Range 13 East

Location of Property     

Legal Description Lot 1 of CSM 3611 + Lot 1 of CSM 3199

Current Zoning Classification      Current Use of Property     

Detailed Description of Proposed Use Each parcel has a home on it. We would like to rearrange the land to make each property "make sense" instead of the current crazy property lines. Both will continue as residences.

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

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

# CONCEPT PLAN

CONCEPT PLAN BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3199 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3611 LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, IN PART OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4, IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.



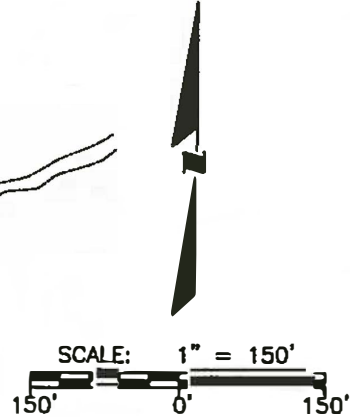
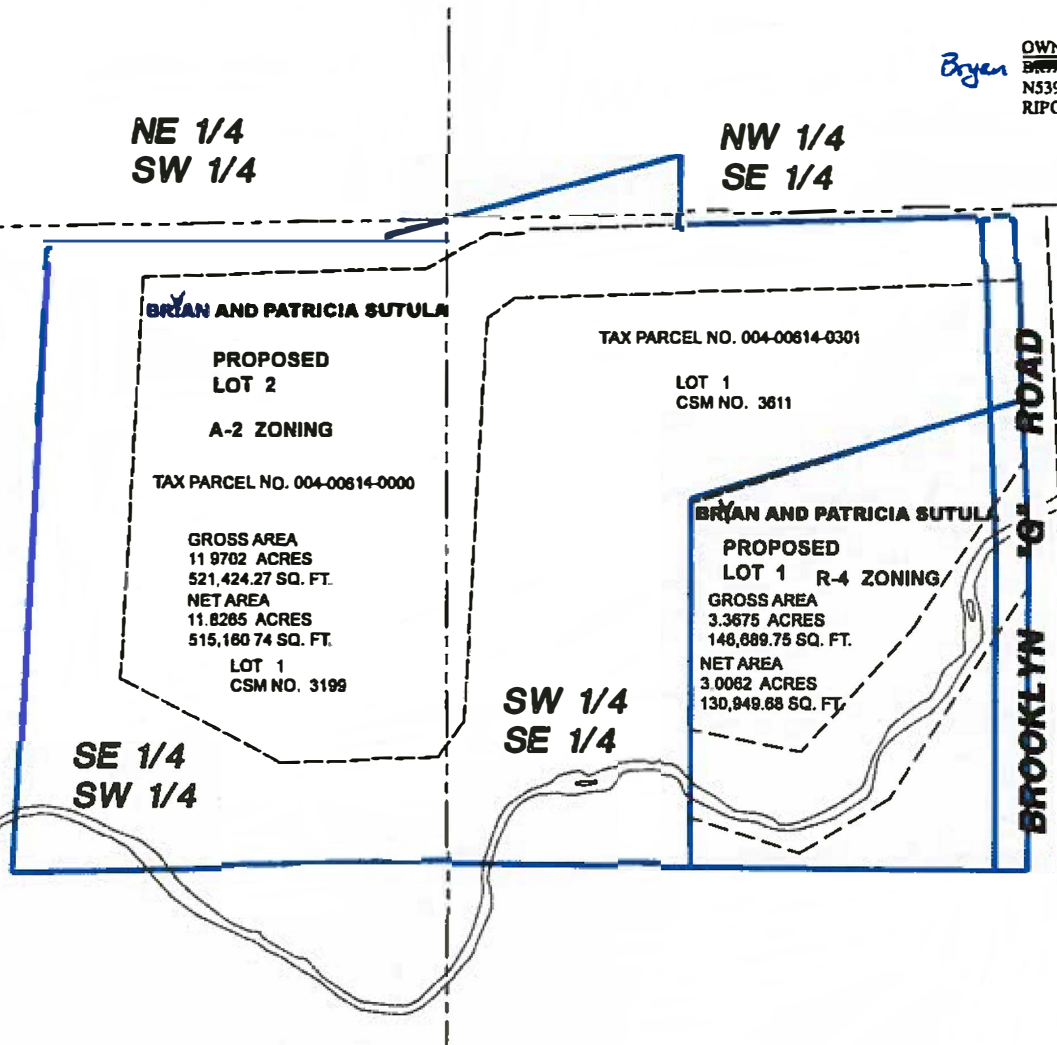
*Donald W. Lenz*

**DONALD W. LENZ**  
 WI Professional Land Surveyor License No. S-2003  
 Dated this 37th Day of May 2018



**GREEN LAKE SURVEYING COMPANY**  
 P.O. BOX 131  
 Green Lake, Wisconsin 54941  
 Phone: (820) 794-6666  
 survey@greenlakesurveyingcompany.com  
 www.greenlakesurveyingcompany.com

*Bryan* OWNER(S)  
**BRYAN AND PATRICIA SUTULA**  
 N5395 BROOKLYN "G" ROAD  
 RIPON, WISCONSIN 54971



FILE NAME: G1805-34.d wr

JOB NUMBER: G L 05-251613-3 4

Bryan & Patricia A. Satula – Town of Brooklyn – N5383 & N5395 Brooklyn G Road

Parcel #004-00614-0000 (±4.71 acres), Lot 1 Certified Survey Map 3199, and Parcel #004-00614-0301 (±10.63 acres),

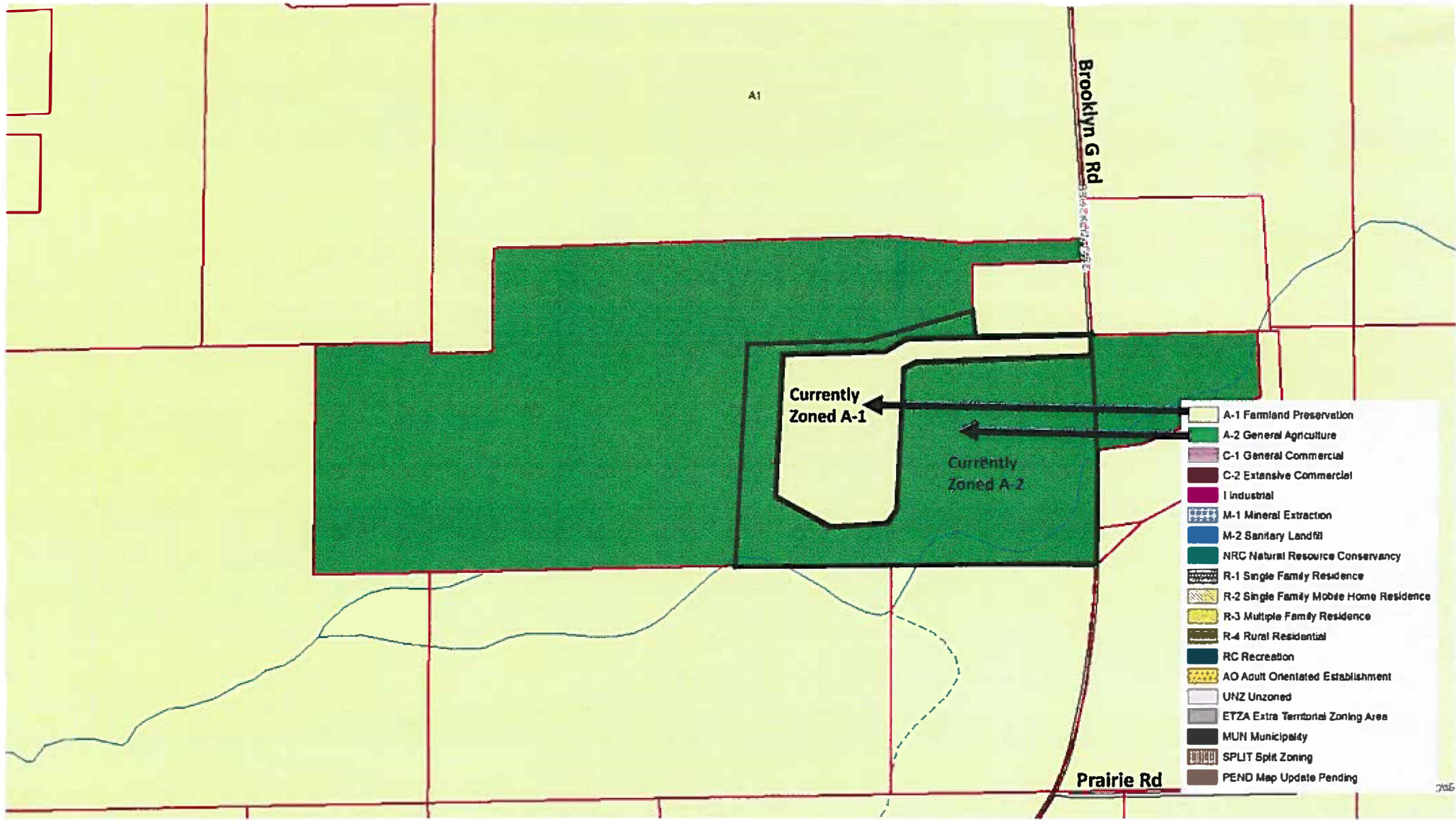
Lot 1 Certified Survey Map 3611, all lands in part of the SW¼ and SE¼ of Section 25, T16N, R13E.

Request to rezone from A-1 Farmland Preservation to A-2 General Agriculture; also, from A-2 General Agriculture to R-4 Rural Residential.



Land Use Planning & Zoning Committee Hearing 08/02/18

**Bryan & Patricia A. Satula – Town of Brooklyn – N5383 & N5395 Brooklyn G Road  
Parcel #004-00614-0000 (±4.71 acres), Lot 1 Certified Survey Map 3199, and Parcel #004-00614-0301 (±10.63 acres),  
Lot 1 Certified Survey Map 3611, all lands in part of the SW¼ and SE¼ of Section 25, T16N, R13E.  
Request to rezone from A-1 Farmland Preservation to A-2 General Agriculture; also, from A-2 General Agriculture to R-4 Rural Residential.**



**Land Use Planning & Zoning Committee Hearing 08/02/18**



**Existing Configuration**

#004-00614-0000, ±4.71 acres  
N5395 Brooklyn Rd  
Zoned A-1 Farmland  
Preservation District

#004-00614-0301, ±10.66 acres  
N5383 Brooklyn Rd  
Zoned A-2 Farmland  
Preservation District

Brooklyn G Rd

Dakin Creek

# Proposed Configuration

N5395 Brooklyn Rd  
±11.97 acres  
Rezoned A-2 General  
Agriculture District

N5383 Brooklyn Rd  
±3.37 acres  
Rezoned R-4 Rural  
Residential District

Brooklyn G Rd

kin Creek

# TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on 10-July 2018.

Does not object to and approves of A

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

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

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

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

**Owner/Applicant:** Bryan and Patricia A. Sutula

**General legal description:** Lot 1 Certified Survey Map 3199, Lot 1 Certified Survey Map 3611, all lands in part of the SW¼ and SE¼ of Section 25, T16N, R13E, Town of Brooklyn

**Parcel numbers:** #004-00614-0000 (±4.71 acres) and #004-00614-0301 (±10.63 acres)

**Location of request:** N5383 & N5395 Brooklyn G Road

**Planned public hearing date:** August 2, 2018

**Request:** Rezone from A-1 Farmland Preservation District to A-2 General Agriculture District; also, rezone from A-2 General Agriculture District to R-4 Rural Residential District. To be determined by certified survey map.

  
\_\_\_\_\_

**Town Representative**

10-July 2018

**Date Signed**

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

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

## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

August 2, 2018

### ITEM III: CONDITIONAL USE PERMIT

**OWNER:**

John Loberg

**APPLICANT:**

same

**REQUEST:** The owner is requesting to update his conditional use permit to construct a storage building.

**PARCEL NUMBER / LOCATION:** The request affects parcel 004-00410-0503, located in the SE¼ of Section 17, T16N, R13E, Town of Brooklyn. The subject site is located just north of W1734 North Street and is 0.8000 acres according to the CSM.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The subject site is located between State Road 23 and North Street. The site is zoned industrial and had been used as a dump site by a previous owner. To the east is property that is also zoned industrial and is used mainly as a high performance engine rebuilding and testing facility. Immediately south are C-2 (Extensive Commercial) zoned lands that harbor several businesses as well as private storage units. Southwest are C-2 zoned lands that are mainly utilized to store boat lifts in the winter months. Southeast are lands that are zoned R-3 (multiple-family residence) and maintain eight residential condominium-style dwellings.

**ADDITIONAL INFORMATION / ANALYSIS:** The owner is a residential and commercial building contractor in the Green Lake area. In 2015, the owner purchased the subject site as he found himself parking work-related equipment on the property. Now that Mr. Loberg owns these lands, he has cleaned up the property and has installed a gravel parking lot. Mr. Loberg had the hillside excavated for a future storage building. He applied for a rezone and conditional use permit (CUP) for a contractor's yard and a storage building in December 2015. Both the rezone and the CUP were approved at that time. Mr. Loberg has since, taken steps to develop the contractor's yard, but never built the storage building. Per the zoning ordinance, the conditional use activity must begin within a year of approval or is voided.

In response to the above situation, the applicant has now decided to move the location of the building and the size. It is an odd-shaped structure, to maximize the buildable area once building setbacks have been applied. The applicant wants this to be a three-unit storage building, using one unit for his business and renting out the other two. One unit is proposed to be storage for a boat owned by another party and the other unit to a painting contractor. A well has not been proposed for this site and, therefore, no septic system will be installed.

It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The following criteria are to be used by the Committee when making CUP decisions:

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

**COUNTY STAFF COMMENTS:** This request should be reviewed by the Committee to determine if it meets the general criteria for review as listed above. If the Committee wishes to approve this request, the following conditions may be appropriate:

- 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
- 2. The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.
- 3. Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner, if applicable.
- 4. If on-site lighting is proposed, 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).
- 5. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
- 6. As there are no existing stormwater management facilities on the subject site, there is a high potential for increased water pollution by the transportation of particulate matter into the "Tee" channel of Green Lake. Consequently, the owner is required to implement a stormwater management plan, to be reviewed and approved by the Land Conservation Department in accordance with Section 284-11.A.(4) of Chapter 284, Construction Site Erosion Control & Stormwater Management, of the Code of Green Lake County.
- 7. The storage building is to be used for **residential or commercial storage purposes only**. Other commercial or industrial uses are not authorized by this CUP.

**TOWN OF BROOKLYN:** An Action Form requesting the Town's input related to this conditional use permit request was mailed to the Town Clerk on June 11, 2018.

Please type or use black ink

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

**GENERAL APPLICATION**

Fee 375.00 (not refundable)

Date 5-1-18

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

Conditional Use Permit for Contractor's yard to include a storage building

Other \_\_\_\_\_

**PROPERTY OWNER / APPLICANT**

Name John S. Loberg

Mailing Address 101734 NORTH STREET

Phone Number 920-229-6957

Signature John Loberg Date 5-1-18

**AGENT IF OTHER THAN OWNER**

Name \_\_\_\_\_

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

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

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

**PROPERTY INFORMATION**

Town of Brooklyn Parcel Number 004-00410-0513 Acres 0.800

Lot 1 Block - Subdivision LSM 3523

SE Section 17 Town 16 North Range 13 East

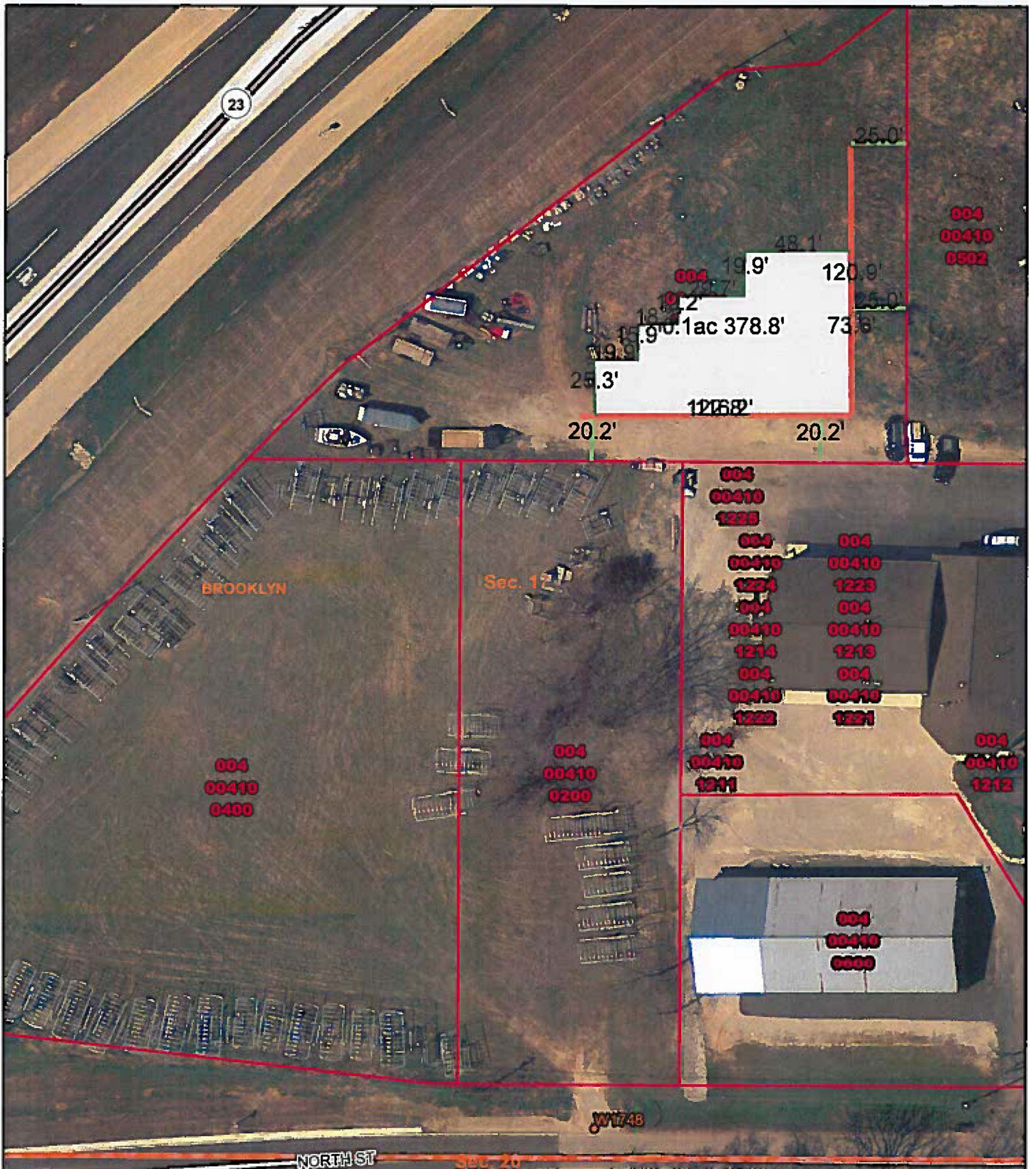
Legal Description Partial lot 1, LSM 904, located in part of the SE 1/4 of the SE 1/4 of Section 17, Township 16 North, Range 13 East, Town of Brooklyn, Green Lake County, WI

Current Zoning Classification T Current Use of Property parking lot

Detailed Description of Proposed Use SEE ATTACHED OPERATIONAL PLAN

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

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



Green Lake County

1 inch = 62 feet

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

**Loberg CUP Site w/ Building**  
 Green Lake County, WI

Time: 11:25:40 AM  
 Date: 6/7/2018

Note:



CSM3523  
RECORDED ON:  
07/14/2015 09:50AM

REC FEE: \$30.00

VOL. 20 OF CSM PG. 3523

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

# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR AEC ISLAND LLC, BEING A DIVISION OF A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 904 LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)  
AEC ISLAND LLC  
W1702 NORTH STREET  
GREEN LAKE, WISCONSIN 54941

*Donald W. Lenz*  
DONALD W. LENZ  
WI Professional Land Surveyor License No. S-2003  
Dated this 13th Day of May 2015

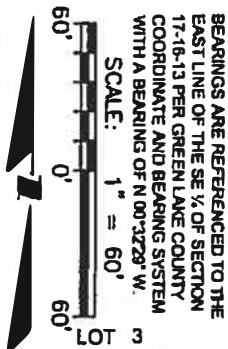
RADIUS	ARC	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
2744.77	58.82	58.82	N 45°28'45" E	01°13'40"	00°36'50"	N 44°51'35" E	N 48°05'35" E



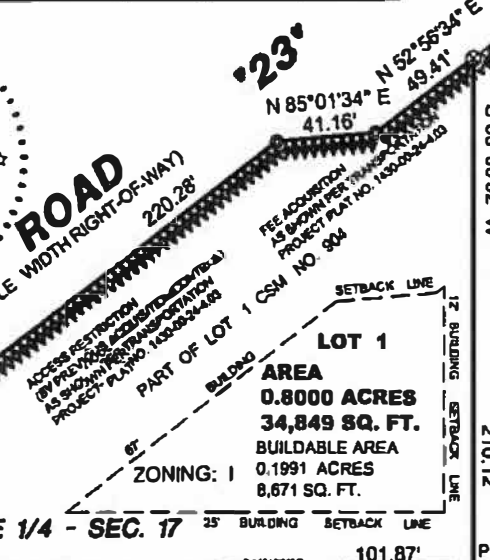
**STATE ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

SE 1/4 - SE 1/4 - SEC. 17  
(1/4 SEC. AS)  
196.91'

- LEGEND: 298.78'**
- SECTION CORNER MONUMENT FOUND  
2" IRON PIPE WITH BRASS CAP UNLESS NOTED
  - 2" IRON PIPE FOUND
  - 1/2" CAPPED REBAR FOUND
  - SURVEY MARKER NAIL SET
  - 1/2" X 18" REBAR SET 1.50 LBS PER LINEAL FOOT



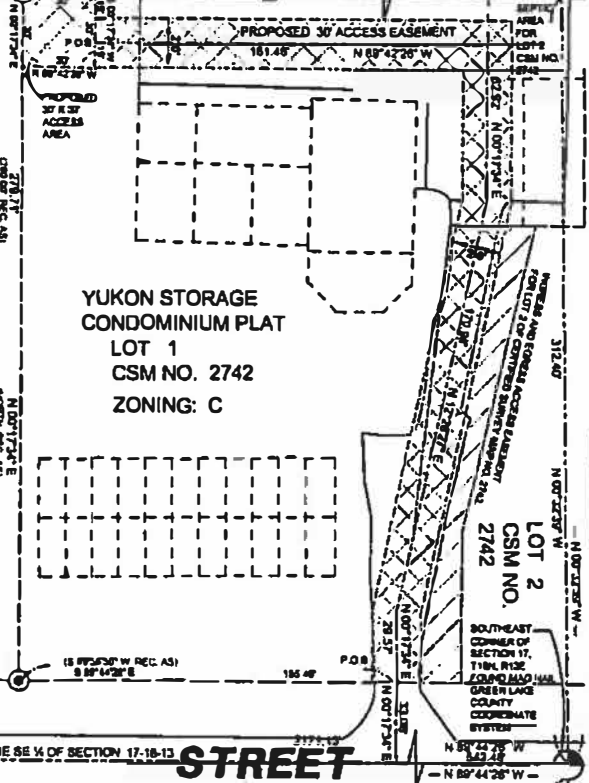
SOUTH 1/2 CORNER OF SECTION 17, T16N, R13E FOUND 2" IRON PIPE GREEN LAKE COUNTY COORDINATE SYSTEM  
S 88°44'26" E 317.12' (2713.42 REC. AS)



**AEC ISLAND, LLC**  
PARCEL NO. 004-00410-0501  
**AREA 5.7237 ACRES 249,322 SQ. FT.**  
VOLUME 842, PAGE 830 DOCUMENT NO. 373000  
LOT 1 CSM NO. 904  
ZONING: I

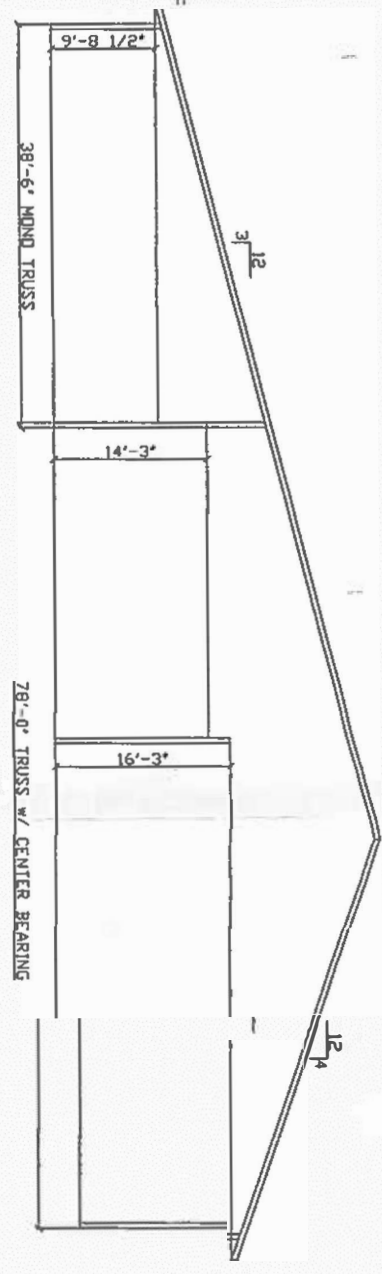
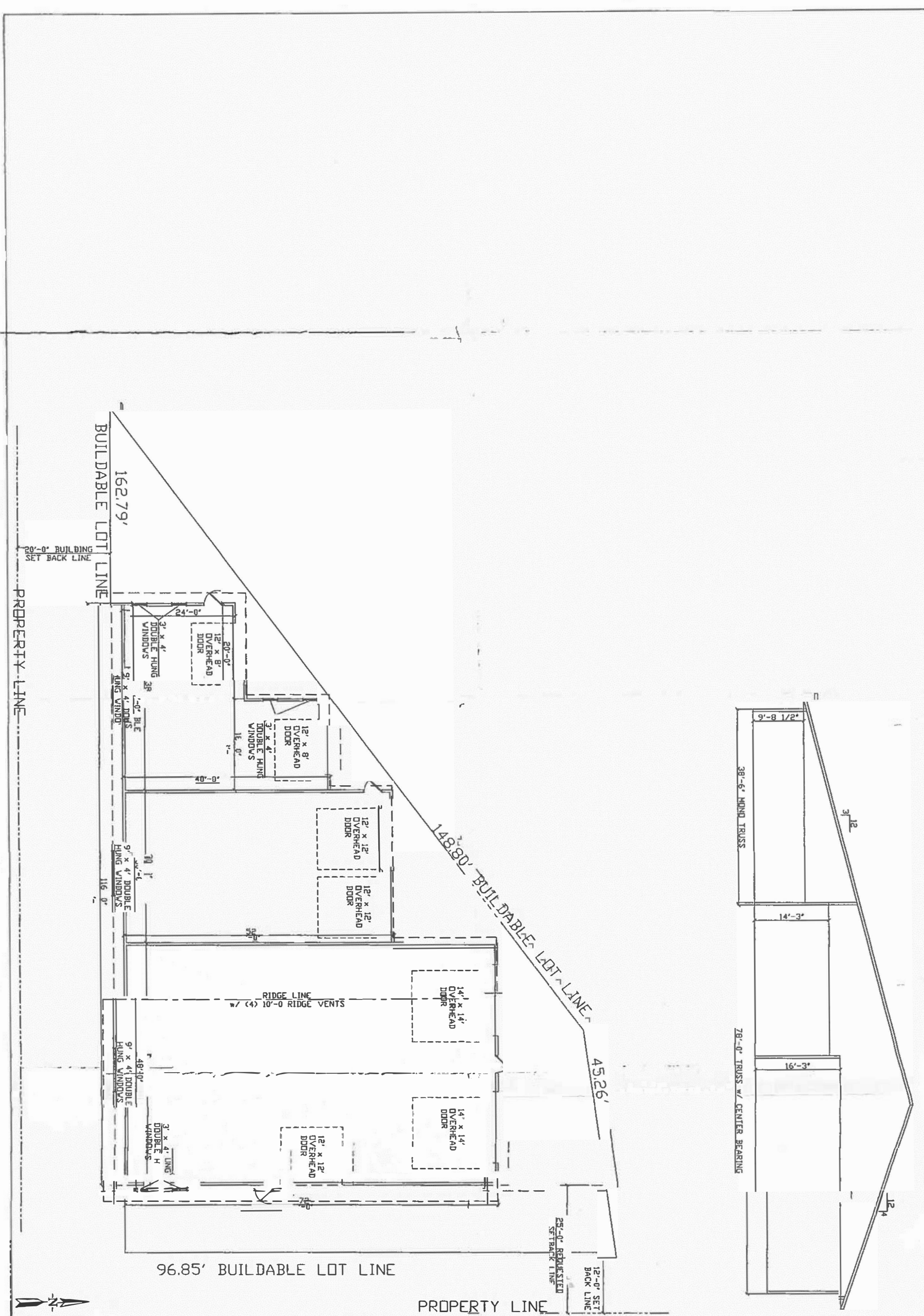
N 89°42'26" W (EAST REC. AS)  
ZONING: C

**GREEN LAKE SURVEYING COMPANY**  
P.O. BOX 131  
Green Lake, Wisconsin 54941  
Phone: (920) 284-6868  
survey@greenlakesurveyingcompany.com  
www.greenlakesurveyingcompany.com



GREEN LAKE COUNTY CERTIFIED SURVEY MAP 3523 VOLUME 20 PAGE 3523





SHEET OF 1

PROJECT MANAGER  
TOM SCHWARZ  
DATE PREPARED  
MAY 30, 2018

PROJECT:  
**NEW COMMERCIAL CONDO BUILDING**  
OWNER:  
**JOHN LOBERG**

**M.P.B. BUILDERS, INC.**  
654 EAST OSHKOSH STREET  
RIPON, WISCONSIN 54971  
(920) 748-2601 (800) 782-9632



NOTE: THE OWNER HAS REVIEWED THIS PLAN AND APPROVES THE SAME FOR CONSTRUCTION. THE CONTRACTOR OR SUBCONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BE RESPONSIBLE FOR THE SAME. ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE STATE, LOCAL, AND OTHER CODE REQUIREMENTS.

June 11, 2018

Conditional Use Permit Submittal

Operational Plan – Storage Unit building

Norwegian Ways Builders, is a residential and commercial building contractor located in Green Lake, Wisconsin. Norwegian Ways Builders started about 42 years ago when John Loberg built his first home under his new business name. John started working in the construction business at age 17 and he learned from the best around the Green Lake area.

In 2000 John Loberg as Yukon Storage LLC built a commercial building at W1734 North Street in Green Lake. That building was designed to contain the offices of Norwegian Ways builders and also other commercial tenants. Norwegian Ways Builders has outgrown the internal storage that the building could provide and has a need for additional inside and outside storage of building materials and other equipment.

In 2015 John purchased about an acre of land to the north of his office building. It is this land that is to be used as a contractor’s yard. The intent is to construct a storage building as well as utilize the gravel parking area for the storage of building materials, job trailers, Skytrax, other lifts, work vehicles and other equipment.

There is no intent to utilize this property for anything other than a contractor’s yard. There will be no retail sales out of this property.

Presently there are no buildings on the property in question; however it is John’s intent to construct a 6,300 square foot storage building. This building will have three units. One will be used to park job equipment and keep other materials out of the weather for John. The other two units will be owned by separate owners and used as storage and a paint shop.

This narrative is intended to answer the Land Use Planning 7 Zoning Committee’s questions as to how this property is proposed to be used by Norwegian Ways Builders.

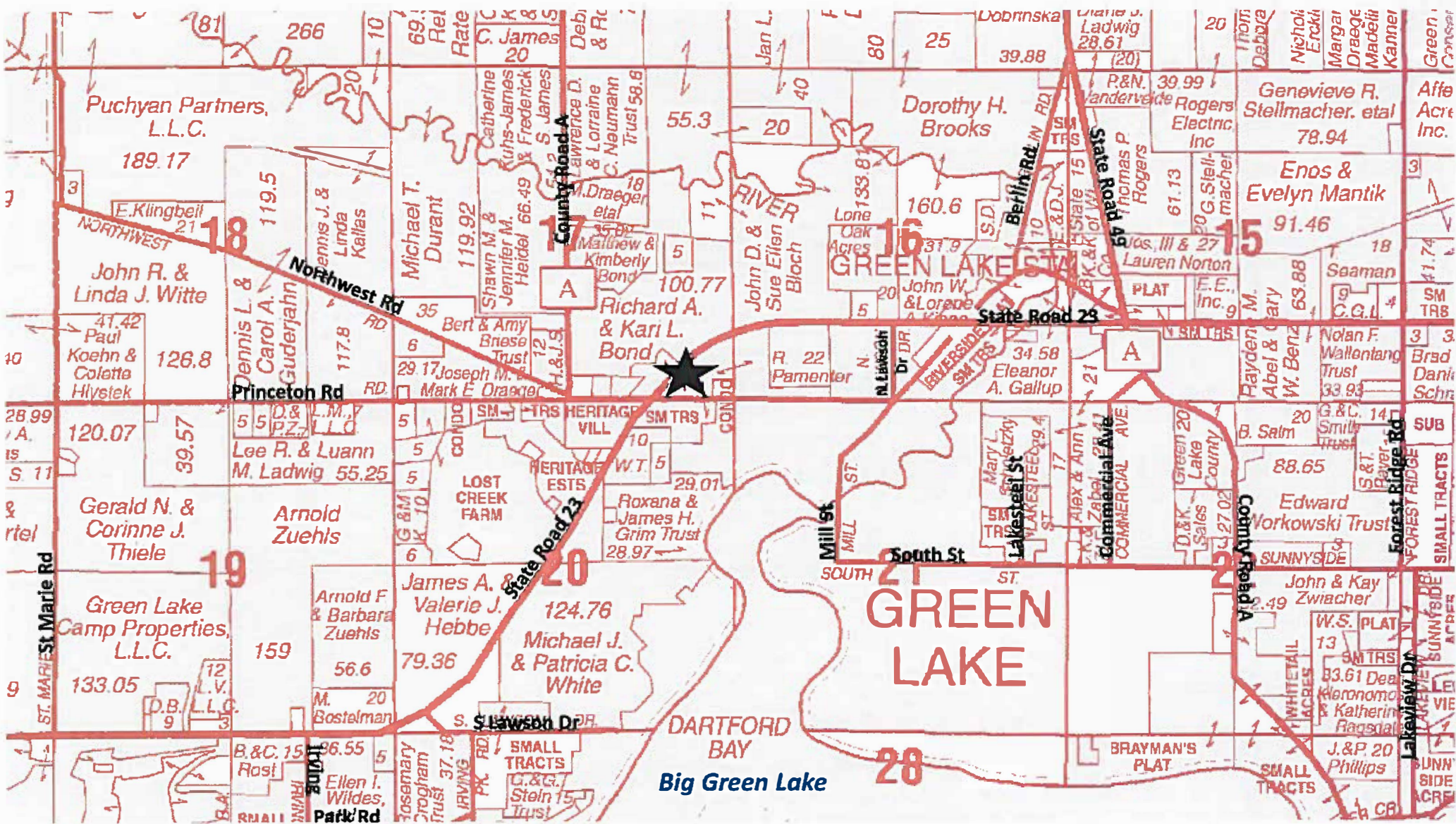
Sincerely,

John Loberg



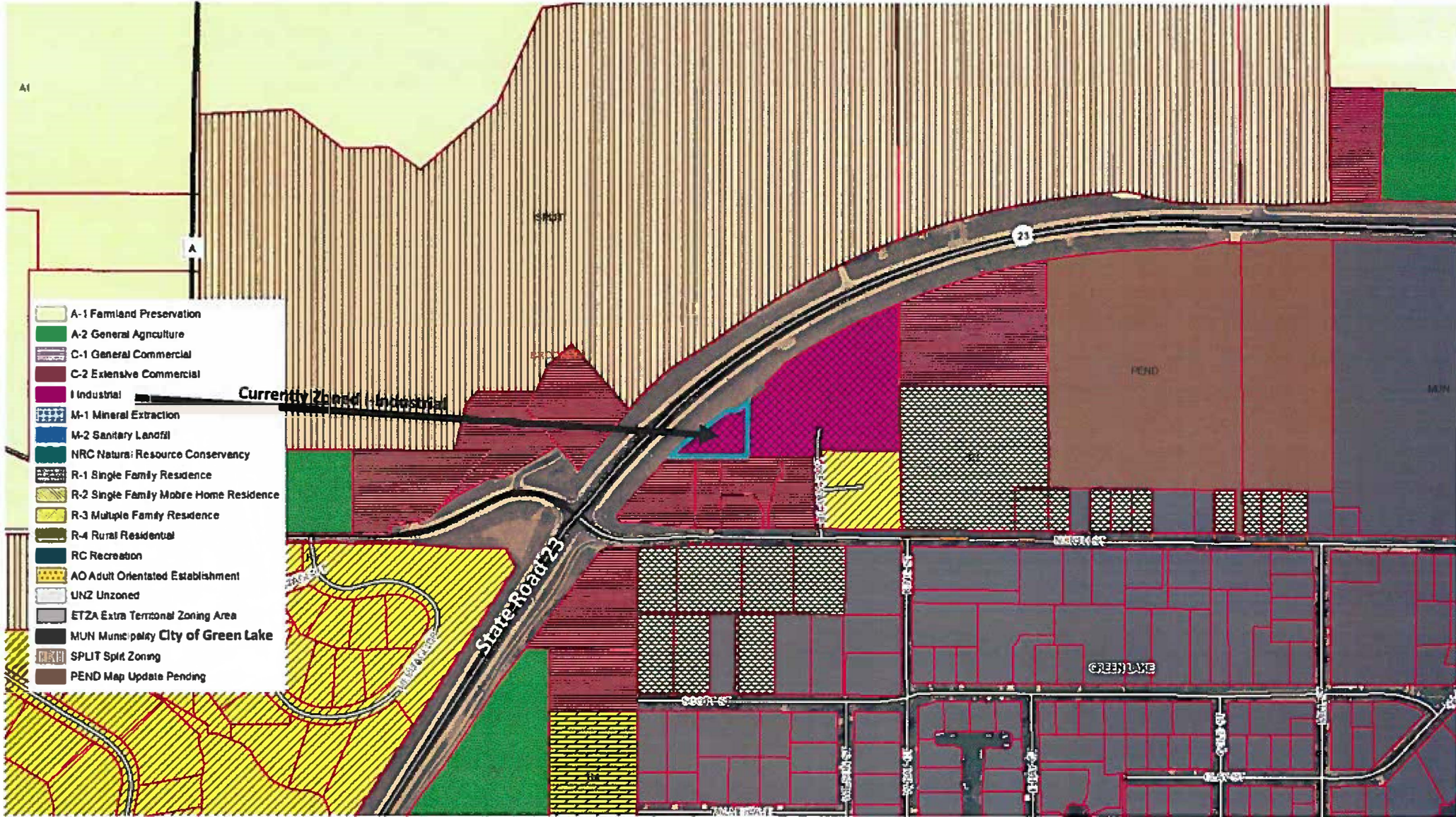
John S. Loberg, Town of Brooklyn - North Street

Parcel #004-00410-0503, (±.80 acres), Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E  
Conditional use permit request to construct a storage building.



**John S. Loberg, Town of Brooklyn - North Street**

**Parcel #004-00410-0503, (±.80 acres), Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E  
Conditional use permit request to construct a storage building.**



**John S. Loberg, Town of Brooklyn - North Street**

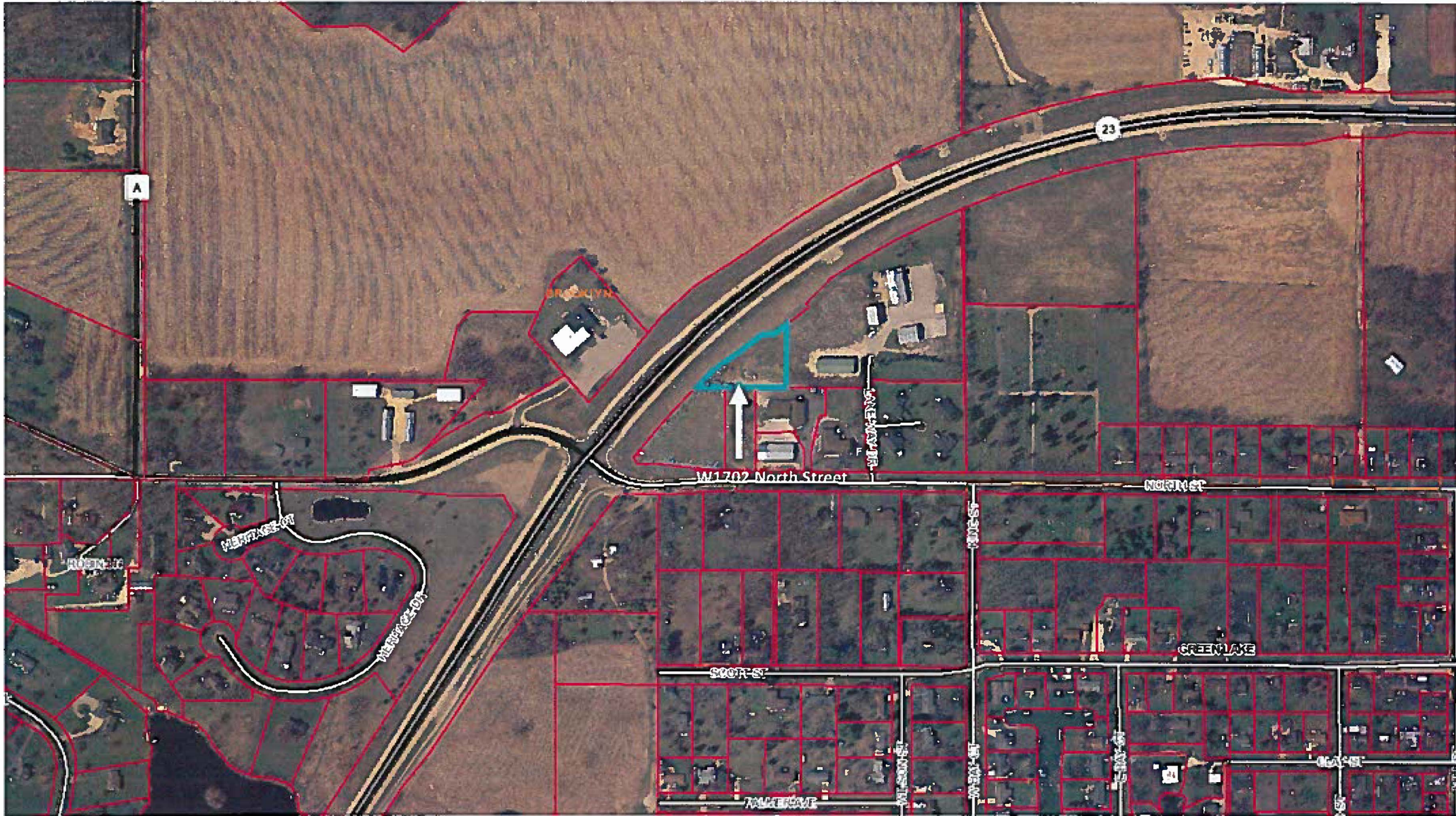
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Conditional use permit request to construct a storage building.**



**John S. Loberg, Town of Brooklyn - North Street**

**Parcel #004-00410-0503, (±.80 acres), Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E**

**Conditional use permit request to construct a storage building.**



# TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on 10 July 2018.

Does not object to and approves of X

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

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

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

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

**Owner/Applicant:** John S. Loberg

**General legal description:** Lot 1 Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn

**Parcel numbers:** #004-00410-0503 (±.80 acre)

**Location of request:** North Street

**Planned public hearing date:** August 2, 2018

**Request:** Conditional use permit to construct a storage building.

Michelle West Touchette  
Town Representative

10 July 2018  
Date Signed

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

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