



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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August 3, 2017

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, August 3, 2017:**

Packet Pages:

1. Agenda
- 2-5. Draft meeting minutes from 06/01/17
- 6-8. Monthly reports
- 9-10. Land use permits and sanitary permits issued in June
- 11-13. Land use and septic violations
14. Acronyms
15. Director Kirkman's research on sign size and setbacks
- 16-25. Director Kirkman's research on the R-2 zoning district
17. Public hearing notice
- 18-27. Item I: Ervin and Ella Miller - conditional use permit for a bakery reports

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



**GREEN LAKE COUNTY**  
**Land Use Planning & Zoning Committee**

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

**AGENDA**

**Date: Thursday, August 3, 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 07/06/17 minutes
7. Public comments: 3-minute limit
8. Public appearances
9. Correspondence
10. Department activity reports
  - a. Permits & others
  - b. Violation reports
11. Department/Committee Activity
  - a. Farmland Preservation Zoning District update
  - b. Sign ordinance discussion
  - c. R-2 Single-Family Mobile Home District review
  - d. 2018 Budget
12. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
September 7, 2017  
Business meeting 5:15 p.m.  
Public hearing 6:30 p.m.

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

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

**Item I: Owner:** Ervin G & Ella O Miller **General legal description:** W3699 Heritage Rd, Parcel #012-00163-0200, Part of the NE¼ of Section 9 and the NW¼ of Section 10, T14N, R12E, Town of Manchester, ±42 acres **Request:** Conditional use permit request for a bakery.

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

13. Adjourn

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

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Present: Robert Lyon, Harley Reabe, Rich Slate, Michael Starshak, Peter Wallace**

**Absent:**

**Also Present: Matt Kirkman, Land Use Planning and Zoning Director  
Carole DeCramer, Committee Secretary  
Dawn Klowkow, Corporation Counsel**

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**Motion by Slate/Lyon, unanimously carried, to approve the minutes of 06/01/17.**

The June minutes mentioned the report on the recent contractors' seminar. When staff reported on the seminar in June, the committee members asked that a copy of the power point presentation that was presented at that seminar be shared with the committee. Starshak commented that, after reviewing the presentation, he found it to be very good. Kirkman stated that Krista Kamke was responsible for preparing that presentation.

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES**

**a. Brady Hargrave, R H Pro – re: Sign ordinance**

**Brady Hargrave, R H Pro** – Spoke to the committee about the county's outdoor advertising sign ordinance. Currently, the maximum sign size is 32 square feet. He stated that this size isn't sufficient for his business location and it's much smaller than those in the area that are grandfathered in. Surrounding counties have much larger maximum sizes. He said that 50 square feet for the maximum size would be better.

Starshak thanked him for his input and said that this will be discussed later on the agenda.

## **CORRESPONDENCE – None**

### **DEPARTMENT ACTIVITY REPORTS**

#### **a. Permits and Others**

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

#### **b. Violations**

Kirkman discussed the list of land use and septic violations. The committee asked why there was only one septic violation listed on this report when there were numerous violations listed on the previous report. Kirkman explained that staff has been working with the new software on getting the violation lists. He also explained that some of those violations from the previous month are handled administratively and not, typically, listed on the violation report. The committee advised Kirkman that they want to see all septic violations with names and addresses on the report for next month.

### **DEPARTMENT/COMMITTEE ACTIVITY**

#### **a. Farmland Preservation Zoning District update**

Kirkman – Discussed the split-zoned parcel project and how it has become a larger project than was originally anticipated. Fifty additional letters have been sent out for zoning resolution; twenty of those recipients have now responded that they are interested in rezoning to a single district. In hind sight, all of the split-zoned parcels should have been resolved before Martenson & Eisele became involved.

#### **b. Other Proposed Zoning Ordinance amendments**

##### **1. Sign ordinance amendments**

Kirkman – The sign issue came up with Brady Hargrave and this has staff thinking about the possibility of amending that ordinance. There is a need to add a definition for “billboard.” The word is referenced but not defined. There are no provisions in the ordinance to allow for larger on-site advertising signs on larger parcels of land.

Klockow – Reported that she just received information regarding a court case in Door County regarding sign restrictions that can be considered hampering an individual’s freedom of speech.

The committee asked Kirkman to broaden the search to include other counties sign regulations to compare with Green Lake County for the next meeting.

**Motion by Slate to bring forth a proposed sign ordinance amendment to allow Green Lake County to have larger signs on State highways. Motion died for lack of a second.**

Wallace questioned whether or not paintings on the side of a building would be considered a sign. Kirkman responded that it’s not well defined in the current ordinance and would like to put information in the ordinance amendment regarding this.



## **2. R-4 detached accessory structure size**

Kirkman discussed with the committee the possibility of increasing the maximum size of detached accessory structures in the R-4 Rural Residential District from 1,500 square feet to something larger.

Starshak and Reabe both stated that, when the R-4 district was created, the committee took time to carefully discuss the maximum size of these structures. The committee that made the decision to limit the size did not want a full-blown agricultural use with large buildings on the R-4 parcels. These parcels are meant to be a much smaller and transitional district from the larger agriculturally zoned parcels. The consensus is to leave the structure size as is.

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

Kirkman reminded the committee that this was on the last agenda and, at that time, Corporation Counsel Klockow stated that it was her opinion that the current ordinance, as written, could possibly be considered unconstitutional. Starshak stated that, before the committee can discuss and consider an ordinance amendment, it needs to know the origin, purpose, and effect of the current ordinance. If it's considered unconstitutional now, why was it not considered unconstitutional when the committee that originally adopted the ordinance adopted it? He asked that Kirkman get this information to the committee for the next meeting.

### **d. Administrative Policy – Treated Impervious Surfaces**

Kirkman reminded the committee that the proposed administrative policy for treating impervious surfaces has been discussed at previous meetings. With impervious surface treatment techniques constantly changing, it is much more efficient to make administrative decisions rather than amending the shoreland zoning ordinance multiple times for each new option. This administrative policy would allow staff to make decisions based on this committee approval policy.

**Motion by Lyon/Slate, unanimously carried, to approve and implement the Administrative Policy – Treated Impervious Surfaces.**

### **e. 2018 Budget Update**

Kirkman reported that he has begun looking at the numbers but is waiting for the budget sheets that will be coming from the clerk's office.

Starshak stated that the county has implemented a new budgeting procedure. He would like Kirkman to give the committee feedback on how the procedure is working.

## **FUTURE COMMITTEE ACTIVITIES**

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

- **Sign Ordinance**
- **R-2 Single-Family Mobile Home District review**

- **2018 Budget Update**

**b. Meeting Date**

August 3, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

**ADJOURN**

**6:08 p.m. Motion by Reabe/Slate, unanimously carried, to adjourn. 6:08**

**RECORDED BY**

Carole DeCramer

Committee Secretary

**APPROVED ON:**

Draft

FEES RECEIVED		JUNE				YEAR TO DATE				BUDGET	
		2016		2017		2016		2017		2017	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>											
Residential	New	6	900	3	700	26	5,850	17	5,200	-	
	Alterations	9	1,200	9	1,350	29	3,950	31	4,450	-	
Commercial	New	1	150	-	-	5	750	1	800	-	
	Alterations	2	1,300	-	-	2	1,300	2	1,100	-	
Agricultural	New	2	300	2	300	8	1,050	12	1,950	-	
	Alterations	3	300	-	-	5	600	3	450	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>23</b>	<b>\$ 4,150</b>	<b>14</b>	<b>\$ 2,350</b>	<b>75</b>	<b>\$ 13,500</b>	<b>66</b>	<b>\$ 13,950</b>	<b>\$ 30,000</b>	<b>47%</b>
<b>SANITARY PERMITS (POWTS)</b>											
Residential	New	5	1,475	1	355	8	2,315	8	2,390	-	
	Replacement	6	1,680	8	2,540	24	6,870	26	7,900	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	2	300	2	300	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	1	355	-	-	-	
	Replacement	-	-	-	-	1	280	1	280	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>11</b>	<b>\$ 3,155</b>	<b>9</b>	<b>\$ 2,895</b>	<b>36</b>	<b>\$ 10,120</b>	<b>37</b>	<b>\$ 10,870</b>	<b>\$ 17,000</b>	<b>64%</b>
<b>NON-METALLIC MINING PERMITS</b>											
Annual Permit Fees		-	-	-	-	18	14,300	18	14,500	-	
<b>Total</b>		<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>18</b>	<b>\$ 14,300</b>	<b>18</b>	<b>\$ 14,500</b>	<b>\$ -</b>	
<b>BOARD OF ADJUSTMENT</b>											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		-	-	-	-	2	750	-	-	-	
Appeals		-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>2</b>	<b>\$ 750</b>	<b>-</b>	<b>\$ -</b>	<b>\$ 750</b>	<b>0%</b>
<b>PLANNING &amp; ZONING COMMITTEE</b>											
Zoning Change		1	375	1	375	9	3,375	5	2,250	-	
Conditional Use Permits		1	375	-	-	2	750	3	1,500	-	
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>2</b>	<b>\$ 750</b>	<b>1</b>	<b>\$ 375</b>	<b>11</b>	<b>\$ 4,125</b>	<b>8</b>	<b>\$ 3,750</b>	<b>\$ 6,000</b>	<b>63%</b>
<b>MISC.</b>											
Rental Weatherization		-	-	-	-	4	100	11	275	250	
Wisconsin Fund		-	-	-	-	-	-	-	-	-	
Applied Funds - Code Enforcement		-	-	-	-	-	11,010	-	543	-	
<b>Total</b>		<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>4</b>	<b>\$ 11,110</b>	<b>-</b>	<b>\$ 818</b>	<b>\$ 250</b>	<b>327%</b>
<b>SURVEYOR</b>											
Certified Survey Maps		2	345	9	1,575	13	2,220	27	5,055	4,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
Miscellaneous		-	-	-	-	-	-	-	125	-	
<b>Total</b>		<b>2</b>	<b>\$ 345</b>	<b>9</b>	<b>\$ 1,575</b>	<b>13</b>	<b>\$ 2,220</b>	<b>27</b>	<b>\$ 5,180</b>	<b>\$ 4,000</b>	<b>130%</b>
<b>GIS (Geographic Information System)</b>											
Map Sales		-	-	-	-	2	200	-	107	500	
Land Records Transfer		-	2,704	-	2,676	2	13,576	-	14,755	25,000	
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080	
<b>Total</b>		<b>-</b>	<b>\$ 2,704</b>	<b>-</b>	<b>\$ 2,676</b>	<b>4</b>	<b>\$ 13,776</b>	<b>-</b>	<b>\$ 23,942</b>	<b>\$ 34,580</b>	
<b>GRAND TOTAL</b>		<b>38</b>	<b>11,104</b>	<b>33</b>	<b>9,871</b>	<b>159</b>	<b>69,901</b>	<b>156</b>	<b>73,010</b>	<b>\$ 92,580</b>	<b>79%</b>

For 06/01/17 - 06/30/17

Revenue Summary Report

FJRES01A

Periods 06 - 06

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

<u>Account No/Description</u>	<u>Budget</u>	<u>Period</u>	<u>Y-T-D</u>	<u>Balance</u>	<u>Percent</u>
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	.00	275.00	-25.00	110.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	2,350.00	13,950.00	16,050.00	46.50
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	3,750.00	2,250.00	62.50
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	2,895.00	10,870.00	6,130.00	63.94
17-100-10-46131-001-000 GIS Map Sales	500.00	.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	1,395.00	4,875.00	-875.00	121.88
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	.00	589.30	225,021.83	.26
10 Land Use Planning and Zoning	318,191.13	7,015.00	58,121.30	260,069.83	18.27

For 06/01/17 - 06/30/17

Expenditure Summary Report

FJEXS01A

Periods 06 - 06

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
17-100-10-53610-110-000	Salaries	265,433.17	.00	20,897.60	119,116.32	146,316.85 44.88
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	1,542.33	10,023.46	10,282.18 49.36
17-100-10-53610-153-000	Ret. Employer Share	18,049.46	.00	1,421.02	9,184.12	8,865.34 50.88
17-100-10-53610-154-000	Health Insurance	41,214.64	.00	4,742.78	33,014.37	8,200.27 80.10
17-100-10-53610-155-000	Life Insurance	467.92	.00	41.97	231.02	236.90 49.37
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	850.00	3,575.00	1,425.00 71.50
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	10.30	94.79	105.21 47.40
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	163.00	1,584.50	415.50 79.23
17-100-10-53610-321-000	Seminars	1,000.00	82.00	.00	262.44	655.56 34.44
17-100-10-53610-324-000	Member Dues	800.00	.00	.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	47.99	157.61	842.39 15.76
17-100-10-53610-810-000	Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00 .00
<b>53610 Code Enforcement</b>		<b>366,770.83</b>	<b>82.00</b>	<b>29,716.99</b>	<b>178,467.72</b>	<b>188,221.11 48.68</b>
<b>53610 Code Enforcement</b>						
17-101-10-53610-999-000	Carryover Non-Metallic Mining	77,162.00	.00	.00	.00	77,162.00 .00
17-101-10-53610-999-001	Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20 .00
17-101-10-53610-999-004	Professional Services - Land Development	43,532.00	.00	.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
<b>53610 Code Enforcement</b>		<b>225,611.13</b>	<b>.00</b>	<b>.00</b>	<b>1,131.29</b>	<b>224,479.84 .50</b>
<b>10 Land Use Planning and Zoning</b>		<b>592,381.96</b>	<b>82.00</b>	<b>29,716.99</b>	<b>179,599.01</b>	<b>412,700.95 30.33</b>



## Land Use Permits: 06/01/2017 - 06/30/2017

Parcel Number	Town	Parcel Number	Property Owner	Project Cost	Permit Fee	Project
002-00803-0000	TBE	W1402 Seward Cir	Michael D & Sarah E Gerber	\$ 9,800.00	\$ 150.00	Attached deck/patio
004-00690-0000	TBY	W1995 S Lawson Dr	Clarence W & Joann I LaMire	\$ 43,000.00	\$ 150.00	Detached garage
006-00812-0000	TGL	W2854 Oak Terrace Ln	Darrell J Ebert Living Trust	\$ 40,000.00	\$ 150.00	Single-family dwelling/garage/workshop
006-00926-0100	TGL	N3495 County Road O	Larry L Scott	\$ 34,000.00	\$ 150.00	Entryway and Kitchen addition
006-01098-0000	TGL	W1280 Spring Grove Rd	Michael J Powers Trust	\$ 14,000.00	\$ 150.00	Replace picket fence
006-01582-0000	TGL	W2012 Tuleta Hill Rd	Barbara F Eckerman	\$ 19,000.00	\$ 150.00	Replace deck and railings
010-00487-0100	TMC	N1270 N Brave Rd	Joan R Homan	\$ 33,200.00	\$ 150.00	Rebuild solar livestock building
010-00734-0000	TMC	E Manchester St	Peter A Schwoch	\$ 260,000.00	\$ 400.00	Single-family dwelling, 3-car garage
012-00647-0000	TMN	N216 Jones Rd	Michael & Jessica Witthun	\$ 25,000.00	\$ 150.00	Machine shed
014-00045-0201	TMQ	N2901 Cedar Rd	Gary & Renee Whirry	\$ 50,000.00	\$ 150.00	Single-family dwelling
014-00381-0200	TMQ	N3132 Fiann St	Glenn Wilkowski	\$ 20,000.00	\$ 150.00	Sunroom
016-01070-0000	TPR	W3363 Orchard Ave	Ferris Family Cottage LLC	\$ 2,000.00	\$ 150.00	Four-foot privacy fence
016-01569-0000	TPR	N4792 N Lakeshore Dr	James D Linne	\$ 25,000.00	\$ 150.00	Replace wooden steps/walkway/timbers
016-01923-0000	TPR	N Lakeshore Dr	Lori Sue Weiler 2003 Rev Trust	\$ 55,000.00	\$ 150.00	Filling/grading walkway to lake
<b>TOTAL</b>				<b>\$ 630,000.00</b>	<b>\$ 2,350.00</b>	



**Sanitary Septic Permits: 06/01/2017 - 06/30/2017**

Parcel Number	Town	Site Address	Owner	Permit Fee	Permit Type
002-00649-0200	TBE	W925 W Forest Ridge Rd	Christopher M Beuthin	\$ 280.00	Replacement System
002-00698-0200	TBE	W270 County Road F	Richard & Kathleen Hilke	\$ 280.00	Replacement System
004-00647-0000	TBY	N5660 County Road A	MEU Holdings WI V LLC	\$ 355.00	New System
008-00107-1702	TKG	W5217 County Road B	Devon R & Laura W Schlabach	\$ 355.00	Replacement System
010-00734-0000	TMC	E Manchester St	Peter A Schwoch	\$ 355.00	New System
014-00307-0000	TMQ	W7144 Drager Rd	Marcia K Wiest	\$ 355.00	Replacement System
014-00399-0000	TMQ	W6880 Jolin Rd	Donna L Holmes	\$ 355.00	Replacement System
016-00634-0100	TPR	W6020 Holmes Rd	Lori Frye	\$ 280.00	Replacement System
016-00805-0000	TPR	N5552 Manthey Ln	Kenneth M Manthey	\$ 280.00	Replacement System
<b>Total</b>				<b>\$ 2,895.00</b>	

## Green Lake County Land Use Violations - August, 2017

Municipality	Name	Site Address	Violation	Date
Brooklyn	Stamm, James	N5647 Hickory Hill Ln	Piled materials & construction materials being stored on an R-1 zoned property.	2017-05-24
Mackford	Larmay Construction Inc	N1842 N Brave Rd	At least 3 piles of old equipment & materials on site. 350-27 A&B; 350-14 D	2016-11-18
Mackford	Larmay Construction Inc	N1842 N Brave Rd	Piled materials & construction materials being stored on an R-1 zoned property.	2016-11-18
Marquette	Markesan State Bank	N3169 Lakeview Dr W	Substantial garbage, junk, tires on abandoned property w/garbage littering onto neighbors' properties.	2017-04-24



## Green Lake County Septic Violations - August, 2017

Municipality	Name	Site Address	Violation	Violation Date
Village of Marquette	Draeger, Edna	345 CHARLEVOIX ST	Tank overfull and discharging to ground surface.	2017-06-26
City of Berlin	Richard Doro	459 HALLMAN ST	Tank failure, not structurally sound.	2017-05-10
Town of Berlin	Krebs, Christopher	W925 W FOREST RIDGE RD	Probable surface discharge.	2017-06-06
Town of Berlin	Krebs, Christopher	W925 W FOREST RIDGE RD	Tank overfull and discharging to ground surface.	2017-06-06
Town of Brooklyn	Green Lake Conf Center, ABA	N5325 LAWSON DR	Holding tank overflowing to ground.	2017-05-09
Town of Brooklyn	Green Lake Conf Center, ABA	N5325 LAWSON DR	Faulty alarms/floats in tank.	2017-05-09
Town of Brooklyn	Kelma, Bruce	N6219 SUNNYSIDE RD	Tank failure, not structurally sound.	2017-06-06
Town of Brooklyn	Yukon Storage LLC,	W1734 NORTH ST	Alarm/floats/pump failure in dose tank.	2017-06-12
Town of Brooklyn	Pischke, Alfred	W1773 COUNTY ROAD J	Tank overfull and discharging to ground surface.	2017-06-09
Town of Brooklyn	Chier, Sharon	W2005 IRVING PARK RD	Probable surface discharge.	2017-05-19
Town of Brooklyn	Wickman, Dean	W2035 TAYLOR LEE LN	Filter not functioning properly.	2017-04-21
Town of Brooklyn	Bostelman, Robert	W2136 STATE ROAD 23	Tank failure, not structurally sound.	2017-05-16
Town of Brooklyn	Bostelman, Robert	W2136 STATE ROAD 23	Tank baffles not present or secure.	2017-05-16
Town of Brooklyn	Walter & Mary Hobba	W516 BROOKLYN J RD	Tank overfull and discharging to ground surface.	2017-02-10
Town of Green Lake	Mills, Thomas	W2710 COUNTY ROAD K	Tank overfull and discharging to ground surface.	2017-05-09
Town of Green Lake	Amend, Matthew	W2899 COUNTY ROAD K	Surface discharge of sewage/effluent	2017-05-05
Town of Green Lake	Amend, Matthew	W2899 COUNTY ROAD K	Tank lid not properly secured.	2017-05-05
Town of Kingston	Zellmer, Mark	W7291 COUNTY ROAD B	No vents on dispersal cell to check system for functionality.	2017-06-09
Town of Mackford	Marzahl, Ryan	N1842 N BRAVE RD	DSPS 382.10(2)(d); Section 145.135(1); Section 334-4C(1)(b)	2016-11-18
Town of Princeton	Barzano, Anthony	N4535 STATE ROAD 73	Tank overfull and discharging to ground surface.	2017-02-28
Town of Princeton	Barzano, Anthony	N4535 STATE ROAD 73	Tank overfull and discharging to ground surface.	2017-03-27
Town of Princeton	Kallas, Joseph	N4682 COUNTY ROAD D	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Polfuss, Randy	N5020 COUNTY ROAD W	Tank failure, not structurally sound.	2017-05-08
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5579 LOCK RD	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5585 LOCK RD	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	Probable surface discharge.	2017-06-09

Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5587 LOCK RD	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5589 LOCK RD	Tank lid not properly secured.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	Surface Discharge of Effluent	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	Probable surface discharge.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	Tank overfull and discharging to ground surface.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	Tank lid not properly secured.	2017-05-11
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	Tank overfull and discharging to ground surface.	2017-06-09
Town of Princeton	Kamedulski, Raymond	N5591 LOCK RD	Tank lid not properly secured.	2017-06-09
Town of Princeton	Uerling, Karla	N6140 PLEASANT DR	Probable surface discharge.	2017-03-17
Town of Princeton	Uerling, Karla	N6140 PLEASANT DR	Tank overfull and discharging to ground surface.	2017-03-17
Town of Princeton	Kitchen, Dennis	No Address Available	Filter not functioning properly.	2017-05-04
Town of Princeton	Hudzinski, Raymond	W3351 STATE ROAD 23	Tank overfull and discharging to ground surface.	2017-04-27
Town of Princeton	Divine Mercy Inc, Home of	W3464 OLD GREEN LAKE RD	No vents on dispersal cell to check system for functionality.	2017-05-04
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	Probable surface discharge.	2017-06-12
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	Tank overfull and discharging to ground surface.	2017-02-23
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	Tank overfull and discharging to ground surface.	2017-04-25
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	Tank overfull and discharging to ground surface.	2017-06-12
Town of Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	Tank lid not properly secured.	2017-06-12
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	Probable surface discharge.	2017-06-12
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	Tank overfull and discharging to ground surface.	2017-02-23
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	Tank overfull and discharging to ground surface.	2017-04-25
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	Tank overfull and discharging to ground surface.	2017-06-12
Town of Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	Tank lid not properly secured.	2017-06-12
Town of Princeton	Sorensen, Patrick	W4537 STATE ROAD 23 73	Surface discharge of sewage/effluent	2017-05-16
Town of Princeton	Sorensen, Patrick	W4537 STATE ROAD 23 73	Tank lid not properly secured.	2017-05-16
Town of Princeton	Gagne Auto Body	W4706 STATE ROAD 23 73	Holding tank overflowing to ground.	2017-05-01
Town of Princeton	Gagne Auto Body	W4706 STATE ROAD 23 73	Faulty alarms/floats in tank.	2017-05-01
Town of Princeton	Giese, Glen	W4860 KRISTINE CT	Tank overfull and discharging to ground surface.	2017-02-27
Town of St Marie	Wolter, Kenneth	N6736 PUCHYAN MARSH RD	Tank overfull and discharging to ground surface.	2017-06-20

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

**Municipalities are abbreviated using three letters:**

**CBE = City of Berlin**

**CGL = City of Green Lake**

**CMS = City of Markesan**

**CPR = City of Princeton**

**VKG = Village of Kingston**

**VMQ = Village of Marquette**

**TBE = Town of Berlin**

**TGL = Town of Green Lake**

**TBY = Town of Brooklyn**

**TKG = Town of Kingston**

**TMC = Town of Mackford**

**TMN = Town of Manchester**

**TMQ = Town of Marquette**

**TPR = Town of Princeton**

**TST = Town of St. Marie**

**TSE = Town of Seneca**

**Other abbreviations:**

**Prn = principal structure**

**Acc = accessory structure**

**Alt = alterations**

**Res = residential**

**Com = commercial**

**Ag = agricultural**

**Repl = replace**

**Recn = reconnect**

**LUP = land use permit**

**Mncp or Muni = municipality**

**WRP = wetland restoration project**

**Fam = family**

**Director Kirkman's  
research on sign size  
and setback.**

<b>County</b>	<b>Sign Area</b>	<b>ROW setback</b>
Green Lake County	32	10
Marquette	not regulated	
Ozaukee	not regulated	
Vilas	not regulated	
Calumet	200	0
Waushara	100	0
Lincoln County	100	0
Sawyer	80	0
Oneida	64	0
Jackson	32	0
Portage	332	5
Walworth	100	5
Iowa	150	10
Kenosha	150	15
Columbia	80	10
St. Croix	80	10
Winnebago	50	10
Waukesha	120	20
Manitowoc	150	25
Dodge	200	27
Racine	400	BS
Rusk	100	BS
Pepin	>32	BS

**ROW = right-of-way  
BS = building setback**

*Director Kirtman's R-2 Research*

**PROCEEDINGS  
OF THE  
BOARD OF  
SUPERVISORS**

---

**GREEN LAKE COUNTY  
WISCONSIN**

**1957**

---

**Franklin Jahnke, Chairman**

**Gustave Doepke, County Clerk**



GREEN LAKE COUNTY BOARD PROCEEDINGS

ticular reference to the sheriff's basement. Chairman Jahnke suggested that it might be a good idea for all members of the Board to take a look at the basement.

Supervisor Stobbe moved and seconded by Supervisor Schliepp that the Board recess for 15 minutes, to view the sheriff's basement. Motion carried. Board recessed at 9:35 P.M.

9:50 P.M.

Board called to order by Chairman. All members present.

Discussion between the supervisors on the question of additional office space continued.

Supervisor Rowley moved and seconded by Supervisor Kuharski that the Public Property Committee be authorized to hire an architect to get preliminary plans to remodel the sheriff's quarters into office space and provide living quarters adjacent to the jail.

Roll call on the motion. Ayes 18, Nays 3. Motion carried. Supervisors Schliepp, Hibicki and Stobbe voting Nay.

COUNTY ZONING ORDINANCE

1957!

Chairman Jahnke briefly introduced the Zoning Ordinance, which had been drawn by the State Planning Division, and explained that a resolution would be needed to adopt such an ordinance. There was considerable discussion on the method of getting the ordinance passed, with particular reference to its length. Chairman Jahnke suggested that the District Attorney would have to be instructed to prepare a preliminary resolution.

Supervisor Stobbe moved and seconded by Supervisor Kasierski that the District Attorney is hereby requested to draw the necessary resolutions to put the tentative County Zoning Ordinance into effect as drawn by the State Planning Division. Motion carried.

Supervisor Hibicki moved and seconded by Supervisor Wesner that the Board adjourn. Motion carried. Board adjourned sine die at 11:00 P.M.

RESOLUTION No. 1

WHEREAS additional office equipment and supplies are needed in the Office of the County Judge;

THEREFORE, the County Board of Supervisors duly assembled in

GREEN LAKE COUNTY BOARD PROCEEDINGS

regular session begun on February 11, 1957, does ordain as follows:

RESOLVED, that the sum of Six Hundred and no/100 Dollars (\$600.00) is hereby transferred from the contingent fund to the appropriation for the County Court for the purchase of additional needed equipment.

BE IT FURTHER RESOLVED, that the needed equipment is to be purchased by the county Purchasing Agent.

Presented by:

ROLLAND HAMER

JOHN ROWLEY

A. S. DENSMOOR

Public Property Committee

Roll Call on Resolution No. 1: Ayes, 21; Nays, 0.

Passed and Adopted this 11th day of February, 1957.

FRANKLIN JAHNKE, Chairman

GUSTAVE DOEPKA, County Clerk

Attest:

RESOLUTION No. 2

WHEREAS, the elected County Officials and the employees at the Courthouse in Green Lake County have formed an organization known as the Courthouse Association, and

WHEREAS, said Association desires to purchase Group Health and Accident Insurance, and whereas it is necessary in order to have such group insurance that the cost thereof be deducted from their monthly wage or salary, and sent to the insuring company in one lump sum, and whereas the County Clerk is the most logical person to do such deducting, now,

THEREFORE, the County Board of Supervisors duly assembled in regular session begun on February 11, 1957, does ordain as follows:

RESOLVED, that if such association members participate in a group insurance plan, the County Clerk is hereby authorized to make the necessary deductions from the wages or salary of the officials or employees participating in the group plan, to accumulate such payments and send them to the insuring company, either monthly or as the payment dates may demand.

Presented by:

STANLEY POCZEKAJ, Supervisor

GREEN LAKE COUNTY BOARD PROCEEDINGS

THIRD DAY — THURSDAY, NOVEMBER 14, 1957

9:00 A.M.

Board called to order by Chairman Jahnke. Roll called. All members present.

The first order of business was the reading of yesterday's minutes. Minutes read, corrected and approved.

Mr. Otto Heuer, Berlin, was appointed in Supervisor Knecht's place due to his absence for the day.

Miss Dorothy Dickerson, Public Health Nurse was introduced to the Board members. She thanked them for the opportunity to appear before them and get acquainted with them.

RESOLUTION No. 34

Resolution No. 34 relating to Reimbursement of Insurance Premiums for County Police Officers heretofore laid over was read the second time.

Supervisor Mueller moved and seconded by Supervisor Kasierski that Resolution No. 34 be adopted.

Mr. McMonigal, District Attorney, informed the Board that Police Officers and Sheriffs had to pay a much higher insurance premium because of their jobs and high mileage traveled during the year.

Roll called on Resolution No. 34. Ayes 21, Nays 0. Resolution No. 34 adopted.

RESOLUTION No. 35

Resolution No. 35 relating to employment of a Jailer - Radio Operator in Sheriff's Office heretofore laid over was read the second time.

Supervisor Kasierski moved and seconded by Supervisor Janes that Resolution No. 35 be adopted.

Mr. McMonigal, District Attorney, informed the Board that the County now had a part-time radio operator but felt it would be better to stabilize his position by this resolution. The person employed could be jailer and radio operator. He read a letter from the Division of Correction which stated the legislature had passed a law that required a jailer to be on duty at all times while a prisoner is in jail. The Attorney General's opinion of "on duty" means in the building and awake.

GREEN LAKE COUNTY BOARD PROCEEDINGS

Supervisor Kuharske moved and seconded by Supervisor Schliepp that Resolution No. 35 be amended by striking the figures "\$4,000.00" and inserting in lieu thereof the figures "\$3,800.00". Roll called on amendment. Ayes 21, Nays 0. Amendment adopted.

Roll called on Resolution No. 35 as amended. Ayes 21, Nays 0. Resolution No. 35 adopted as amended.

RESOLUTION No. 36

Resolution No. 36 relating to Architectural Services on Proposed Public Safety Building heretofore laid over was read the second time.

Supervisor Stobbe moved and seconded by Supervisor Stroschein that Resolution No. 36 be adopted. Roll called. Ayes 21, Nays 0. Resolution No. 36 adopted.

The special order of business of election of Highway Commissioner and Committees was held at this time.

The Chairman appointed Supervisors Rowley and Hamer as tellers.

The following applications for Highway Commissioner were read by the Clerk:

Mr. G. A. Schwandt, Green Lake, Wisconsin

Mr. Edwin Ewald, Route 2, Berlin, Wisconsin

Mr. Elmer Lunow, Green Lake, Wisconsin

The Board prepared its formal ballot for the election of a Highway Commissioner to succeed G. A. Schwandt. Result of ballot: 21 votes cast of which number G. A. Schwandt received 14, Elmer Lunow 5, Edwin Ewald 2.

The Chair announced: "G. A. Schwandt having received a majority of the votes cast is declared elected Highway Commissioner for two years".

Mr. Gustave Schwandt thanked the Board members for their confidence and said he would serve to the best of his ability.

The Board prepared its informal ballot for the election of a member on the Highway Committee to succeed Supervisor Kuharske. Result of ballot: 21 votes cast of which number Supervisor Kuharske received 18, Janes 1, Freiheit 1, Rowley 1.

Supervisors Janes, Rowley and Freiheit withdrew their names.



GREEN LAKE COUNTY BOARD PROCEEDINGS

**RESOLUTION No. 37**

Resolution No. 37 relating to the County Zoning Ordinance heretofore laid over was read the second time.

Supervisor Stobbe moved and seconded by Supervisor Kuharske that Resolution No. 37 be adopted.

The District Attorney informed the Board members that the County must adopt or reject the ordinance before the townships can adopt same or in the case of rejecting it can adopt one of their own. He also said there would not be much uniformity between town zoning ordinances if each adopted their own. Townships can recall an ordinance after adopting same. The County adopting this ordinance does not have any affect on townships until they vote to adopt the ordinance.

Roll called on Resolution No. 37. Ayes 16, Nays 5. Resolution No. 37 adopted. Supervisors Freiheit, Hamer, Abendroth, Kolpin and Siekierka voting Nay.

Supervisor Hibicki moved and seconded by Supervisor Stobbe that the Board recess until 1:15 P.M. Motion carried. Board recessed at 12:00 o'clock noon.

1:15 P.M.

Board called to order by Chairman Jahnke. Roll called. All members present.

**PETITION No. 2**

Petition No. 2 relating to Bridge Aid in the Town of Mackford for the Rock River Bridge was returned to the Chair with the favorable recommendation of the Highway Committee.

Supervisor Dolgner moved and seconded by Supervisor Losinski that Petition No. 2 be adopted. Roll called. Ayes 10, Nays 0. Petition No. 2 adopted. Supervisors from Cities and Vallages not voting.

**RESOLUTION No. 39**

Resolution No. 39 relating to Supplemental Appropriations was presented by Supervisor Densmoor. Resolution read by Clerk and referred to the Committee on Appropriations.

**RESOLUTION No. 40**

Resolution No. 40 relating to Distribution of Expense for County

GREEN LAKE COUNTY BOARD PROCEEDINGS

Superintendent Office was presented by the Equalization Committee. Resolution read by Clerk and being a Committee Resolution was laid over.

**RESOLUTION No. 38**

Resolution No. 38 relating to fixing the salary of the second County Traffic Officer heretofore laid over was read the second time.

Supervisor Kasierski moved and seconded by Supervisor Stroschein that Resolution No. 38 be adopted.

Supervisor Rowley moved and seconded by Supervisor Wesner that the rules be suspended and immediate action be taken on Resolution No. 38. Roll called. Ayes 21, Nays 0. Motion carried.

Roll called on Resolution No. 38. Ayes 21, Nays 0. Resolution No. 38 adopted.

**RESOLUTION No. 41**

Resolution No. 41 relating to the 1958 Tax Budget was presented by the Finance and Auditing Committee. Resolution read by Clerk and being a Committee Resolution was laid over.

**RESOLUTION No. 31**

Resolution No. 31 relating to County Aid Construction and Maintenance which was laid over was taken up for consideration at this time.

Supervisor Stobbe moved and seconded by Supervisor Densmoor that Resolution No. 31 be amended by striking the figures "\$165,000.00" in County Trunk Maintenance Tax Levy and inserting in lieu thereof the figures "\$150,000.00" and by striking the figures "\$198,775.00" and inserting in lieu thereof the figures "\$183,775.00". Roll called on amendment. Ayes 21, Nays 0. Amendment adopted.

Roll called on Resolution No. 31 as amended. Ayes 21, Nays 0. Resolution adopted as amended.

Supervisor Stobbe moved and seconded by Supervisor Schliepp that the Board recess for 10 minutes. Motion carried. Board recessed at 2:50 P.M.

3:00 P.M.

Board called to order by Chairman. All member present. Supervisor Densmoor moved and seconded by Supervisor Mueller



Zoning Ordinance - No. 11

GREEN LAKE COUNTY, WISCONSIN

(Incorporates amendments as adopted  
in Resolution No. 14, dated 12 June 1963)

★ R-2 provisions in place prior to this version  
(1963)

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10. Home occupations, provided that no article is sold or offered for sale on the premises except such as is produced by such occupation, that no stock in trade is kept or sold, that no mechanical equipment is used other than such as is permissible for purely domestic purposes and that no person other than a member of the immediate family living on the premises is employed.
11. Professional offices. When established in a residential district, a professional office shall be incidental to the residential occupation, not more than 25 per cent of the floor area of only 1 story of a dwelling unit shall be occupied by such office and not more than 1 person not a member of the resident family shall be employed on the premises.
12. Professional or announcement signs not over 4 square feet in area, except that public or religious institutions may have, for their own use, an announcement sign or bulletin board not over 12 square feet in area; signs not over 4 square feet in area pertaining to the lease, hire, or sale of a building or premises; signs not over 2 square feet in area for the protection of persons or property; and directional or warning signs of standard design placed by public authorities, provided that no advertising sign of any other character shall be permitted in the Residence District; and provided further that all permitted signs, except public directional or warning signs, shall be located within the lot lines and at least 15 feet from the inside sidewalk line.

Height and Area. See Section IV, B 1; C 1; D 1, 2, 3; and Section XII (3) (a).

#### SECTION V-A CLASS-TWO RESIDENTIAL DISTRICT

In 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 provided such homes are permanently mounted on a stone, concrete or masonry foundation and are adequately served by sanitary facilities installed in compliance with all local ordinances and State laws and regulations. Mobile Homes located in Class-Two Residential Districts shall be deemed to be a part of the real estate and assessable as such and not as Mobile Homes.

Class-Two Residential Districts shall be permitted only when approved by the County Board and the following procedures are followed prior to such approval:



1. A petition requesting an amendment of Ordinance 11 and Ordinance 52 (Zoning Maps) describing the area to be re-zoned (together with a sketch map of the same) to Class-Two Residential District must be filed with the Zoning Administrator bearing the signatures of 80% of the property owners in the area to be so re-zoned; upon receipt of such petition the Zoning Administrator shall verify the number of signatures before filing the same with the 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 Zoning Administrator the Zoning Committee shall set the same for hearing after publishing notice of hearing as a Class-Two notice; at the hearing the Zoning Committee shall determine - (1) if the area requested to be rezoned is feasible for Class-Two Residential purposes and, (2) 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 Zoning Administrator prior to the date set for said hearing or may be made orally and filed in writing at the hearing itself if the Zoning Committee finds that such objection has been made it shall certify the same and order a referendum of all of the property owners of the Township in which the proposed district lies (and additionally a referendum of all the property owners of all adjacent Townships that lie within a distance of 1.5 miles from the boundaries of the proposed district) shall set the date therefor not later than 90 days from the date of the order, and shall notify the Clerk of the Township or Townships affected who shall cause notice of the referendum to be published as a Class-Two notice and who shall further mail notice of the referendum to all property owners of their Township 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 Sections 6.85 through 6.89 (as applicable) of the Wisconsin Statutes said Town Clerk or Clerks shall further cause all other preparations to be made for the conduct of said referendum and together with the 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 Township or Townships 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 Township of \_\_\_\_\_ located in Section \_\_\_\_\_ containing about \_\_\_\_\_ acres to be re-zoned 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 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 non-adoption 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 non-adoption 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 resolution or motion if it rejects the same. The Board may make any modifications 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 re-introduced for a period of one year from its initial filing date.

#### SECTION VI. RECREATIONAL DISTRICT

Use. In the Recreational District no building or premises shall be used and no building shall hereafter be erected, moved or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

1. Any use permitted in the Residence District.
2. Summer resort hotels.
3. Cabin camps.
4. Organized camps for recreational, educational, charitable or religious purposes.
5. Mobile Home Parks as permitted in Section XIII.
6. Boat houses not designed for human occupancy.

Height and Area. See Section IV, B 1; C 1; D 1, 2, 3; and Section XII (3) (a).

## 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 3, 2017, at 6:30 p.m.* to consider the following item:

**Item I: Owner:** Ervin G & Ella O Miller **General legal description:** W3699 Heritage Rd, Parcel #012-00163-0200, Part of the NE¼ of Section 9 and the NW¼ of Section 10, T14N, R12E, Town of Manchester, ±42 acres **Request:** Conditional use permit request for a bakery.

*Publish: July 20, 2017*  
*July 27, 2017*







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

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

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

- 1) The commercial operation shall be a secondary use only, with the agricultural use being the principal use of the site.
- 2) The commercial use can only be owned and operated by an owner of the agricultural operation that resides on the site.
- 3) Any buildings proposed for the commercial use shall be easily converted to an agricultural use.
- 4) Cannot employ more than four full-time employees annually.
- 5) Only one sign in support of the commercial use is allowed per site and shall be limited to 12-square feet as identified in Article 5.0, Section 350-43 Signs Regulations of the County Zoning Ordinance.
- 6) All building/structure standards of the agricultural district shall apply.
- 7) That the owners/applicants apply for and receive a sanitary permit and County Land Use Permit prior to commencing any work related to this commercial operation.
- 8) That the owners/applicants are responsible for obtaining permits from any other regulatory agency, if required.
- 9) No additional expansion of the proposed operational structures or uses shall occur without review and approval through future Conditional Use Permit(s).

Please type or use black ink

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

**GENERAL APPLICATION**

Fee **\$375** (not refundable)

Date 6-1-17

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

Conditional Use Permit for Bakery Building

Other \_\_\_\_\_

**PROPERTY OWNER / APPLICANT**

Name Ervin G. Miller

Mailing Address W3699 Heritage Rd Markesan, WI 53946

Phone Number N/A

Signature Ervin Miller Date 5-30-17

**AGENT IF OTHER THAN OWNER**

Name same

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

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

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

**PROPERTY INFORMATION**

Town of Manchester Parcel Numbers (affected) 012-00163-0200 Acres (affected) ± 42

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

Section 9+10 Town 14 North Range 12 East

Location of Property W3699 Heritage Rd

Legal Description \_\_\_\_\_

Current Zoning Classification A-1 Current Use of Property Agriculture and residential

Detailed Description of Proposed Use See attached

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

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

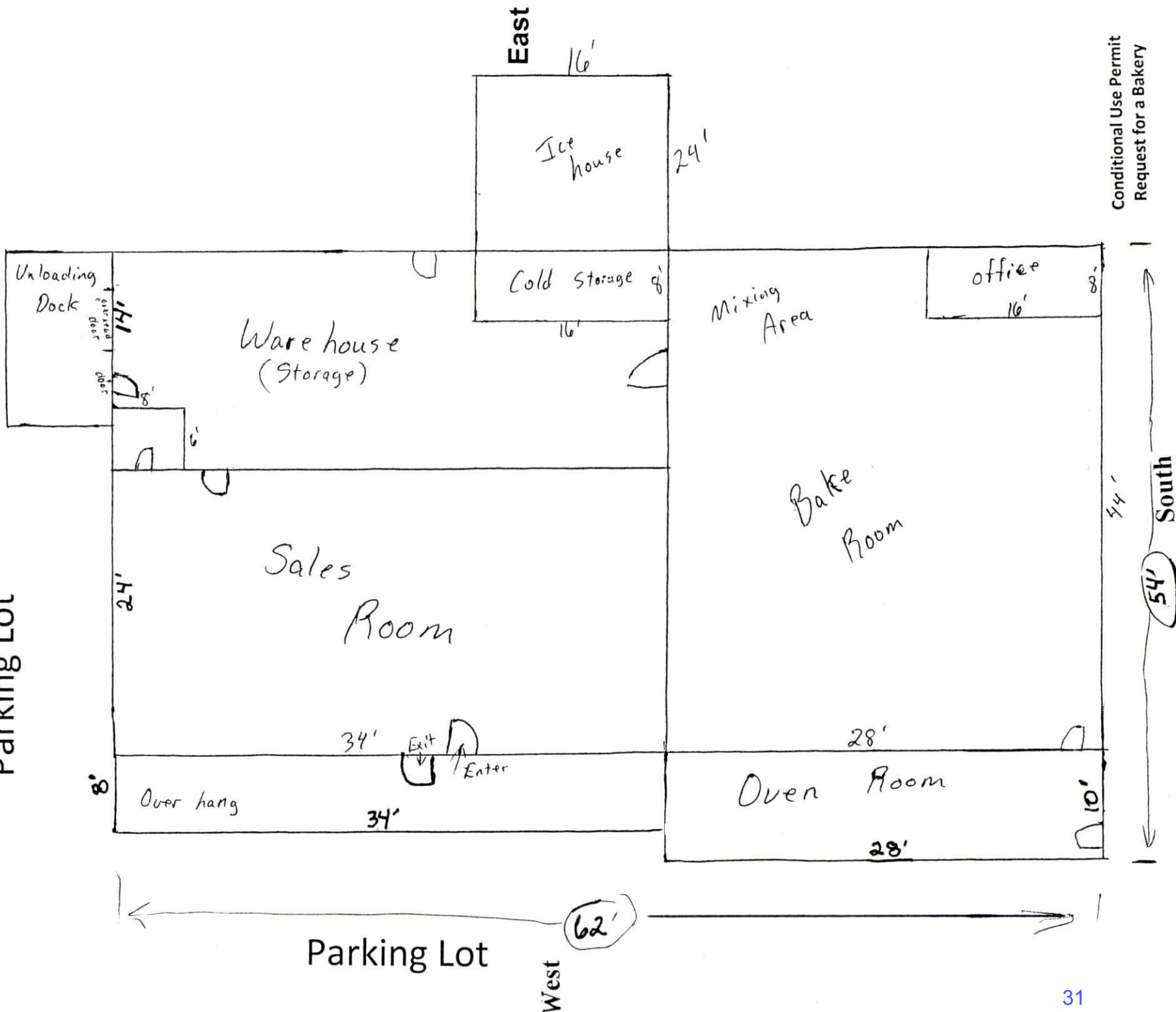
We are requesting a conditional use permit for a Bakery. Breads, Pies, cookies, doughnuts, rolls, etc. will be made and sold to the public. The floor plan will be a large storage area, a bake room, oven room, cold storage area, a small bathroom, and a ~~retail~~ Sales room. There will be an unloading dock on North end of building to unload supplies off trucks. Our hours will be Friday and Saturday 8:00 AM. to 5:00 P.M. We will have gravel placed on the west and north side of building for a parking area.



Ervin G. Miller  
Ella O. Miller

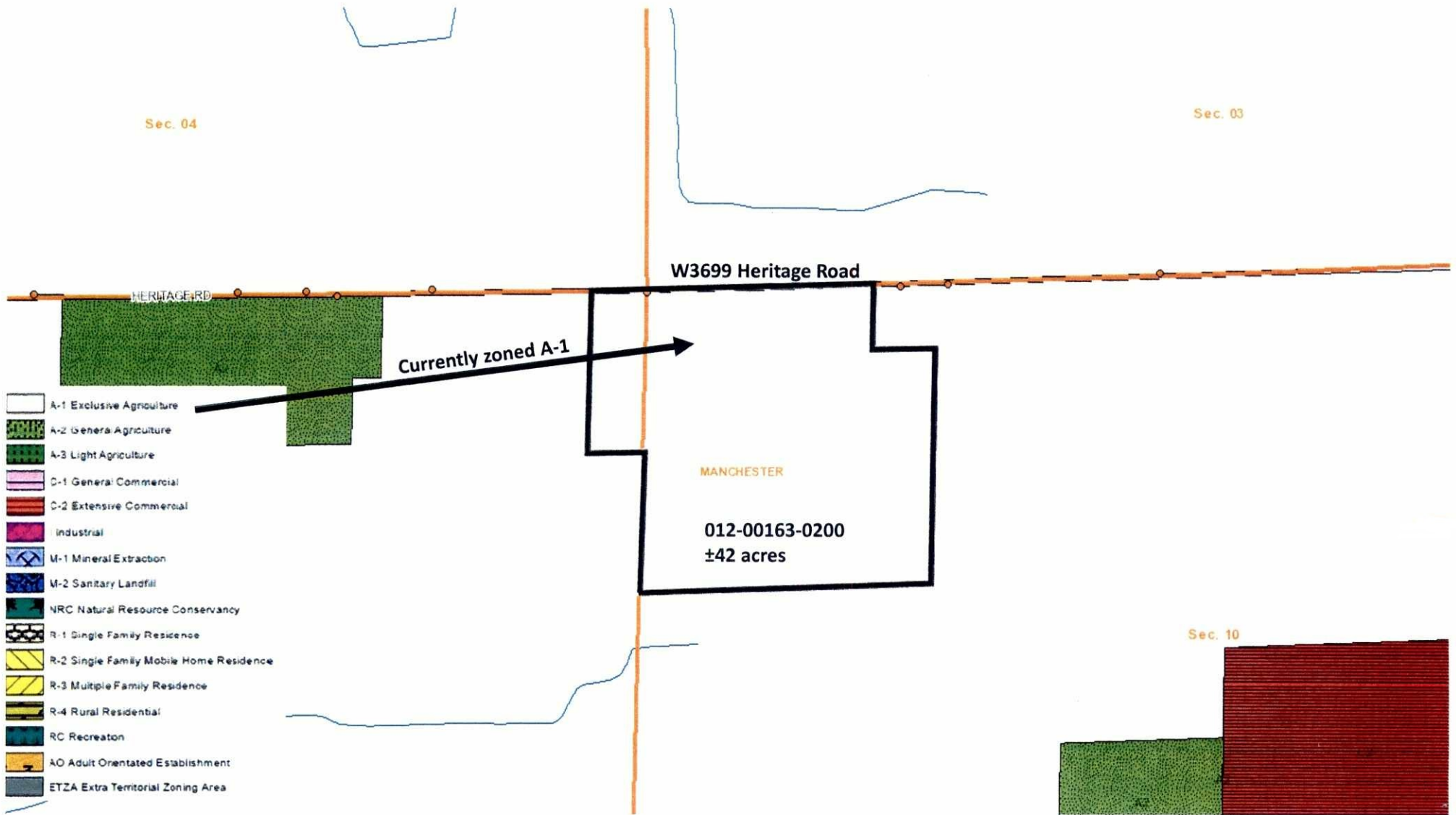
North

Parking Lot



Conditional Use Permit  
Request for a Bakery

**Ervin G. & Ella O. Miller – Town of Manchester**  
**W3699 Heritage Road, Parcel #012-00163-0200, Part of the NW¼ of Section 10 and**  
**Part of the NE¼ of Section 9, T14N R12E, ±42.0 acres**  
**Conditional Use Permit Request for a bakery.**





**Ervin G. & Ella O. Miller – Town of Manchester**  
**W3699 Heritage Road, Parcel #012-00163-0200, Part of the NW¼ of Section 10 and**  
**Part of the NE¼ of Section 9, T14N R12E, ±42.0 acres**  
**Conditional Use Permit Request for a bakery.**





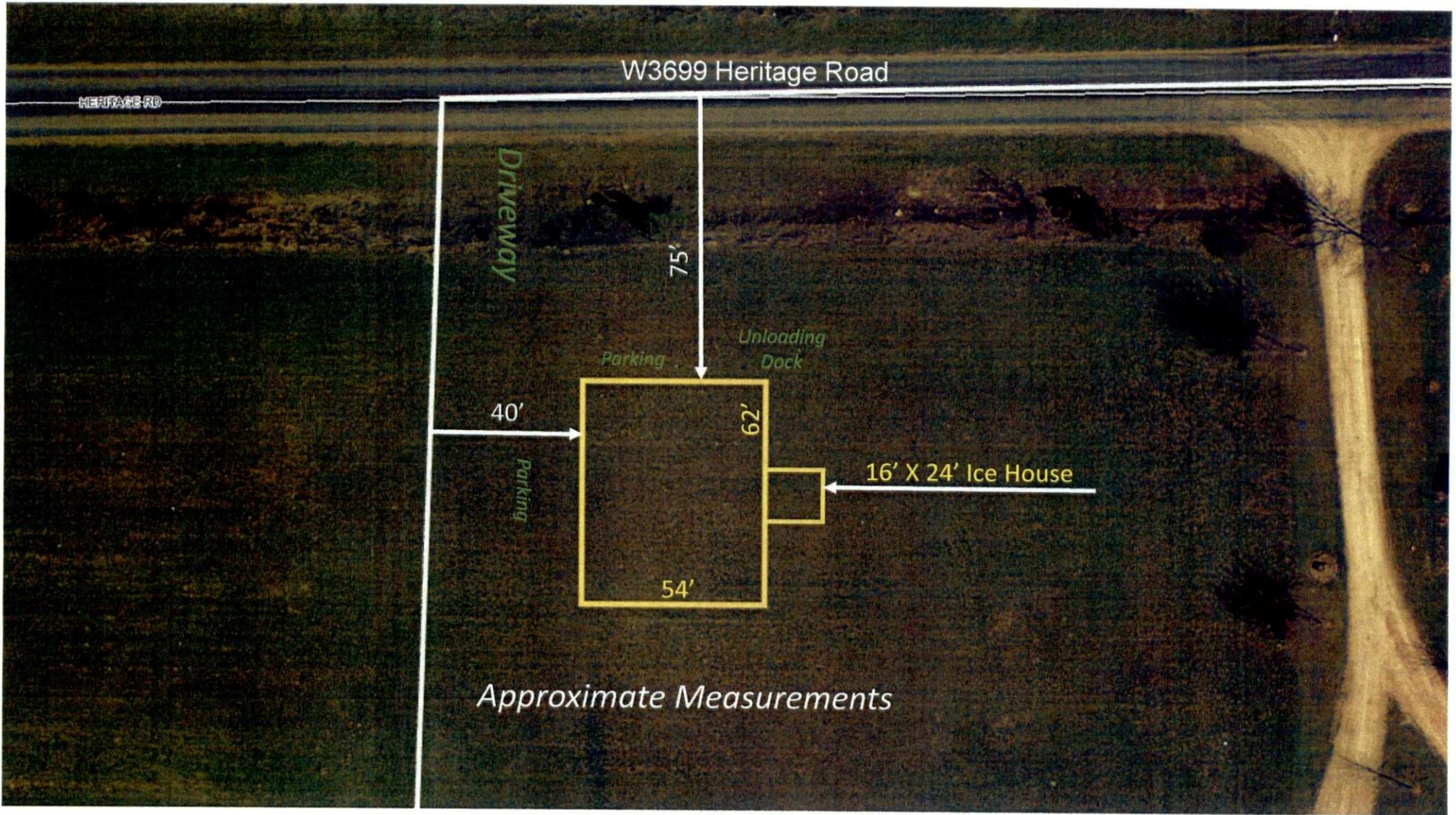
**Ervin G. & Ella O. Miller – Town of Manchester  
W3699 Heritage Road, Parcel #012-00163-0200, Part of the NW1/4 of Section 10 and  
Part of the NE1/4 of Section 9, T14N, R12E, ±42.0 acres  
Conditional Use Permit request for a bakery.**



**Green Lake County Land Use Planning & Zoning Committee Public Hearing 08/03/17**



**Ervin G. & Ella O. Miller – Town of Manchester**  
**W3699 Heritage Road, Parcel #012-00163-0200, Part of the NW¼ of Section 10 and**  
**Part of the NE¼ of Section 9, T14N R12E, ±42.0 acres**  
**Conditional Use Permit Request for a bakery.**





# TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Manchester, County of Green Lake, took the following action on JUNE 12, 2017.

Does not object to and approves of X

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

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

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

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

**Owners:** Ervin G. & Ella O. Miller

**General legal description:** Part of the NW¼ of Section 10 and part of the NE¼ of Section 09, T14N, R12E, Town of Manchester

**Parcel number:** #012-00163-0200

**Location of request:** W3699 Heritage Road

**Planned public hearing date:** August 3, 2017

**Request:** Conditional Use Permit request for a bakery.

Al D.O. Chairman Town Manchester 6/12/2017  
**Town Representative** **Date Signed**

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

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