



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, September 7, 2017:

Packet Pages:

1. Agenda
- 2-5. Draft meeting minutes from 08/03/17
- 6-10. Monthly reports
- 11-12. Land use permits and sanitary permits issued in April
- 13-15. Land Use Permit and Sanitary Septic violations
16. List of acronyms
17. Timeline for the Farmland Preservation Zoning Ordinance update
- 18-44. Proposed Zoning Ordinance amendments
- 45-47. Draft administrative policy regarding comprehensive plan amendments
48. Notice of public hearing
- 49-55. Item I: Jessica J. Bugni, Town of Green Lake
Rezone request
- 56-65. Item II: Matt Wagner & Letty Kinas, Town of Brooklyn
Rezone request

**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 **Rich Slate** **Peter Wallace**

AGENDA

Date: Thursday, September 7, 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 08/03/17 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. Timeline for Farmland Preservation Zoning Ordinance update
 - b. Proposed comprehensive plan amendments
 - c. Proposed zoning ordinance amendments
 - d. Administrative policy for sites with Indian burial mounds
 - e. Administrative policy for comprehensive plan amendments
12. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
October 5, 2017
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

6:30 p.m. Public Hearing

Item I: Owner: Jessica J Bugni **General legal description:** W1942 Pleasant Ave, Parcel 006-01367-0000, Oakland Plat, Lot 29, Part of Government Lot 2, Section 32, T15N, R13E, Town of Green Lake, ±0.5 acre **Request:** Rezone request from RC Recreation District to R-1 Single-family Residence District.

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

Item II: Owner: Matt Wagner & Letty Kinas **General legal description:** N6188 N Lawson Dr, Parcel 004-00386-0000, 004-00386-0100, 004-00386-0200, 006-01025-0000, Part of the SE¼ of Section 16, T16N, R13E, Lots 9-13 of the Plat of Riverside Park, Town of Brooklyn, ±3.31 acres **Request:** Rezone request from A-1 Exclusive Agriculture District & R-1 Single-family Residence District to R-4 Rural Residential District.

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

13. Adjourn

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

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, August 3, 2017**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Harley Reabe, Michael Starshak, Peter Wallace

Absent: Robert Lyon, Rich Slate

Also Present: Matt Kirkman, Land Use Planning and Zoning Director

Carole DeCramer, Committee Secretary

Missy Sorenson, Code Enforcement Officer

Krista Kamke, Code Enforcement Officer

Dawn Klowkow, Corporation Counsel

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Reabe/Wallace, unanimously carried, to approve the minutes of 07/06/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

- Letter, dated August 3, 2017, addressed to the committee from Committee Member Rich Slate. Chairman Starshak read the letter into the record. Mr. Slate was unable to attend the meeting, but wanted the committee to know that, in his opinion, the sign ordinance should be amended to allow larger signs. He encouraged the committee to consider moving forward with an ordinance amendment to increase the maximum size sign.
- Dale and Ginny Wszalek sent a letter to Kirkman thanking him for the time that he spent with them answering questions about their property. Starshak stated that he appreciates hearing feedback from the public regarding the service they receive.

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman discussed the monthly financial reports for the month of June. He also reviewed the land use permit report.

Sorenson reviewed the list of sanitary permits that were issued during the month of July.

b. Violations

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

DEPARTMENT/COMMITTEE ACTIVITY

a. Farmland Preservation Zoning District update

Kirkman – The zoning ordinance text has been sent to Martenson & Eisele. The department will continue to work with the consultant to prepare for upcoming public hearings. The projected deadline for adoption of the update is November.

b. Other Proposed Zoning Ordinance amendments

1. Sign ordinance amendments

Kirkman – Reported that, as a result of the research he was asked to do regarding what other counties’ sign ordinances allow for maximum square footage, Green Lake County is one of the more restrictive counties.

After further discussion regarding increasing the square footage from 32 square feet to 50 square feet, the majority of the committee thought there was a need to increase the size.

Motion by Reabe/Wallace, carried on a 2:1 vote (Reabe – aye, Starshak – nay, Wallace – aye) to increase the maximum sign size to 50 square feet on all state, county and town road right-of-ways.

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

Kirkman reviewed the history of the R-2 Single-Family Mobile Home District adoption that he was asked to do at last month’s meeting. He explained that some of the information could not be found and that it was impossible to determine why committees/boards in the past, adopted the R-2 district in the manner in which they did. The committee directed Kirkman to work with Corporation Counsel Klockow to amend the R-2 district in order to bring it up to date.

d. 2018 Budget

The committee reviewed the 2018 budget that Kirkman had prepared for them.

On a motion by Reabe/Wallace, unanimously carried, the committee asked Kirkman to forward the proposed budget to County Administrator Cathy Schmit.

6:23 p.m. The committee recessed for 5 minutes prior to the public hearing.

6:30 p.m. The committee reconvened.

PUBLIC HEARING ITEMS

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

Item I: Owner: 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

Ervin G. Miller, W3699 Heritage Road – Was in attendance, but elected not to comment.

Public hearing closed

b) Committee Discussion & Deliberation

Sorenson reviewed the request and discussed the how the request met the criteria.

c) Committee Decision

On a motion by Reabe/Wallace, unanimously carried on roll call (3-eyes, 0-nays), to approve the conditional use permit request as presented with the following conditions:

- 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 the property owner who resides on the site.**
- 3) **Any buildings proposed for the commercial use shall be able to be converted to an agricultural use.**
- 4) **Cannot employ more than four full-time employees.**
- 5) **Only one sign in support of the commercial use is allowed per site and shall be limited to maximum sign area as identified in Article 5.0, Section 350-43 Sign 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).**

FUTURE COMMITTEE ACTIVITIES

a. **Future agenda items**

- Burial mounds

b. **Meeting Date**

September 7, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

6:45 p.m. Motion by Wallace/Reabe, unanimously carried, to adjourn.

RECORDED BY

Carole DeCramer

Committee Secretary

APPROVED ON:

Draft

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

FEES RECEIVED		JULY				YEAR TO DATE				BUDGET
		2016		2017		2016		2017		2017
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	9	2,850	6	2,850	35	8,700	23	8,050	-
	Alterations	3	450	9	1,200	32	4,400	40	5,650	-
Commercial	New	4	450	-	-	9	1,200	1	800	-
	Alterations	-	-	-	-	2	1,300	2	1,100	-
Agricultural	New	2	300	2	200	10	1,350	14	2,150	-
	Alterations	-	-	-	-	5	600	3	450	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		18	\$ 4,050	17	\$ 4,250	93	\$ 17,550	83	\$ 18,200	\$ 30,000 61%
SANITARY PERMITS (POWTS)										
Residential	New	3	915	4	1,345	11	3,230	12	3,735	-
	Replacement	5	1,400	5	1,400	29	8,270	31	9,300	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	3	450	1	-	5	750	3	300	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	-	-	1	355	-	-	-
	Replacement	-	-	-	-	1	280	1	280	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Total		11	\$ 2,765	10	\$ 2,745	47	\$ 12,885	47	\$ 13,615	\$ 17,000 80%
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,300	18	14,500	-
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,500	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	2	750	2	750	2	750	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	2	\$ 750	2	\$ 750	2	\$ 750	\$ 750 100%
PLANNING & ZONING COMMITTEE										
Zoning Change		2	750	1	375	11	4,125	6	2,625	-
Conditional Use Permits		2	750	-	-	4	1,500	3	1,500	-
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-
Total		4	\$ 1,500	1	\$ 375	15	\$ 5,625	9	\$ 4,125	\$ 6,000 69%
MISC.										
Rental Weatherization		3	75	2	50	7	175	13	325	250
Wisconsin Fund		-	-	-	-	-	-	-	-	-
Total		3	\$ 75	2	\$ 50	7	\$ 175	13	\$ 325	\$ 250 130%
SURVEYOR										
Certified Survey Maps		3	495	5	855	16	2,715	31	5,730	4,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
Miscellaneous		-	-	-	-	-	-	-	125	-
Total		3	\$ 495	5	\$ 855	16	\$ 2,715	31	\$ 5,855	\$ 4,000 146%
GIS (Geographic Information System)										
Map Sales		-	-	-	10	2	200	-	117	500
Land Records Transfer		-	2,904	-	2,253	2	16,480	-	17,008	25,000
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080
Total		-	\$ 2,904	-	\$ 2,263	4	\$ 16,680	-	\$ 26,205	\$ 34,580 76%
GRAND TOTAL		39	11,789	37	11,288	198	70,680	203	83,575	\$ 92,580

POWTS REIMBURSEMENT

Septic Installation 10/07/15		\$ 6,360.00		
	Year- end 2016	Jul-17	YTD 2017	Balance
Principal & Interest Payments	\$ 3,344.11	\$ 46.46	\$ 682.37	\$ 2,333.52

GREEN LAKE COUNTY

For 07/01/17 - 07/31/17

Revenue Summary Report

FJRES01A

Periods 07 - 07

Land Use & Zoning Month End Revenue

MER100-10-P&Z

Account No/Description	Budget	Period	Y-T-D	Balance	Percent
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	50.00	325.00	-75.00	130.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	4,250.00	18,200.00	11,800.00	60.67
17-100-10-44400-001-000 BOA Public Hearing	750.00	750.00	750.00	.00	100.00
17-100-10-44400-002-000 PZ Public Hearing	6,000.00	375.00	4,125.00	1,875.00	68.75
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	2,745.00	13,615.00	3,385.00	80.09
17-100-10-46131-001-000 GIS Map Sales	500.00	10.00	117.00	383.00	23.40
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	855.00	5,730.00	-1,730.00	143.25
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	92,580.00	9,035.00	66,567.00	26,013.00	71.90

GREEN LAKE COUNTY

For 07/01/17 - 07/31/17

Revenue Summary Report

FJRES01A

Periods 07 - 07

Land Use & Zoning Applied Fundds

MER101-10-P&Z

Account No/Description	Budget	Period	Y-T-D	Balance	Percent
49320 Applied Funds					
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	93.07	682.37	224,928.76	.30
49320 Applied Funds	225,611.13	93.07	682.37	224,928.76	.30
					.30

For 07/01/17 - 07/31/17

Expenditure Summary Report

FJEXS01A

Periods 07 - 07

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
10 Land Use Planning and Zoning						
53610 Code Enforcement						
17-100-10-53610-110-000 Salaries	265,433.17	.00	20,897.60	140,013.92	125,419.25	52.75
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	11,565.79	8,739.85	56.96
17-100-10-53610-153-000 Ret. Employer Share	18,049.46	.00	1,421.02	10,605.14	7,444.32	58.76
17-100-10-53610-154-000 Health Insurance	41,214.64	.00	4,742.78	37,757.15	3,457.49	91.61
17-100-10-53610-155-000 Life Insurance	467.92	.00	41.97	272.99	194.93	58.34
17-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	2,808.00	2,808.00	2,192.00	56.16
17-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	1,500.00	5,075.00	-75.00	101.50
17-100-10-53610-210-003 Miscellaneous Fees	1,000.00	.00	.00	200.00	800.00	20.00
17-100-10-53610-310-000 Office Supplies	200.00	.00	.00	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	.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	669.58	827.19	172.81	82.72
17-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
53610 Code Enforcement	366,770.83	82.00	33,623.28	212,091.00	154,597.83	57.85
10 Land Use Planning and Zoning	366,770.83	82.00	33,623.28	212,091.00	154,597.83	57.85

For 07/01/17 - 07/31/17

Expenditure Summary Report

FJEXS01A

Periods 07 - 07

Land Use & Zoning Carryover

MEE101-10-P&Z

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
53610 Code Enforcement						
17-101-10-53610-999-000 Carryover Non-Metallic Mining	77,162.00	.00	.00	.00	77,162.00	.00
17-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
17-101-10-53610-999-004 Professional Services - Land Development	43,532.00	.00	1,182.74	2,314.03	41,217.97	5.32
17-101-10-53610-999-007 Professional Services - Surveyor	79,009.93	.00	.00	.00	79,009.93	.00
53610 Code Enforcement	225,611.13	.00	1,182.74	2,314.03	223,297.10	1.03

Land Use Permits: 07/01/17 - 07/31/17



Parcel Number	Town	Site Address	Property Owner	Project Cost	Permit Fee	Project
004-00212-0100	TBY	W857 McConnell Rd	Lindsay R Villalobos	\$ 950.00	\$ 50.00	Ag building
004-01025-0000	TBY	N4736 N Lakeshore Dr	Letty Kinas	\$ 60,000.00	\$ 150.00	Ag building
004-01155-0000	TBY	W862 Silver Creek Rd	Ronald Ray Ream	\$ 500.00	\$ 50.00	Replace awning w/covered porch
004-02109-0000	TBY	Shore Dr	Richard J Netzel	\$ 751,000.00	\$ 900.00	Single-family dwelling
006-00623-0000	TGL	W2042 Melmar Dr	Jim Clark	\$ 183,000.00	\$ 300.00	Single-family dwelling
006-01566-0000	TGL	W1966 Tuleta Hill Rd	Chris G Barbin Rev Living Trust	\$ 35,000.00	\$ 150.00	Addition/alteration to accessory structure
006-01689-0000	TGL	W1192 Spring Grove Rd	LA & Cecil Green Lake LLC	\$ 400,000.00	\$ 600.00	Single-family dwelling
012-00089-0000	TMN	N2254 Hilltop Rd	Carl D & Jane E Wegner	\$ 199,000.00	\$ 300.00	Addition/alteration to accessory structure
012-00393-0102	TMN	Proscarian Rd	Jason Hunt	\$ 50,000.00	\$ 150.00	Replace storage building; enclose woodburner
012-00427-0000	TMN	W3307 County Road X	David W Owen	\$ 500.00	\$ 50.00	Addition/alteration to principal structure
012-00657-0100	TMN	W3481 Yunker Rd	Amos E Jr & Mary Ann Eicher	\$ 10,000.00	\$ 150.00	Garage addition
012-00664-0000	TMN	W3590 Lane 2	Larry L Richter	\$ 338,000.00	\$ 500.00	Single-family dwelling
014-00127-0000	TMQ	W5665 Riverview Dr	Shirley Mae Smith	\$ 6,600.00	\$ 150.00	Storage building
014-00289-0101	TMQ	W7004 Puckaway Rd	Robin's Nest Resorts LLC	\$ 2,500.00	\$ 150.00	Detached deck/patio
014-00289-0101	TMQ	W7004 Puckaway Rd	Robin's Nest Resorts LLC	\$ 600.00	\$ 50.00	Detached deck/patio
016-00323-0000	TPR	W3643 Judy Ln	John M Selzer Jr	\$ 234,000.00	\$ 400.00	Single-family dwelling
016-01922-0000	TPR	N4736 N Lakeshore Dr	Lori Sue Weiler 2003 Rev Trust	\$ 50,000.00	\$ 150.00	Stairs/walkway
Total				\$ 2,321,650.00	\$ 4,250.00	



Sanitary Septic Permits: 07/01/17 - 07/31/17

Parcel Number	Town	Site Address	Property Owner	Permit Fee	Permit Type
002-00239-0100	TBE	N8713 County Road F	Elmer/Anne Schmid	\$ 280.00	Replacement System
004-00069-0202	TBY	N6960 Laren Ln	Jon/Vonda Kelekovich	Paid in June	Addition/Modification
004-00451-0000	TBY	W2136 State Road 23	Margaret Bostelmann	\$ 280.00	Replacement System
008-00383-0000	TKG	N935 County Road H	Duane Grams Liv Trust	\$ 280.00	Replacement System
014-00045-0201	TMQ	Cedar Rd	Whirry Property LLC	\$ 280.00	New System
016-00280-0101	TPR	N5020 County Road W	Randy Polfus	\$ 280.00	Replacement System
016-00323-0000	TPR	W3643 Judy Ln	John M Selzer Jr	\$ 355.00	New System
016-00323-0000	TPR	W3643 Judy Ln	John M Selzer Jr	\$ 355.00	New System
016-00323-0000	TPR	W3643 Judy Ln	John M Selzer Jr	\$ 355.00	New System
018-00131-0200	TSE	W4802 Old St Marie Rd	Sharon K Hennessee	\$ 280.00	Replacement System
Total				\$ 2,745.00	

Land Use Planning & Zoning Land Use Violations



Town	Property Owner	Site Address	Type	Description	Violation Date
TBY	Stamm, James	N5647 HICKORY HILL LN	Junk	Piled materials and construction materials being stored on a R-1 zoned property.	2017-05-24
TBY	White, Mike	W2955 HILLSIDE RD	Shoreland	338-63 A -- no land use permit received for updates to proposed projects	2017-07-31
TBY	White, Mike	W2955 HILLSIDE RD	Shoreland	338-32 A (1)(a). --Boathouse on 50% slope or greater was not designed with slope stabilization measures	2017-07-31
TBY	White, Mike	W2955 HILLSIDE RD	Shoreland	338-42 -- Land disturbing activity needs permit, esp. in 75ft shoreland setback area.	2017-07-31
TBY	White, Mike	W2955 HILLSIDE RD	Shoreland	Expansion of existing non-conforming structures (retaining walls within 75ft shoreland setback) is not allowable	2017-07-31
TGL	Barbin, Chris	W1966 TULETA HILL RD	Shoreland	338-32 A.(b) - Patio/open-sided structure in 75ft setback	2017-07-21
TGL	Barbin, Chris	W1966 TULETA HILL RD	Shoreland	338-63 A. - LUP req'd for any new development	2017-07-21
TMC	Larmay Construction Inc	N1842 N BRAVE RD	Junk	At least three piles of old equipment and materials on site. 350-27 A&B; 350-14 D	2016-11-18
TMC	Larmay Construction Inc	N1842 N BRAVE RD	Vehicles	1 mobile home, 17 vehicles, 4 recreational vehicles/campers on site. 350-65 A; 17 A; 27 A&B; -27 E (6); 21 D;	2016-11-18
TMQ	Markesan State Bank	N3169 LAKEVIEW DR W	Junk	Garbage/junk/tires on abandoned property w/garbage littering over onto neighbors	2017-04-24
TMQ	Okpalaeke-Hutton, Sueann	W6853 PUCKAWAY RD	Zoning	The site visit on 7/25/17 revealed that 3 vehicles are located on the property, possibly without current registratio	2017-08-03

Land Use Planning & Zoning POWTS Violations



Town	Property Owner	Site Address	Type	Description	Violation Date
CBE	Doro, Richard	459 HALLMAN ST	POWTS Violation	Tank failure, not structurally sound.	2017-05-10
TBE	Krebs, Christopher	W925 W FOREST RIDGE RD	POWTS Failure	Probable surface discharge.	2017-06-06
TBE	Krebs, Christopher	W925 W FOREST RIDGE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-06
TBY	Green Lake Conf Center, ABA	N5325 LAWSON DR	POWTS Violation	Holding tank overflowing to ground.	2017-05-09
TBY	Green Lake Conf Center, ABA	N5325 LAWSON DR	POWTS Violation	Faulty alarms/floats in tank.	2017-05-09
TBY	Heritage Farm Apartments LL	N6057 ROBIN LN	POWTS Violation	Filter not functioning properly.	2017-07-20
TBY	Kelma, Bruce	N6219 SUNNYSIDE RD	POWTS Violation	Tank failure, not structurally sound.	2017-06-06
TBY	Yukon Storage LLC	W1734 NORTH ST	POWTS Violation	Alarm/floats/pump failure in dose tank.	2017-06-12
TBY	Pischke, Alfred	W1773 COUNTY ROAD J	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TBY	Chier, Sharon	W2005 IRVING PARK RD	POWTS Failure	Probable surface discharge.	2017-05-19
TBY	Wickman, Dean	W2035 TAYLOR LEE LN	POWTS Violation	Filter not functioning properly.	2017-04-21
TBY	Bostelmann, Margaret	W2136 STATE ROAD 23	POWTS Violation	Tank failure, not structurally sound.	2017-05-16
TBY	Bostelmann, Margaret	W2136 STATE ROAD 23	POWTS Violation	Tank baffles not present or secure.	2017-05-16
TBY	Koehn, Paul	W2466 PRINCETON RD	POWTS Failure	Top of drywell collapsed.	2017-06-27
TBY	Koehn, Paul	W2466 PRINCETON RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
TBY	Koehn, Paul	W2466 PRINCETON RD	POWTS Violation	Tank lid not properly secured.	2017-06-27
TBY	Hobba, Walter & Mary	W516 BROOKLYN J RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-10
TBY	Schrader, Robert	W586 STATE ROAD 23 49	POWTS Violation	Tank failure, not structurally sound.	2017-07-21
TGL	Mills, Thomas	W2710 COUNTY ROAD K	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-09
TGL	Amend, Matthew	W2899 COUNTY ROAD K	POWTS Failure	Surface discharge of sewage/effluent	2017-05-05
TGL	Amend, Matthew	W2899 COUNTY ROAD K	POWTS Violation	Tank lid not properly secured.	2017-05-05
TKG	Zellmer, Mark	W7291 COUNTY ROAD B	POWTS Violation	No vents on dispersal cell to check system for functionality.	2017-06-09
TMC	Larmay Construction Inc	N1842 N BRAVE RD	POWTS Violation	DSPS 382.10(2)(d); Section 145.135(1); Section 334-4C(1)(b)	2016-11-18
TPR	Barzano, Anthony	N4535 STATE ROAD 73	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-28
TPR	Barzano, Anthony	N4535 STATE ROAD 73	POWTS Violation	Tank overfull and discharging to ground surface.	2017-03-27
TPR	Kallas, Joseph	N4682 COUNTY ROAD D	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Polfuss, Randy	N5020 COUNTY ROAD W	POWTS Violation	Tank failure, not structurally sound.	2017-05-08
TPR	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
TPR	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
TPR	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
TPR	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
TPR	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
TPR	Williams, Albert	N5580 SANDCREST LN	POWTS Violation	Tank failure, not structurally sound.	2017-06-27
TPR	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
TPR	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
TPR	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11

TPR	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
TPR	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
TPR	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
TPR	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
TPR	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
TPR	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
TPR	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Kamedulski, Raymond	N5587 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
TPR	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
TPR	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
TPR	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
TPR	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
TPR	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Kamedulski, Raymond	N5589 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
TPR	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
TPR	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
TPR	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
TPR	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
TPR	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Kamedulski, Raymond	N5591 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
TPR	Uerling, Karla	N6140 PLEASANT DR	POWTS Failure	Probable surface discharge.	2017-03-17
TPR	Uerling, Karla	N6140 PLEASANT DR	POWTS Violation	Tank overfull and discharging to ground surface.	2017-03-17
TPR	Kitchen, Dennis	No Address Available	POWTS Violation	Filter not functioning properly.	2017-05-04
TPR	Hudzinski, Ray	W3351 STATE ROAD 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-27
TPR	Divine Mercy Inc, Home of	W3464 OLD GREEN LAKE RD	POWTS Violation	No vents on dispersal cell to check system for functionality.	2017-05-04
TPR	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-06-12
TPR	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
TPR	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
TPR	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12
TPR	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-06-12
TPR	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-06-12
TPR	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
TPR	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
TPR	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12
TPR	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-06-12
TPR	Sorensen, Patrick	W4537 STATE ROAD 23 73	POWTS Failure	Surface discharge of sewage/effluent	2017-05-16
TPR	Sorensen, Patrick	W4537 STATE ROAD 23 73	POWTS Violation	Tank lid not properly secured.	2017-05-16
TPR	Gagne Auto Body	W4706 STATE ROAD 23 73	POWTS Violation	Holding tank overflowing to ground.	2017-05-01
TPR	Gagne Auto Body	W4706 STATE ROAD 23 73	POWTS Violation	Faulty alarms/floats in tank.	2017-05-01
TPR	Giese, Glen	W4860 KRISTINE CT	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-27
TST	Witte, John	N6425 RIVER RD	POWTS Violation	Tank baffles not present or secure.	2017-07-11
TST	Wolter, Kenneth	N6736 PUCHYAN MARSH RD	POWTS Violation	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



Land Use Planning & Zoning Department

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

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

Land Development Code Enforcement County Surveyor GIS Land Information

Timeline for Farmland Preservation Zoning Ordinance Update:

Nov 2016 Department & M&E to prepare edited zoning ordinance text.

Dec.1, 2016 Committee to review edited zoning ordinance text.

Jan to Feb, 2017 Letters to property owners of split-zoned and other conflicting parcels explaining process and informational meeting times / dates. Postcard follow-up as well.

Feb. 6th thru 20th Public informational Meeting (by Township).

March 2, 2017 Review changes / edits from public informational meeting to zoning ordinance text and maps with LUP&Z Committee.

March 2017 Department to work with Martenson & Eisele to make zoning changes to zoning map and match modified zoning map to Farmland Preservation Map and the comprehensive plan's future land use map.
thru

August 2017 Submit above mapping changes along with ordinance text changes to DATCP for review and certification.

August 25, 2017 Department notices local newspaper of public hearing for comprehensive plan and zoning ordinance amendments.

Sept. 7, 2017 Committee to review DATCP certified comprehensive plan and zoning ordinance amendments.

October 5, 2017 Committee to hold public hearing relating to comprehensive plan and zoning ordinance amendments

Nov. 2, 2017 Committee forwards comprehensive plan and zoning ordinance amendments to County Board

Nov. 14, 2017 County Board adopts comprehensive plan and zoning ordinance amendments.

Dec. 31 2017 DATCP's deadline for adoption

Proposed Zoning Ordinance Amendments by Article: Zoning Ordinance remains the same unless specified below: Changes are highlighted yellow, new language is underlined.

Article III. General Provisions

Section 350-13.B. Every residential building hereafter erected, converted, enlarged or structurally altered shall be located on a lot, and in no case shall there be more than one main residential building on one lot.

Section 350-14. Nonconforming uses, structures and lots or parcels.

~~350-14.A.(5) When a structure containing a nonconforming use is damaged by fire, explosion, act of God, the natural elements, or the public enemy to the extent of more than 50% of its current total assessed value, it shall not be restored except in conformity with the regulations of the district in which it is located.~~

350-14.B.(3) Alterations, additions and expansions that change the exterior dimensions of the structure and that do not conform to this chapter, but which do not increase the dimensional nonconformity beyond that which existed prior to the effective date of this chapter, are allowed provided that they do not exceed 50% of the current total assessed value of the structure for the lifetime of the structure. Also see Section 350-51 relating to existing nonconforming buildings, signs, structures, or parts thereof located in highway setbacks.

350-14.C. Nonconforming lots or parcels. Any lot or parcel created prior to the effective date of this chapter, or revisions and/or amendments thereto, which does not meet the current minimum lot or parcel size standards of this chapter shall not be reduced in size unless the reduction results in compliance with the minimum lot or parcel size standard of the zoning district in which it is located.

350-14.E. Split-zoned lots or parcels: In no case shall a land use permit be issued to a property owner or property owner's agent for a lot or parcel that is split-zoned. In these cases, the property owner shall consult the Land Use Planning & Zoning Department to obtain a resolution strategy to remedy the split-zoning condition. The resolution strategy could include a comprehensive plan amendment, rezone, and a certified survey map. Once the split-zoning condition has been eliminated, a land use permit may be issued subject to the provision of this chapter.

350-15 Accessory building structures.

Unless otherwise stated in this chapter, accessory uses and structures are permitted in any district, but not until their principal structure/use is present or under construction. ~~Any detached accessory building structure closer than five feet to a principal structure shall adhere to or exceed all minimum required setbacks of the principal building structure. An accessory building structure attached to a principal building structure shall meet all the dimensional standards of the principal building structure.~~

350-18.A. Except as otherwise provided in this chapter, every building/structure hereafter erected, moved or structurally altered for residential purposes shall be located on a lot at least 100 feet in

average width and 20,000 square feet in area, regardless of the district in which such building is, or is to be, located, provided that when the regulations of Ch. COMM 83, Wis. Adm. Code DSPS 383, require a larger area, then such state regulations shall prevail.

Class	Private Water Supply Systems			Public Water Supply Systems	
	Minutes required for water to fall	Minimum Lot Area (Square Feet)	Minimum Average Lot Width (feet)	Minimum Lot Area (Square Feet)	Minimum Average Lot Width (feet)
1	Under 10	20,000	100	12,000	75
2	10 to 30	20,000	100	14,000	75
3	30 to 45	25,000	100	16,000	75
4	45 to 60	25,000	100	18,000	100

350-19.A. Except as otherwise provided in this chapter, the maximum height of any building hereafter erected, moved or structurally altered shall as required in the following table be 2 ½ stories or 35 feet, regardless of the district in which such building is, or is to be, located.

District	Height
Residential	2 ½ stories or 35ft
Recreational	2 ½ stories or 35ft
Agricultural	2 ½ stories or 35ft
Conservancy	2 ½ stories or 35ft
Commercial	2 ½ stories or 35ft
Industrial	2 ½ stories or 35ft

350-20.B* Commercial and Industrial buildings are required to provide a minimum setback 1.1 times their overall height.

350-21.E. (1) In all districts there shall be provided, at the time any building or structure is erected, off street parking spaces in accordance with the requirements of this section. A site plan, including layout of parking spaces of any area for more than five vehicles, shall be submitted to the Surveyor/Land Development Director Land Use Planning & Zoning Department for approval prior to construction. Requests for parking lots shall be accompanied by detailed plans on landscaping, parking layout, drainage provisions and driveway locations.

350-22.B. Substandard lots not served by a public sewer. The provisions of Subsection A and Ch. COMM 85, Wis. Adm. Code DSPS 385, shall apply, and, in addition, the minimum lot area shall be 7,500 square feet and the minimum lot width 50 feet at the building line and 50 feet average width.

350-23. Outdoor lighting installations shall be permitted in all yard areas, but no closer than three feet to an abutting property line, and shall be adequately shielded or hooded. ~~so that no direct light; excessive glare or illumination is cast upon other properties.~~ In no case shall outdoor lighting installations be aimed or directed at a neighboring property.

Article IV. Zoning Districts

350-24. Districts established.

A. The Farmland Preservation District is regulated by Ch. 91, Wis. Stats and certified by the Department of Agriculture, Trade and Consumer Protection. All permitted and conditional uses provided to this district are listed in Section 350-27.

B. The permitted and conditional uses listed under all other zoning districts represent uses that are consistent with the purpose and intent of each zoning district. In cases where an unlisted use is proposed the Land Use Planning and Zoning Department shall determine its consistency with a zoning district. A conditional use permit shall be required for any proposed use which the Land Use Planning and Zoning Department determines consistent with a zoning district, but also determines that the effect of the proposed use on the character of the neighborhood and the location's suitability for development warrants additional review.

C. For the purposes of this chapter, Green Lake County, Wisconsin, is hereby divided into 14 zoning districts, as follows:

- | | |
|-----|--|
| A-1 | Exclusive Agriculture District Farmland Preservation District |
| A-2 | General Agriculture District |
| NRC | Natural Resource Conservancy District |
| C-1 | General Commercial District |
| C-2 | Extensive Commercial District |
| | Industrial District |
| M-1 | Mineral Extraction District |
| M-2 | Sanitary Landfill District |
| RC | Recreation District |

R-1	Single-Family Residence District
R-2	Single-Family Mobile Home Residence District
R-3	Multiple-Family Residence District
R-4	Rural Residential District
AO	Adult-Oriented Establishment District

350-26 Official Map.

There shall be an official Zoning District Map, Green Lake County, which shall be available to the public through the County ~~Surveyor / Land Development Director~~ Land Use Planning and Zoning Department. The Zoning District Map shall be a digital electronic data map layer of the County's Geographic Information System (GIS). The County ~~Surveyor / Land Development Director~~ Land Use Planning and Zoning Department shall from time to time update the Zoning District Map as necessary to reflect changes in zoning district boundaries enacted by the County Board as amendments under this chapter.

350-27 ~~A-1 Exclusive Agriculture District. This district provides for the preservation, maintenance and enhancement of agriculture, forestry and natural areas to protect the land best suited for farming and other agricultural uses of Green Lake County. The agriculture district regulations are designed to regulate use of land and structures where soil and topography conditions are best adapted to agricultural pursuits and are consistent with and satisfy all the requirements and standards of Ch. 91, Wis. Stats., Farmland Preservation.~~

~~A. — Permitted uses:~~

~~(1) — Agriculture:~~

~~(2) — Beekeeping:~~

~~(3) — Dairying:~~

~~(4) — Egg production:~~

~~(5) — Fish and fur farms:~~

~~(6) — Floriculture:~~

~~(7) — Forestry:~~

- (8) — Grazing.
- (9) — Greenhouse.
- (10) — Home occupation.
- (11) — Horse trails.
- (12) — Nature trails.
- (13) — Orchards.
- (14) — Paddocks.
- (15) — Plant nurseries.
- (16) — Raising of livestock.
- (17) — Raising of poultry.
- (18) — One single family dwelling for farm owner.
- (19) — Stables.
- (20) — Sod farming.
- (21) — Game farms and management.
- (22) — Horticulture.
- (23) — Raising of:
 - (a) — Cash crops.
 - (b) — Grain.
 - (c) — Fruits.
 - (d) — Nuts.
 - (e) — Berries.
 - (f) — Mint.
 - (g) — Grass.
 - (h) — Seed crops.

(i) — Vegetables.

(24) — Roadside farm stand.

(25) — Any use similar to the above when not specifically identified in another zoning district.

B. — Conditional uses. An application for a conditional use permit shall not be approved unless, at a minimum, it complies with the conditions and standards set forth in Article VII, Conditional Use Permits.

(1) — Single-family dwelling for caretaker or laborer engaged in a permitted use.

(2) — Commercial livestock sales barns.

(3) — Housing for migratory or seasonal farm laborers.

(4) — Commercial feed lots over 100 animals.

(5) — Private airstrip when utilized in conjunction with permitted agricultural uses.

(6) — Veterinary clinics, shelters and kennels.

(7) — Municipal buildings.

(8) — Radio and television towers, communication towers, microwave radio relay structures and mechanical appurtenances.

(9) — Schools. [Added 6-17-2008 by Ord. No. 935-08]

C. — Accessory uses.

(1) — Buildings for the purpose of sheltering livestock, farm equipment and farm produce.

(2) — Accessory structures associated with the residential use of the property.

D. — Parcel standards.

(1) — Area: 35 acres minimum.

(2) — Width: 625 feet minimum.

(3) — Depth: 625 feet minimum.

E. — Principal structure standards.

(1) — Front yard setback:

- (a) State trunk highways: 67 feet minimum.
 - (b) County trunk highways: 42 feet minimum.
 - (c) Town roads: 42 feet minimum.
 - (2) Rear yard setback: 25 feet minimum.
 - (3) Side yard setback: 12 feet minimum, both sides.
 - (4) Shore yard setback: 75 feet minimum.
 - (5) Building height: none required.
 - (6) Dwellings shall meet all minimum principal structure standards of the R-1 Single Family Residence District.
- F. Attached and detached accessory building structure standards. [Amended 2-15-2011 by Ord. No. 989-2011]
- (1) Front yard setback: same as principal structure.
 - (2) Rear yard setback: same as principal structure, except when abutting or contiguous to any other zoning district, the setback shall be a minimum of 100 feet.
 - (3) Side yard setback: same as principal structure, except when abutting or contiguous to any other zoning district, the setback shall be a minimum of 100 feet.
 - (4) Shore yard setback: same as principal structure.
 - (5) Height: none.
 - (6) Structure footprint area: none.
 - (7) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

A-1 (Farmland Preservation District)

A. Purpose

The purpose of this district is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland and to allow participation in the state's farmland preservation program. Land zoned under this district must comply with the following:

(1) Permitted Uses

- (a) Agricultural uses. See Section D for agricultural use definitions.
- (b) Not including the specified accessory uses identified in Subsection (2), other accessory uses including the farm residence. See Section D for accessory use definition.
- (c) Upon prior notification to the county, transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.
- (d) [Subsection (c) acknowledges that state or federal law may sometimes preempt local authority to restrict the siting of certain facilities. It does not purport to determine which state or federal actions are preemptive. It merely says that IF state or federal action is preemptive, no local permit is required and there is no need to rezone the site out of the farmland preservation district. Uses covered by subsection (c) might include, for example, state and federal highways, federally-mandated pipelines, and energy generation and transmission facilities whose location and design are specifically mandated by the Wisconsin Public Service Commission pursuant to a certificate of convenience and necessity.]
- (e) Undeveloped natural resource and open space areas.
- (f) Non-Farm residences built prior to January 1, 2014.

(2) Conditional Uses

- (a) Agriculture-related uses. (See Section D for agricultural related use definition.)
- (b) A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
 - i. It is conducted on a farm by an owner or operator of that farm.
 - ii. It requires no buildings, structures, or improvements other than those described in Section 350-27 D. (1)(a) or 350-27 D. (3)(c).
 - iii. The total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.
 - iv. It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- (c) Upon prior notification to the County, transportation, communication, pipeline, electric transmission, utility, or drainage uses, facilities for the generation from sunlight, wind, coal or natural gas, if all the following apply:
 - i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

- iii. The use is reasonably designed to minimize conversion of land at and around the site of the use, from agricultural use or open space use.
 - iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - v. Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.
- (d) Governmental, institutional, religious, or nonprofit community uses, if all of the following apply:
- i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
 - iii. The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.
 - iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - v. Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- (e) Nonmetallic mineral extraction, if all of the following apply:
- i. The operation complies with Subchapter I of Chapter 295, Wisconsin Statutes, and rules promulgated under that subchapter, with applicable provisions of local ordinances under Ch. §295.14, Wis. Stats. (including all applicable provisions of this ordinance), and with any applicable requirements of the Wisconsin Department of Natural Resources concerning the restoration of nonmetallic mining sites.
 - ii. The operation and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - iii. The operation and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations outside the farmland preservation zoning district, or are specifically approved under state or federal law.
 - iv. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.

- v. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
- vi. The owner agrees to restore the land to agricultural use, consistent with any required reclamation plan, when extraction is completed.
- vii. Compliance with Chapter 213 (Nonmetallic Mining Reclamation).
- (f) Oil and gas exploration or production that is licensed by the Department of Natural Resources under Subchapter II of Chapter 295, Wisconsin Statutes.
- (g) Private airport or air strip qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (h) Dog kennels qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (i) Game farms/shooting preserves qualifying as an accessory use under Ch. 91.01(1) (b), Wis Stats. To meet the definition of agricultural use, the game birds or cervids must be raised on the farm for release for hunting.
- (j) Shooting Ranges meeting the requirements in Ch. 91.01(1)(d), Wis. Stats.
- (k) Manure storage systems. (Please note that permits for manure storage systems are subject to Ch. ATCP 50.56 and Ch. ATCP 51, Wis Adm. Code.
- (l) Slaughtering of livestock from the A-1 District.
- (m) Processing agricultural by-products or wastes received directly from farms, including farms in the A-1 District.

Note: The County may issue a conditional use permit for a proposed land use not identified in this section if the proposed land use meets applicable conditions under this section. Before issuing a conditional use permit, the County shall determine in writing, that the proposed use meets applicable conditions under this section. The County may issue the permit subject to conditions designed to carry out the purposes of this ordinance.

(3) Area, Height and Setback Requirements:

- (a) Dimensional standards: A lot or parcel shall have no less than 15 acres of contiguous land area.
- (b) All Principal Structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.

Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.

- (c) Principal structure setback and height standards.

i. Street yard setback:

- 1. State trunk road rights-of-way: 67 feet minimum.

2. All other public road rights-of-way: 40 feet minimum.

ii. Rear yard setback: 25 feet minimum.

iii. Side yard setback: 12 feet minimum.

iv. Structure height, dwelling structure: 35 feet.

(d) Accessory building structure standards. An accessory building structure shall satisfy all of the following standards:

i. Setbacks: same as principal structure.

ii. Height: none

iii. Structure footprint area: none.

iv. Volume: none.

v. Human habitation of a detached accessory building structure may be allowed; however, it shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

B. Rezoning Land out of the A-1 Farmland Preservation Zoning District

Land may be rezoned out of the A-1 Farmland Preservation Zoning District if the County, through their review and recommendation, and after a public hearing, finds that all of the following apply:

(1) The land is better suited for a use not allowed in the A-1 Farmland Preservation Zoning District.

(2) The rezoning is consistent with the Green Lake County Comprehensive Plan.

(3) The rezoning is substantially consistent with the Green Lake County Farmland Preservation Plan, certified under Ch. 91, Wis. Stats., which is in effect at the time of zoning.

(4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

(5) Note: The above Section B (1-4) does not apply to any of the following situations:

(a) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Ch. 91, Wis. Stats.

(b) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the Green Lake County farmland preservation plan map, certified under Ch. 91, Wis. Stats., which is in effect at the time of the rezoning.

C. Certification of Ordinance and Amendments by DATCP

(1) This Zoning Ordinance must be certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) in order for owners of land that is

zoned A-1 Farmland Preservation in the Green Lake County to be eligible to claim tax credits under the State of Wisconsin's Farmland Preservation Program.

(2) Green Lake County shall notify DATCP of any amendments as required by Ch. 91.36(8), Wis. Stats.

(3) Green Lake County shall notify DATCP by March 1 annually, of any acres rezoned out of a farmland preservation zoning district during the previous year and a map that clearly shows the location of those acres as required by Ch. 91.48(2) and 91.48(3), Wis. Stats.

D. Farmland Preservation Definitions

For the purposes of Section 350-27 of this Ordinance, the following definitions shall be used. Please see Section 350-77 for conventional zoning district definitions.

(1) Accessory Use: Within the A-1 Zoning District means any of the following land uses on a farm:

(a) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. This may include, for example:

- i. A facility used to store or process raw agricultural commodities, all of which are produced on the farm.
- ii. A facility used to keep livestock on the farm.
- iii. A facility used to store or process inputs primarily for agricultural uses on the farm.
- iv. A facility used to keep or service vehicles or equipment primarily employed in agricultural uses on the farm.
- v. A wind turbine or solar energy facility that collects wind or solar energy on the farm, and uses or transforms it to provide energy primarily for use on the farm.
- vi. A manure digester, bio-fuel facility, or other facility that produces energy primarily from materials grown or produced on the farm, primarily for use on the farm.
- vii. A waste storage or processing facility used to store or process animal waste produced solely from livestock kept on the farm.

(b) An activity or business operation that is an integral part of or incidental to, an agricultural use.

(c) A farm residence, including normal residential appurtenances.

(d) Any other use that DATCP, by rule, identifies as an accessory use.

(2) Agricultural Use: Any of the following activities conducted for the purpose of producing an income or livelihood:

(a) Crop or forage production.

(b) Keeping livestock.

(c) Beekeeping.

(d) Nursery, sod, or Christmas tree production.

(e) Floriculture.

(f) Aquaculture.

(g) Fur farming.

(h) Forest management.

(i) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.

(j) Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.

(3) Agriculture-related use: An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes. In addition, any use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use. An "agricultural related use" must be primary (not just incidentally) related to agriculture, and must have a direct connection to agriculture uses in the A-1 zoning district.

(4) Certified Farmland Preservation Plan: A farmland preservation plan that is certified as determined under Ch. 91.12, Wis. Stats.

(5) Certified Farmland Preservation Zoning Ordinance: A zoning ordinance that is certified as determined under Ch. 91.32, Wis. Stats.

(6) Common Ownership: Ownership by the same person or persons, or by persons that are all wholly owned by the same person or persons. "Common ownership" includes joint tenancy and tenancy in common. Solely for purposes of this definition, a parcel owned by one member of a married couple is deemed to be owned by the married couple.

Land is deemed to be under "common ownership," for purposes of this ordinance, if it is all owned by the same individual, married couple, joint tenants, and tenants in common, corporation, LLC, partnership, estate or trust. If land parcels are owned by separate legal entities, but those legal entities are all wholly owned by exactly the same person or persons, those land parcels are deemed to be under "common ownership" for purposes of this ordinance.

(7) Contiguous: Adjacent to or sharing a common boundary. "Contiguous" land includes land that is separated only by a river, stream, section line, public road, private road, railroad, pipeline, transmission line, or transportation or transmission right-of-way. Parcels are not "contiguous" if they meet only at a single point.

(8) Conditional Uses: Uses of a special nature as to make impractical their predetermination as a permitted use in a district. Conditional uses as used in the A-1 Farmland Preservation Zoning District must meet the requirements of Ch. 91.46, Wis. Stats.

(9) Farm: All land under common ownership that is primarily devoted to agricultural use. For the purpose of this definition, land is deemed to be primarily devoted to agricultural use if the following apply:

- (1) The land produces at least \$6,000 in annual gross farm revenues to its owner or renter, regardless of whether a majority of the land area is in agricultural use; or,
- (2) A majority (greater than 50%) of the land is in agricultural use.

In determining whether land is in agricultural use for purposes of par. (2), a zoning authority may consider how the land is classified for property tax purposes. See Ch. TAX 18, Wis. Adm. Code.]

(10) Farm Residence: A single-family or two family residence that is the only residential structure on the farm or is occupied by any of the following:

- (1) An owner or operator of the farm.
- (2) A parent or child of an owner or operator of the farm.
- (3) An individual who earns more than 50 percent of his or her gross income from the farm.

To qualify as a "farm residence," a residence must be located on a "farm." If a farm owner deeds off a residential parcel to another person (even if that person is the farm owner's parent, child or employee), the separately-owned parcel is no longer part of the original "farm." A residence built on that parcel does not qualify as a "farm residence" unless the parcel qualifies as a "farm" in its own right.

(11) Gross Farm Revenues: Means gross receipts from agricultural use of a farm, excluding rent receipts, less the cost or other basis of livestock or other agricultural items purchased for resale which are sold or otherwise disposed of during the taxable year. Gross farm revenue includes receipts accruing to a renter, but does not include rent paid to the landowner.

(12) Livestock: Includes bovine animals, equine animals, goats, poultry, sheep, swine, farm raised deer, farm raised game birds, camelids, ratites and farm raised fish.

(13) Nonfarm Residence: Any residence other than a farm residence.

(14) Nonconforming Uses or Structures: Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Ordinance which does not conform to the regulations of this Ordinance. Any such structure conforming in respect to use, but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

(15) Open Space Parcel: A parcel on which no buildings, other than hunting blinds or small sheds, have been constructed or approved for construction.

(16) Person: An individual, corporation, partnership, limited liability company (LLC), trust, estate or other legal entity.

(17) Protected Farmland: Land that is any of following:

- (a) Land that is located in the A-1 Farmland Preservation Zoning District certified under Ch. 91, Wis. Stats.
- (b) Covered by a farmland preservation agreement under Ch. 91, Wis. Stats.
- (c) Covered by an agricultural conservation easement under Ch. 93.73, Wis. Stats.
- (d) Otherwise legally protected from nonagricultural development

A-2 General Agriculture District

A. Purpose

This agricultural district is intended to preserve and enhance land for agricultural uses. This district's uses and standards are designed to implement Comprehensive Plan goals by encouraging agricultural uses of various sizes in areas where soil and other conditions are best suited to these agricultural pursuits, and controlling residential development to avoid conflict with agricultural uses. This district is generally compatible with other agricultural districts where varying levels of agricultural uses and open space uses are permitted and supported by the Comprehensive Plan, such as, but not limited to, A-1 Exclusive Agricultural Farmland Preservation and R-4 Rural Residential. The best use of these lands is agricultural.

350-28.A(1). Permitted uses. Those uses permitted in this district shall be agricultural and those that are consistent with agricultural uses. ~~In addition to any conditional uses listed below, the conditional uses that may be allowed in this district are specified in Chapter 350, Appendix A, Zoning District Matrix.~~

Section 350-28.A.(1)(a) thru (ag)) stay the same, and add...

- (ah) All permitted uses described in Section 350-27 Farmland Preservation District

350-28.A(2). Conditional uses. Conditions and standards for a conditional use permit are set forth in Chapter 350, Article VII, Conditional Use Permits. ~~In addition to any conditional uses listed below, the conditional uses that may be allowed in this district are specified in Chapter 350, Appendix A, Zoning District Matrix.~~

Section 350-28.B.(1)(a) thru (ab)) stay the same, and add...

- (ac) RV and boat storage for rental
- (ad) Yard and Landscaping services
- (ae) All conditional uses listed in Section 350-27 Farmland Preservation District

350-28.A(3). Area, Height and Setback Requirements.

(a) A lot or parcel shall have no less than 8 acres of contiguous land area.

(b) All Principal Structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.

Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.

(a) A lot or parcel shall have no less than eight acres of contiguous land area. Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.

(3) Width. The land area shall have a minimum width of 300 feet. The dimensions within the road right(s)-of-way shall not be included for the standards of this subsection.

(c) Principal Structure setback and height standards

(i) Street yard setback

1. State trunk road rights-of-way: 67 feet minimum

2. All other public road rights-of-way: 40 feet minimum

(ii) Rear yard setback: 25 feet minimum

(iii) Side yard setback: 12 feet minimum

(iv) Structure height, dwelling structure: 35 feet

(d) Accessory building structure standards. An accessory building structure shall satisfy all of the following standards:

(i) Setbacks: same as principal structure

(ii) Height: none

(iii) Structure footprint area: none

(iv) Structure volume: none

(v) Human habitation of a detached accessory building structure may be allowed; however, it shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

NRC Natural Resource Conservancy District

350-31.A.(3) The maps designated below are hereby adopted and made a part of the Natural Resources Conservancy District outside of the shoreland area. They are on file in the office of the Surveyor / Land Development Director for Land Use Planning and Zoning Department of Green Lake County.

350-31.A.(4) The district shall be considered an overlay district of the A-1 Exclusive Agriculture District as established in the § 91.57, Wis. Stats.

350-31.D. Area, Hheight and setback regulationsarea uses: refer to §§ 350-18, 350-19 and 350-20

350-31.E. Highway Ssetbacks: refer to § 350-50A.

C-1 General Commercial District

350-32.C. Area, Hheight and setback regulationsarea uses: refer to §§ 350-18, 350-19 and 350-20

350-32.D. Highway Ssetbacks: refer to § 350-50A.

C-2 Extensive Commercial District

350-33.C. Area, Hheight and setback regulationsarea uses: refer to §§ 350-18, 350-19 and 350-20

350-33.D. Highway Ssetbacks: refer to § 350-50A.

I Industrial District

350-34.C. Area, Hheight and setback regulationsarea uses: refer to §§ 350-18, 350-19 and 350-20

350-34.D. Highway Ssetbacks: refer to § 350-50A.

M-1 Mineral Extraction District

350-35.C. Yard requirements. All excavations shall be at least 100 feet from the right-of-way of any public or approved private street or property line. All accessories to the mineral extraction use, such as mining buildings, structures, equipment, offices, parking areas and stockpiles, shall be at least 100 feet from any right-of-way or property line.

350-35.G. Area and height regulations: refer to §§ 350-18 and 350-19.

M-2 Sanitary Landfill District

350-36.D. Area, height and setback regulations: refer to §§ 350-18, 350-19 and 350-20.

350-36.E. Highway setbacks: refer to § 350-50A.

RC Recreation District

350-37.C.(17) Refer to 350-54.A.

350-37.C.(18) Boat rentals; conditions that shall be required for boat rentals shall include and are not limited to waste containment, sanitary facility, noise limits, screening, parking, parking

controls, time requirements, lighting and identification of sites, fish cleaning, gasoline and oil handling, and disposition of all waste materials. Any conditional use permit shall include approval as per **Green Lake County Chapter 338 – Shoreland Zoning Ordinance**, Ch. 30, Wis. Stats., and Ch. NR 326, Wis. Adm. Code.

350-34.C. **Area, Hheight and setback regulations**area uses: refer to §§ 350-18, 350-19 and 350-20

350-34.D. **Highway Ssetbacks**: refer to § 350-50A.

R-1 Single-Family Residence District

350-38.B. Conditional uses. **Refer to 350-54.A.**

350-38.C. **Area regulations**: Refer to § 350-18

350-38.D.(3) Side yard setback: 12 feet minimum, **except lots 85 feet or less in width shall have a side yard setback of 10 feet.**

R-2 Single-Family Mobile Home Residence District

350-39.C.(1) A petition requesting an amendment of this chapter and zoning maps describing the area to be rezoned (together with a sketch map of the same) to Class Two Residential District must be filed with the **Surveyor/Land Development Director Land Use Planning and Zoning Department** bearing the signatures of 80% of the property owners in the area to be so rezoned. Upon receipt of such petition, the **Surveyor/Land Development Director Land Use Planning and Zoning Department** shall verify the number of signatures before filing the same with the Land Use Planning and Zoning Committee of the County Board for further action in accordance with the following provisions.

350-39.C.(2) Upon receipt of the petition described above from the **Surveyor/Land Development Director Land Use Planning and Zoning Department**, the Land Use Planning and Zoning Committee shall set the same for hearing after publishing notice of hearing as a Class 2 notice. At the hearing, the Land Use Planning and Zoning Committee shall determine if the area requested to be rezoned is feasible for Class Two residential purposes and whether or not objection has been made by 20% or more of all property owners living within the proposed district or within a radius of 1.5 miles from the boundaries of the proposed district. Objection must be made in writing and may be filed with the **Surveyor/Land Development Director Land Use Planning and Zoning Department** prior to the date set for said hearing or may be made orally and filed in writing at the hearing itself. If the Land Use Planning and Zoning Committee finds that such objection has been made, it shall certify the same and order a referendum of all the property owners of the town in which the proposed district lies (and additionally a referendum of all the property owners of all adjacent towns that lie within a distance of 1.5 miles from the boundaries of the proposed district) and shall set the date therefor, not later than 90 days from the date of order, and shall notify the clerk of the town(s) affected, who shall cause notice of the referendum to be published as a Class 2 notice and who shall further mail notice of the referendum to all property owners of his/her town, whether

present within the County or absent therefrom. Absentee ballots will be accepted in said referendum and shall be handled and regulated by the provisions of §§ 6.85 through 6.89 (as applicable), Wis. Stats. Said town clerk(s) shall further cause all other preparations to be made for the conduct of said referendum and together with the Land Use Planning and Zoning Committee shall make an estimate of the total cost of said referendum, which shall be borne by the initial petitioners, who shall pay to the clerk of the town(s) involved a deposit of the estimated cost of the referendum, all unused portions of which shall be returned to them after the completion of said referendum. Failure to pay such deposit within 10 days from the date of receiving notice of the estimated cost shall cause automatic dismissal of the petition. All town clerks involved in said referendum shall withhold mailing of notice or publication of notice of such referendum until all costs have been paid as herein required. The question to be stated in such referendum shall be substantially as follows: "Shall a portion of the Town of _____ located in Section _____, containing about _____ acres, be rezoned to Class Two Residential District permitting mobile homes to be parked therein as permanently located single-family dwellings? (YES or NO)."

350-39.D. **Area and height regulations: refer to §§ 350-18 and 350-19.**

350-39.E. Principal structure setback and height standards. [Added 8-19-2014 by Ord. No. 1092-2014]

- (1) Street yard setback:
 - (a) State trunk road rights-of-way: 67 feet minimum.
 - (b) All other public road rights-of-way: 40 feet minimum.
 - (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum.
- (2) Rear yard setback: 25 feet minimum.
- (3) Side yard setback: 12 feet minimum, **except lots 85 feet or less in width shall have a side yard setback of 10 feet.**
- (4) Structure height; dwelling structure: 35 feet overall maximum.

350-39.F. Accessory building structures. The total combined footprint area allowed for attached and detached accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards: [Added 2-15-2011 by Ord. No. 989-2011]

- (1) Setbacks: same as principal structure.

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

R-3 Multiple Family Residence District

350-40.A. Permitted uses. In addition to any uses listed below, the uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.

350-40.B. Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article VII, Conditional Use Permits. In addition to any conditional uses listed below, the conditional uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.

350-40.C. Area, Height and Setback Requirements.

- (1) A lot or parcel shall have a one-acre-minimum contiguous land area.
- (2) Width. The lot or parcel in this district shall have a minimum average width of 100ft. The dimension within the road right(s) of way shall not be included for the standards of this subsection.

Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision Ordinance, shall apply to a newly created lot or parcel for this subsection.

R-4 Rural Residence District

350-41.A. Permitted uses. In addition to any uses listed below, the uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.

350-41.B. Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article VII, Conditional Use Permits. In addition to any conditional uses listed below, the conditional uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.

350-41.C. Area, Height and Setback Requirements

- (1) A lot or parcel shall have a three-acre-minimum and less than eight-acre-maximum of contiguous land area.

Note: Lot or parcel area. The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision Ordinance, shall apply to a newly created lot or parcel for this subsection

- (2) Width. The land area shall have a minimum width of 200ft. The dimension within the road right(s)-of-way shall not be included for the standards of this subsection.

AO Adult-Oriented Establishment District

Section 350-42.F. Area, height and setback regulations: refer to §§ 350-18 and 350-19 and the Commercial District setbacks under § 350-20.

Section 350-42.G. Highway setbacks: refer to § 350-50A.

Article V. Nonbuilding Structures

350-43.B.(4)(b) One on-site freestanding sign in addition to the building-mounted sign to advertise a business conducted or service available on the premises shall be allowed and shall not exceed 32 50 square feet in gross area and shall have a minimum setback of 10 feet from the right-of-way line.

350-43.B.(5) Other off-site signs not specifically referred to in this Section shall not exceed 300 square feet in gross area. These signs are not allowed in R-1, R-2, R-3, R-4 and NRC Zoning Districts and shall meet the following standards:

- (a) An off-site sign 32 50 square feet or less shall have a minimum setback of 10 feet from the right-of-way line.
- (b) An off-site sign that is greater than 32 50 square feet and up to and including 300 square feet shall have a minimum setback from the right-of-way line as required by the zoning district in which the sign is located.

350-43.F. No sign shall contain, include or be illuminated by flashing lights or be composed of animated or moving parts, or be a ~~fixed or changing~~ flashing digital electronic type sign. A lighted sign shall be shielded to prevent glare or illumination onto other premises or roadways.

Article VI. Highway Setback Lines

350-50.A. Along highways generally. The setback distance from the center line or right-of-way line, at any point, for the respective classes of highways shall be as follows:

Highway Classification	Setback From Center Line (feet)	Setback From Front Lot Line (feet)
State trunk highways	110	Not less than 67
County trunk highways	75	Not less than 42 40
Town roads, except in platted subdivisions	75	Not less than 42 40
Streets in platted subdivisions		40

350-51. Structures prohibited within setback lines.

No new building, new sign or other new structure, including cemeteries, nor any part thereof, shall be placed between the setback lines established by this chapter and the highway except as provided by this chapter. ~~and no~~ **such** building, sign, structure or part thereof existing within such setback lines on the effective date of this chapter shall be altered, enlarged or added to in any way that increases or prolongs the permanency thereof, unless **granted a permit variance therefor shall have been issued** by the Board of Adjustment. ~~No such building, sign, structure or part thereof existing within such setback lines on the effective date of this chapter shall be reconstructed in its original existing location after having been destroyed by fire, storm, or other catastrophe to the extent of 50% or more of its assessed value prior to such destruction unless a permit therefor shall have been issued by the Board of adjustment. In the absence of assessment record, the applicant shall submit evidence of value satisfactory to the Board of Adjustment. As a condition precedent to the issuing of a permit for the alteration, enlargement or reconstruction of any such building, sign or structure, the Board may make such reasonable requirements as will further and protect the purpose and intent of this chapter. No building, sign, structure or part thereof, existing within such setback lines on the effective date of this chapter, shall be altered, enlarged or added to in any way that increases or prolongs the permanency thereof, unless granted a variance therefore by the Board of Adjustment.~~

350-52.A.(2) Telephone, telegraph and power transmission poles and lines and microwave radio relay structures, except satellite earth stations, may be constructed within the setback lines, provided that the owner will file with the **Surveyor/Land Development Director Land Use Planning and Zoning Department** of Green Lake County an agreement in writing to the effect that the owner will remove all new construction, additions and replacements erected after the adoption of this

chapter, at his expense, when necessary for the improvement of the highway and pay a recording fee.

Article VII. Conditional Use Permits

350-54 Conditional uses.

A. Investigations of, and public hearings on, conditional uses required by the regulations of this article shall be conducted by the Land Use Planning and Zoning Committee for the purpose of determining the effect of the proposed use or the location thereof on the character of the neighborhood and its suitability for development by utilizing the minimum review standards and criteria of this article. The Land Use Planning and Zoning Committee shall review requests for a conditional use permit and, after public hearing and application of the standards identified in this article, shall approve, approve with conditions or deny all such requests.

A. ~~The following are permitted as conditional uses in all zoning districts except in the A-1 Exclusive Agriculture District:~~

- ~~(1) Airport, provided that the Land Use Planning and Zoning Committee shall find, as a condition precedent to issuing the permit, that the proposed location is necessary to the public convenience.~~
- ~~(2) Charitable institutions.~~
- ~~(3) Microwave radio relay structure and mechanical appurtenances.~~
- ~~(4) Penal and correctional institutions.~~
- ~~(5) Public hospitals, when such hospital building shall be located not less than 100 feet from any lot in any residence district not used for the same purpose.~~
- ~~(6) Public utility or public service corporation buildings or structures, provided that the Land Use Planning and Zoning Committee shall find such buildings or structures to be reasonably necessary for the public convenience, safety or welfare.~~
- ~~(7) Public utility transmission lines.~~
- ~~(8) Radio and television towers.~~
- ~~(9) Trailers and temporary structures for the shelter of persons or property, on a lot in connection with the construction of a permanent building or buildings on such lot, for a period not to exceed one year.~~

350-57. Review and Revocation of conditional use permits.

350-57.A. The Land Use Planning and Zoning Committee shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Surveyor/Land Development Director Land Use Planning and Zoning Department to order the removal or discontinuance of any unauthorized alterations of an approved conditional use and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval, or violation of any other provision of this chapter.

350-57.B. Complaint procedure. Upon written complaint by any citizen or official, the Land Use Planning and Zoning Committee shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation or either the purpose and intent of this chapter, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice. Any person may appear at such hearing and testify in person or be represented by an agent or attorney. The Land Use Planning and Zoning Committee may, in order to bring the subject conditional use into compliance with the standards set forth in this chapter or conditions previously imposed by the Land Use Planning and Zoning Committee, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in Article X. In the event that no reasonable modification of such conditional use can be made, the Land Use Planning and Zoning Committee may revoke the subject conditional approval and direct the Surveyor/Land Development Director Land Use Planning and Zoning Department and Corporation Counsel to seek the elimination of the subject use. Following any such hearing the decision of the Land Use Planning and Zoning Committee shall be furnished to the current owner of the conditional use in writing stating the reasons therefor. An appeal from a decision of the Land Use Planning and Zoning Committee under this section may be taken to the Board of Adjustment.

350-58 The County Land Use Planning and Zoning Committee may require the Surveyor/Land Development Director Land Use Planning and Zoning Department to issue a conditional use permit after review and public hearing, provided that such conditional uses and structures are in accordance with the purpose and intent of this chapter.

Article VIII. Board of Adjustment

350-61.H. Should a change in circumstances occur within said twelve-month period which, in the applicant's opinion, changes the character of the application, then the applicant shall, in that event, submit a request for an additional hearing, outlining the changes in circumstances that have occurred. The Board shall review the request of the applicant, and if in the opinion of the majority of the Board there is sufficient change in said circumstances to warrant a hearing, the Surveyor/Land Development Director Land Use Planning and Zoning Department shall schedule said hearing under the normal rules of procedure of the Board.

350-62.A. Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of Green Lake County affected by any decision, order or ruling of the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department. Such appeal shall be taken within 30 days, as provided by the rules of the Board of Adjustment, by filing with the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department a notice of appeal, on forms provided by the Department, specifying the grounds thereof.

350-62.B. An appeal shall stay all proceedings in furtherance of the action appealed from unless the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department shall certify to the Board of Adjustment, after the notice of appeal shall have been filed with the Land Use Planning and Zoning Department, that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, the proceedings shall not be stayed other than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application or notice to the Land Use Planning and Zoning Department and on due cause shown.

Article IX. Administration and Enforcement

350-64.A. ~~The Surveyor/Land Development Director~~ Land Use Planning and Zoning Department ~~or designee(s)~~ shall administer and enforce ~~be the enforcement officer(s) for the Land Use Planning and Zoning Department under~~ this chapter for Green Lake County.

350-64.D. It shall be the duty of the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department ~~or designee(s)~~ to investigate alleged violation(s) of this chapter to determine the facts and, if a violation is identified, to pursue enforcement to achieve compliance.

350-64.E. In addition to the Corporation Counsel having the authority to file a complaint to achieve compliance with the below said land use ordinances, the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department ~~or designee(s)~~ shall have the authority to prepare, sign and issue citations in order to achieve compliance with the following land use ordinances:

- (1) Chapter 350, Zoning (Ordinance Nos. 146-76 and 381-89).
- (2) Chapter 315, Land Division and Subdivision (Ordinance No. ~~150-76~~ 1056-2013).
- (3) Chapter 300, Floodplain Zoning (Ordinance No. ~~339-87~~ 970-2009).
- (4) Chapter 338, Shoreland Protection Zoning (Ordinance No. ~~303-85~~ 20-2016).
- (5) Chapter 334, Sewage Systems, Private (Ordinance No. 225-80).
- (6) Chapter 323, Nonmetallic Mining Reclamation (Ordinance No. ~~735-2001~~ 902-07).

350-65.A. Except as provided in Subsection C, no building or structure or billboard or any part thereof, except as herein provided, shall hereafter be erected, enlarged, altered, repaired or moved within the areas subject to the provisions of this chapter until a land use permit shall have been applied for in writing and obtained from the Surveyor/Land Development Director Land Use Planning and Zoning Department. Such permit shall be posted in a prominent place on the premises prior to and during the period of construction, alteration, repair or moving. Land use permits shall be valid for a period of one year from date of issue unless otherwise specified on the permit. A copy of such permit shall be filed within the Surveyor/Land Development Director Land Use Planning and Zoning Department office and with the inspector and clerk for the town in which the permit is effective. Forms for the application for land use permits shall be supplied by the Surveyor/Land Development Director Land Use Planning and Zoning Department. All such forms shall be approved by the County Board. For fee schedule refer to Article XII, Fee Schedule.

350-65.B. Except as provided in Subsection C, all applications for land use permits shall be accompanied by a location sketch drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon, the exact size and location of the building on the lot, the existing and intended use of the building, the number of families to be accommodated, its situation with reference to the highway, the distance between the nearest point on the building and the center line of the highway, and such other information with regard to the proposed building and neighboring lots or buildings as may be called for on the application or may be necessary to provide for the enforcement of this chapter. The Surveyor/Land Development Director Land Use Planning and Zoning Department may require satisfactory evidence of actual lot line location, including a surveyor's certificate and map where necessary.

350-66. Certificate of Compliance.

Upon written request from the owner, the Surveyor/Land Development Director Land Use Planning and Zoning Department may issue a certificate of compliance at a fee as provided in Article XII, Fee Schedule, for any building or premises existing at the time of the adoption of this chapter, certifying, after inspection, the extent and kind of use made of the building or premises and whether or not such use conforms to the provisions of this chapter.

350-67.A. Town boards, or town zoning/planning committees as established by town boards, shall be notified in writing at least 10 days prior to a public hearing on a conditional use or zoning amendment change in that town by the Surveyor/Land Development Director Land Use Planning and Zoning Department or Land Use Planning and Zoning Committee.

350-67.E. A copy of the conditional use permit or rezoning change, if approved by the County Land Use Planning and Zoning Committee, shall be forwarded by the Surveyor/Land Development Director Land Use Planning and Zoning Department to the board chairman of the affected town.

Article XI. Amendments

350-74. Fee. A fee shall be paid by the person filing the amendment to the Surveyor/Land Development Director Land Use Planning and Zoning Department to defray the cost of administration, investigation, advertising and processing of the amendment application. Refer to Article XII, Fee Schedule.

Article XIII. Word Usage and Definitions

350-77

All definitions stay the same except the changes below...

ANIMAL UNIT

A unit of measure used to determine the total number of single animal types or combination of animal types, as specified in Appendix A, or as hereinafter amended, which are fed, confined, maintained or stabled in an animal feeding operation.

ANIMAL UNITS COMBINED

Any combination of animal types calculated by adding the number of single animal types as multiplied by the equivalency factors, as identified in Appendix A of this chapter.

NONCONFORMING LOT OR PARCEL

A lot or parcel, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of an ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the ordinance.

SPLIT-ZONED LOT OR PARCEL

A lot or parcel whereby the lot or parcel consists of more than one zoning district.

Attachments:

Appendix A – Zoning Matrix



Land Use Planning & Zoning Department

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

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

Land Development Code Enforcement County Surveyor GIS Land Information

"Draft" Administrative Policy – "Comprehensive Plan Amendments"

As it relates to Rezones that are Inconsistent with the County Comprehensive Plan

On February 16th of 2016, the Green Lake County Board of Supervisors adopted an updated comprehensive plan. Whereas a comprehensive plan serves as a blueprint for the physical development of a County governmental unit, future land use decisions and actions such as rezones shall be consistent with that governmental unit's comprehensive plan.

This administrative policy has been designed to facilitate Department staff in situations where an amendment to the comprehensive plan is needed in order to fulfill a rezone request. The State Law that governs comprehensive planning is Chapter 66.1001 Wis. Stats.

First: CEO (code enforcement officer) needs to identify the need for a comprehensive plan amendment. This will present itself during the CEO's rezone consultation with a property owner. The CEO will compare the comprehensive plan's future land use map with the current zoning map. If the proposed rezone is *consistent* with the comprehensive plan then there is no need for a comprehensive plan amendment. If the rezone request is not *consistent* with the comprehensive plan (including the future land use map) then an amendment must be adopted in order for the property to be rezoned.

Consistent with means...further or does not contradict the objectives, goals and policies contained in the comprehensive plan.

Second: After the CEO informs the applicant (for rezone) that their request is inconsistent with the comprehensive plan, and the applicant (for rezone) is still interested in going through with the rezone request, the CEO will have the applicant complete a general application form whereby the applicant will check "Other" and write in "Comprehensive Plan Amendment". The CEO will require this application, the appropriate fee, and a narrative from the applicant addressing whether:

1. the proposed change would be consistent with the Comprehensive Plan's existing goals, objectives, and policies.
2. the proposed change would be consistent with the Farmland Preservation Plan's goals, objectives and strategies.
3. the proposed change would fit the predominant uses and development pattern in the surrounding area.
4. the site is of adequate size and shape to support the future land use designation.
5. conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

Third: The CEO forwards the comprehensive plan amendment application to the Administrative Assistant. The Administrative Assistant shall prepare the application for public hearing including placing the request on the Land Use Planning & Zoning Committee's agenda. For comprehensive plan, amendments there are few deviations from normal public hearing processes. In situation where a comprehensive plan is being proposed, Statutes require:

- The Committee (County Zoning Agency) shall hold at least one public hearing prior to their recommendation of approval to County Board. That public hearing must be preceded by a class 1 notice (one listing) that is published at least 30 days before the public hearing is held. The class 1 notice shall contain at least the following information:
 1. The date, time and place of the hearing
 2. A summary, which may include a map, of the proposed comprehensive plan amendment.
 3. The name of the County employee who can provide additional information relating to the amendment
 4. Information relating to where and when the amendment(s) may be inspected before the hearing, and how a copy of the amendment may be obtained.

Note: These notices should also be in accordance with Resolution 29-2014 relating to the Green Lake County Public Participation Plan for Comprehensive Plan Updates and should provide a method for submitting written comments, and those comments should be read at the public hearing.
- NMM provision: Also at least 30 days before public hearing (Committee level) the Department shall provide written notice to the following:
 1. Any operator working under or has made application for a nonmetallic mining permit.
 2. Any person who has registered a marketable mineral deposit under Ch. 295.20 Wis. Stats.
 3. Any property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, who has requested in writing to be notified when amendments to the comprehensive plan are proposed.
- The Administrative Assistant shall notify at least 30 days before the public hearing (Committee level) those individuals or corporations on the "Notice Request List" per Ch. 59.69(5)(f) Wis. Stats whose property, the allowable use of which, may be affected by the comprehensive plan amendment. This notice shall include a copy or summary of the comprehensive plan amendment and be by mail or in any reasonable form that is agreed to by the person on the "Notice Request List" and the County including electronic mail, voicemail or text message.
- The Administrative Assistant shall make the proposed comprehensive plan amendment available on the County website.

Fourth: The CEO will receive the public hearing packet from the Administrative Assistant and prepare a staff report including a recommendation. The staff report will include the property location as well as a summary of the request and analyze, from a Department perspective, whether:

1. the proposed change would be consistent with the Comprehensive Plan's existing goals, objectives, and policies.
2. the proposed change would be consistent with the Farmland Preservation Plan's goals, objectives and strategies.
3. the proposed change would fit the predominant uses and development pattern in the surrounding area.
4. the site is of adequate size and shape to support the future land use designation.
5. conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

The CEO will forward their staff report to the Administrative Assistant to include with notifications to the applicant, the Town, and the adjacent property owners.

Fifth: At public hearing, the Committee will review the comprehensive plan amendment. The Committee will have reviewed the staff report, the Town's recommendation, and any other correspondence and will do their duty to gather answers to their questions to help them make an informed and unbiased decision. The Committee can vote either to take no action or to forward the comprehensive plan amendment to County Board for adoption.

Sixth: County Board shall adopt by resolution and only by a majority vote. The resolution should reference the reasons for amending the comprehensive plan and the public involvement process used during the amendment process. When adopted the plan shall be certified by the County Clerk and shall be sent to:

1. The clerks of the Cities of Berlin, Markesan, Princeton and Green Lake, as well as the Villages of Marquette and Kingston.
2. The clerks of Marquette, Waushara, Winnebago, Fond du Lac, Columbia and Dodge Counties.
3. The Department of Administration.
4. All public libraries in Green Lake County.

The adopted resolution shall refer to maps or other descriptive materials that relate to one or more elements of the comprehensive plan. Since comprehensive plans and comprehensive plan amendments are adopted by resolution a comprehensive plan is not itself a regulation. Contrarily, amendments to the zoning ordinance are adopted by ordinance and are therefore regulations.

Note: In the event that the comprehensive plan amendment includes an amendment to the Farmland Preservation Plan, the amendment to the Farmland Preservation Plan shall be certified by DATCP. All changes to the Farmland Preservation Plan and maps shall be made to the Farmland Preservation Plan at time of comprehensive plan adoption. Annually, and by December 31st, these Farmland Preservation Plan amendments shall be submitted to DATCP to insure the property's eligibility for tax credits.

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, September 7, 2017, at 6:30 p.m.* to consider the following items:

Item I: Owner: Jessica J Bugni **General legal description:** W1942 Pleasant Ave, Parcel 006-01367-0000, Oakland Plat, Lot 29, Part of Government Lot 2, Section 32, T15N, R13E, Town of Green Lake, ±0.5 acre **Request:** Rezone request from RC Recreation District to R-1 Single-family Residence District.

Item II: Owner: Matt Wagner & Letty Kinas **General legal description:** N6188 N Lawson Dr, Parcel 004-00386-0000, 004-00386-0100, 004-00386-0200, 006-01025-0000, Part of the SE¼ of Section 16, T16N, R13E, Lots 9-13 of the Plat of Riverside Park, Town of Brooklyn, ±3.31 acres **Request:** Rezone request from A-1 Exclusive Agriculture District & R-1 Single-family Residence District to R-4 Rural Residential District.

Publish: August 24, 2017
August 31, 2017

ITEM I: ZONING CHANGE

OWNERS:

Jessica Bugni

APPLICANT:

same

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

PARCEL NUMBER / LOCATION: Parcel #006-01367-0000, being Lot 29 of Oakland Plat; located in Section 32, T15N, R13E, Town of Green Lake, being +/- 0.5 acres in area. The subject site is located at W1942 Pleasant Avenue on Little Green Lake.

EXISTING ZONING AND USES OF ADJACENT AREA: The subject parcels are surrounded by lands zoned R-1, Single-Family Residence District and RC, Recreation District. Future land use, as indicated by the Comprehensive Plan, states this area is suited for residential use. The subject site is located on Little Green Lake and is, therefore, within the jurisdiction of the Shoreland Zoning Ordinance. The subject site is outside the floodplain according to flood map #55047C0205C, and there are no mapped wetlands on the property.

ADDITIONAL INFORMATION / ANALYSIS: The subject site was created by the Oakland Plat from 1894 and is along the south shores of Little Green Lake. This is a residential area of the County consisting of both permanent and seasonal single-family dwellings surrounded by agricultural land. The parcel in question abuts Fernwood Campground to the east. The Town's comprehensive plan shows the current and future uses of the subject sites to be residential. The applicant is looking to convert the building on the property from a seasonal building with no plumbing to a single-family dwelling with a lateral to the Little Green Lake Sanitary District mains.

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 staff comments are based on the previously-stated criteria:

- The Town's comprehensive plan indicates the subject site to be residential. The present zoning is not currently consistent with the Town's comprehensive plan but the proposed residential zoning district would be consistent.
- The nature and character of the parcel is conducive to residential uses based on area and location.
- The use of the surrounding lands is residential and agricultural.
- The overall zoning scheme is residential. 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 GREEN LAKE: An Action Form requesting the Town of Green Lake's input related to this zoning change request was mailed to the Town Clerk on July 7, 2017.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375- (not refundable)

Date June 15, 2017

Zone Change from RC to R-1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Jessica Bugni

Mailing Address 419 W. South St. Oconomowoc, WI 53066

Phone Number 262-744-2021

Signature Jessica Bugni Date June 15, 2017

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Green Lake Parcel Number 006-01367-0000 Acres _____

Lot 29 Block _____ Subdivision _____

Section 32 Town 15 North Range 13 East

Location of Property W1942 Pleasant Ave Markesan, WI 53946

Legal Description Oakland Plat Lot 29

Current Zoning Classification RC Current Use of Property The property is not currently being used in any capacity.

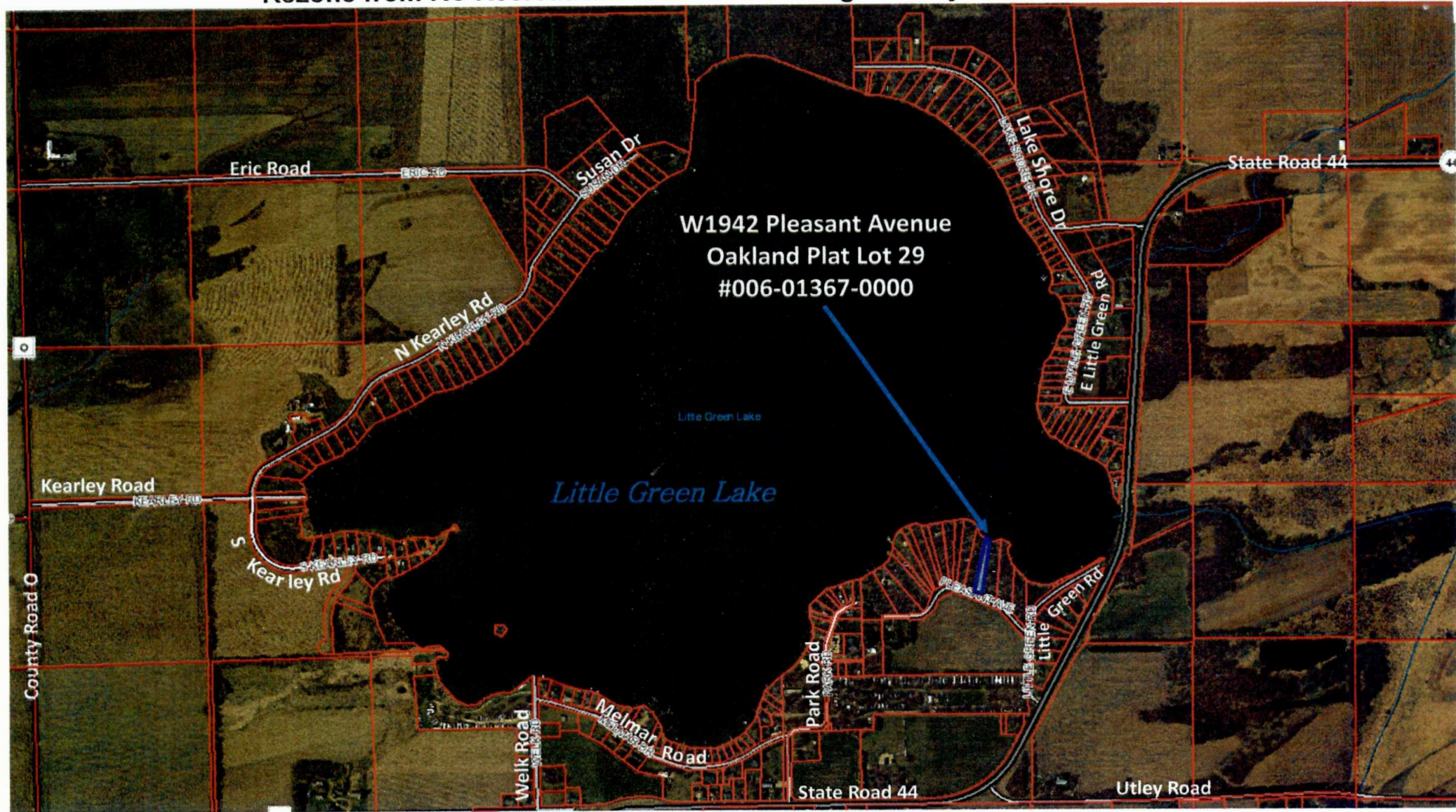
Detailed Description of Proposed Use The proposed use of the property is to update the existing cottage for seasonal weekend use by myself and children.

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

Owner: Jessica J. Bugni

W1942 Pleasant Avenue, Parcel #006-01367-0000, Oakland Plat, Lot 29
Part of Government Lot 2 of Section 32, T15N, R13E, Town of Green Lake
Rezone from RC Recreation District to R-1 Single-family Residence District



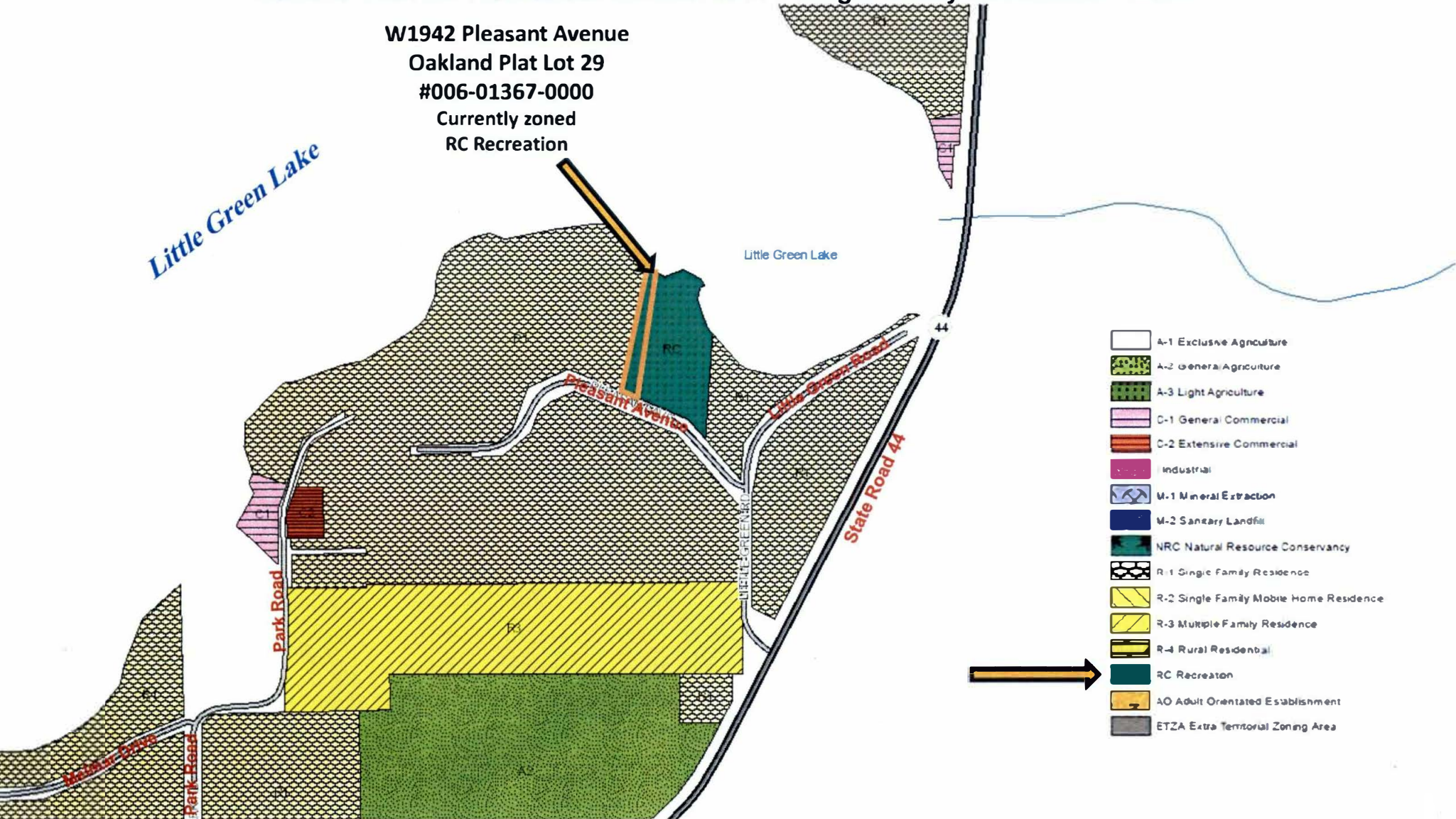
Green Lake County Land Use Planning & Zoning Committee Public Hearing 09/07/17

Owner: Jessica J. Bugni
 W1942 Pleasant Avenue, Parcel #006-01367-0000, Oakland Plat, Lot 29
 Part of Government Lot 2 of Section 32, T15N, R13E, Town of Green Lake
 Rezone from RC Recreation District to R-1 Single-family Residence District

W1942 Pleasant Avenue
 Oakland Plat Lot 29
 #006-01367-0000
 Currently zoned
 RC Recreation

Little Green Lake

Little Green Lake



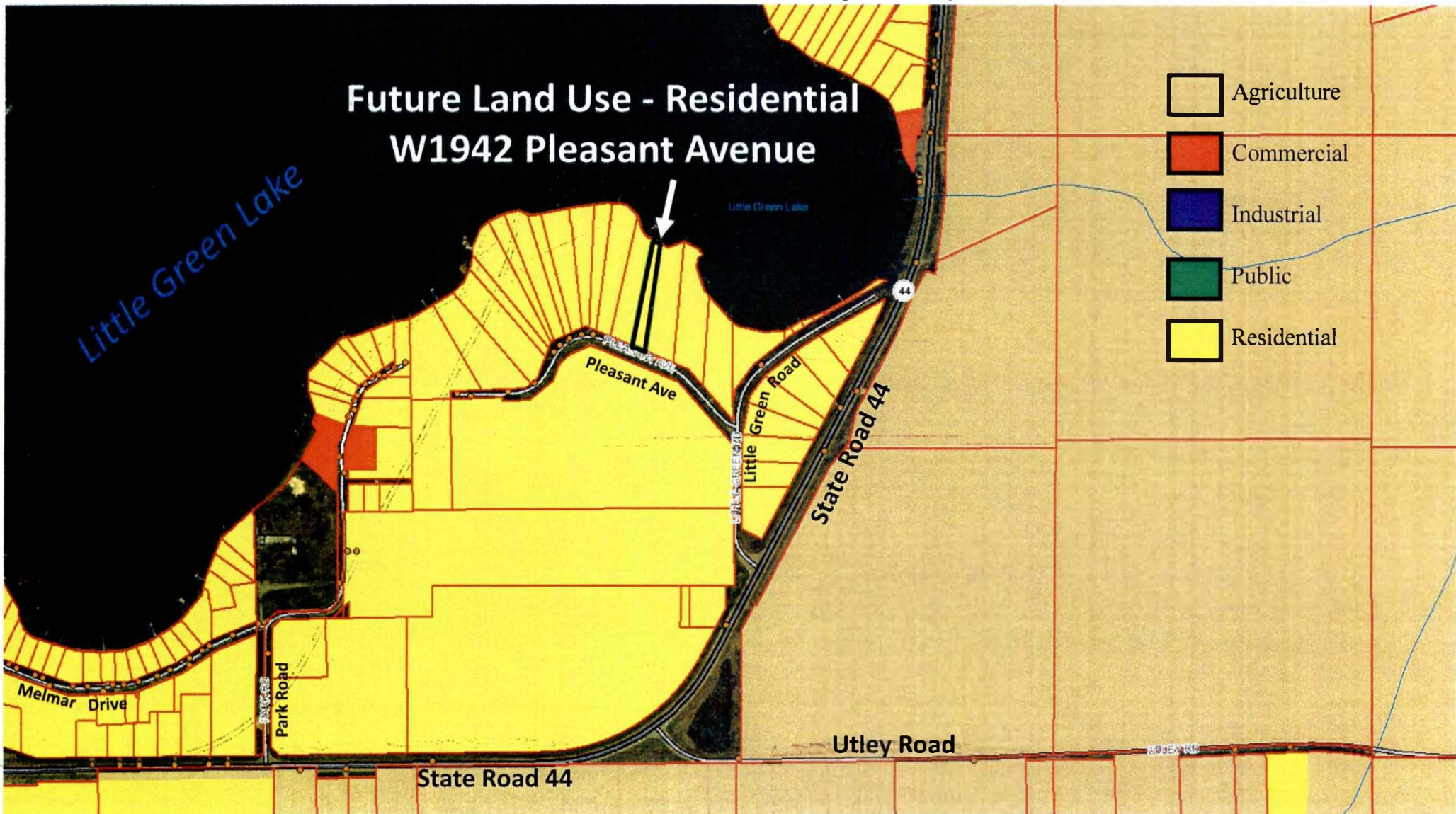
Owner: Jessica J. Bugni
W1942 Pleasant Avenue, Parcel #006-01367-0000, Oakland Plat, Lot 29
Part of Government Lot 2 of Section 32, T15N, R13E, Town of Green Lake
Rezone from RC Recreation District to R-1 Single-family Residence District



Green Lake County Land Use Planning & Zoning Committee Public Hearing 09/07/17

Owner: Jessica J. Bugni

W1942 Pleasant Avenue, Parcel #006-01367-0000, Oakland Plat, Lot 29
Part of Government Lot 2 of Section 32, T15N, R13E, Town of Green Lake
Rezone from RC Recreation District to R-1 Single-family Residence District



TOWN BOARD ACTION

Rezoning Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on 8/7/17

Does not object to and approves of _____

No action taken

Objects to and requests denial of _____

Reason(s) for objection: Can't make a determination by the picture. Only question is why residential with no home in marked area.

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

Owner: Jessica J. Bugni

General legal description: Oakland Plat, Lot 29, Part of Government Lot 2, Section 32, T15N, R13E, Town of Green Lake

Parcel number: #006-01367-0000

Location of request: W1942 Pleasant Avenue

Planned public hearing date: September 7, 2017

Request: Rezoning request from RC Recreation District to R-1 Single-family Residence District.

Jenny Jensen
Town Representative

8/7/17
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: August 28, 2017

ITEM II: ZONING CHANGE

OWNERS:

Matt Wagner & Letty Kinas

APPLICANT:

same

REQUEST: The owner is requesting a zoning change from R-1, Single-Family Residence District and A-1, Exclusive Agriculture to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: Parcels #004-01025-0000, 004-00386-0000, 004-00386-0100, 004-00386-0200, being Lots 9-13 of Riverside Park Addition, and that land located southeasterly and southwesterly of those lots to the low water mark along the northwest bank of the Puchyan River, excepting that land conveyed for highway purposes; located in Section 16, T16N, R13E, Town of Brooklyn, being ± 3.31 acres in total area. The subject site is located at N6188 N. Lawson Drive.

EXISTING ZONING AND USES OF ADJACENT AREA: The subject parcels are surrounded by lands zoned R-1, Single-Family Residence District, A-1 Exclusive Agriculture, and C-2 Extensive Commercial to the north across the highway. The subject site is located within 300 feet of the Puchyan River and, as a result, is located within the jurisdiction of the Shoreland Zoning Ordinance. The subject site is partially in the floodway according to flood map #55047C0127C. In overlapping areas of the floodway, an emergent wet meadow with open water is present according to the Wisconsin Wetlands Inventory.

ADDITIONAL INFORMATION / ANALYSIS: The subject site was created by the Riverside Plat Addition from 1912 and is immediately south of Highway 23 at the previous Lawson Dr./Highway 23 intersection, abutting the Puchyan River. This area of the County is a residential area consisting of single-family dwellings surrounded by agricultural land. The Town's comprehensive plan shows the current and future uses of the subject sites to be both residential and agricultural. Applicants are looking to have more agricultural uses on the property in the form of chickens and a small hobby farm.

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 staff comments are based on the previously-stated criteria:

- The Town's comprehensive plan indicates the subject site to be both residential and agricultural. The present zoning and the proposed rural residential zoning are consistent with the Town's comprehensive plan.
- The nature and character of the parcel is conducive to rural residential uses based on area and location.
- The use of the surrounding lands is residential and agricultural.
- The overall zoning scheme appears to be residential. 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 July 7, 2017.

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 \$375.00 (not refundable)

Date 7-3-17

Zone Change from R1/A1 to R4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Matt Wagner + Letty Kinas

Mailing Address N6188 Lawson Dr.

Phone Number 920-960-9534

Signature Letty Kinas

Date 6/23/17

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Parcel Numbers (affected) 004-00386-0000
004-00386-0100
004-00386-0200
004-01025-0000 Acres (affected) 3.31

Lot ___ Block ___ Subdivision _____

Section 16 Town 16th North Range 13 East

Location of Property N6188 N Lawson Dr

Legal Description see Attached

Current Zoning Classification R1 Current Use of Property Residential

Detailed Description of Proposed Use R4 to accomidate a small Hobby Farm
with chickens and maybe other

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

Estate of Mary Ann B. Kinas, Grantor
Letty J. Kinas & Matthew W. Wagner, Grantees

Legal Descriptions and PINs:

A part of the S½ of the SE¼ of Section 16, Township 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin, described as follows: A parcel of land which is located in Section 16, Township 16 North, Range 13 East, and more particularly described as follows: Beginning at the Southeast corner of Lot 9 of Riverside Park; thence S47°10'E to the low water mark of the Puchyan River; thence Southwesterly at the low water mark along the Northwest bank of the Puchyan River to a point S47°10'E of the Southwest corner of Lot 9; thence N47°10'W to the Southwest corner of Lot 9; thence N42°50'E one-hundred feet to the place of beginning; Green Lake County, Wisconsin.

Tax Key No. 004-00386-0000 Town/Brooklyn

A part of the S½ of the SE¼ of Section 16, Township 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin, described as follows: A parcel of land which is located in Section 16, Township 16 North, Range 13 East, and more particularly described as follows: Beginning at the southeast corner of Lot 11 of Riverside Park; thence S47°10'E to the low water mark of the Puchyan River; thence southwesterly at the low water mark along the northwest bank of the Puchyan River to a point S47°10'E of the southwest corner of Lot 10; thence N47°10'W to the southwest corner of Lot 10; thence N42°50'E two hundred feet to the place of beginning..

Tax Key No. 004-00386-0100 Town/Brooklyn

A part of the S½ of the SE¼ of Section 16, Township 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin, described as follows: Commencing at the Southeast corner of Lot 13, Riverside Park Addition to the Township of Brooklyn, S 47°10' E to the Puchyan River; southwesterly and along said river to a point which is S 47°10' E of the Southwest corner of Lot numbered 12 of Riverside Park Addition to the Township pf Brooklyn; thence N 47°10' W to the Southwest corner of the said Lot #12; thence N 42°50' E, 100 feet to the place of beginning.

Tax Key No. 004-00386-0200 Town/Brooklyn

Lots Numbered Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13) of the Plat of Riverside Park, Town of Brooklyn, Green Lake County, Wisconsin, except lands conveyed to the State of Wisconsin in Deed recorded in Volume 193 of Records on Page 113 and in Deed recorded in Volume 194 on Page 160 in the office of the Register of Deeds for Green Lake County, Wisconsin.

Tax Key No. 004-01025-0000 Town/Brooklyn

1. We are asking to build a 40' X 60' Outbuilding which is larger than the ordinance allows. This size fits nicely where we are proposing. If we built two buildings, as the ordinance allows, this would change the character of the land too much, due to the fill that would be needed. Our intentions are to use this building for our Hobby farm, with agriculture equipment and vehicle storage also. We are also asking to build inside the 67' county setback from a state highway ROW. The problem is that our proposed outbuilding would be in that 67-foot setback by roughly 37-feet on the north side of the building and the setback encroachment tapers to approx. 17-feet on the southern side, because of the angles off the highway.
2. There are two ordinances that are causing issues; the first is the outbuilding we are proposing to build falls in the County's highway setback. The second issue is the County's maximum size restriction for the outbuilding.
3. The first issue is the location, allowing us to build the outbuilding within this setback has several advantages to the lot. Due to the placement of the existing house, garage, and the asphalt driveway, we are proposing to start at the end of the existing asphalt pavement going east towards the State ROW. The outbuilding would be close to the house for convenience. It fits nicely with the existing land, and there is little need to add substantial amounts of fill in this location. It is high enough for water to drain naturally around and away working with what the county and state have already done with the land. It flows nicely with the properties existing layout. It will disperse some of the sound, and lights from the traffic from Highway 23. This portion of the lot really is unusable for entertaining or a run due to the fact of the proximity to the State Highway. The second issue is the size of the building. The proposed outbuilding is 900 sqft larger than the ordinance allows. We feel that it would be far more practical to build one larger building instead of building two smaller buildings. Also by constructing one outbuilding it will disturb less land and less fill will need to be brought in, thus allowing the uniqueness of the lot to remain in character and will not disrupt any more land than necessary. The light agriculture equipment, hay, shavings and feed will be stored in this building along with vehicles. There are other locations on the property to place this building but the septic is in the way, along with several full-grown trees. Furthermore, to keep the look of the neighborhood, placing the building where we are proposing allows the neighbors to enjoy viewing a yard designed for entertaining, not outbuildings.
4. Allowing these variances will not harm the public interest because the state does not intend to use any more land because of its location and proximity to the bridge. It will not affect any water discharge from the highway or town road. It will not be a sight for sore eyes because the most of trees onsite will remain and others will be planted. It will not be disturbing any river activity or water quality. It is our intention to fence in 70% of the yard leaving just the driveway entrance and the river open, keeping all the hobby farm animals and birds contained in the yard, not to become a nuisance to the public.



1 inch = 93 feet



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

Kinross Aerial

Green Lake County, WI

Time: 12:02:00 PM
 Date: 7/3/2017

Note: Rezone request to combine the above four parcels into one parcel, and rezone from R-1 Single Family Residence and A-1 Exclusive Agriculture to entirely R-4, Rural Residential District.

Lally Kinross 7-3-17



Owners: Matt Wagner & Letty Kinas – Town of Brooklyn

N6188 N. Lawson Dr., Parcel #004-00386-0000, #004-00386-0100, #004-00386-0200 & #004-01025-0000

Lots 9-13 of the Plat of Riverside Park, and part of the SE¼ of Section 16, T16N, R13E, ±3.31 acres

Rezone from A-1 Exclusive Agriculture & R-1 Single-family Residence to R-4 Rural Residential



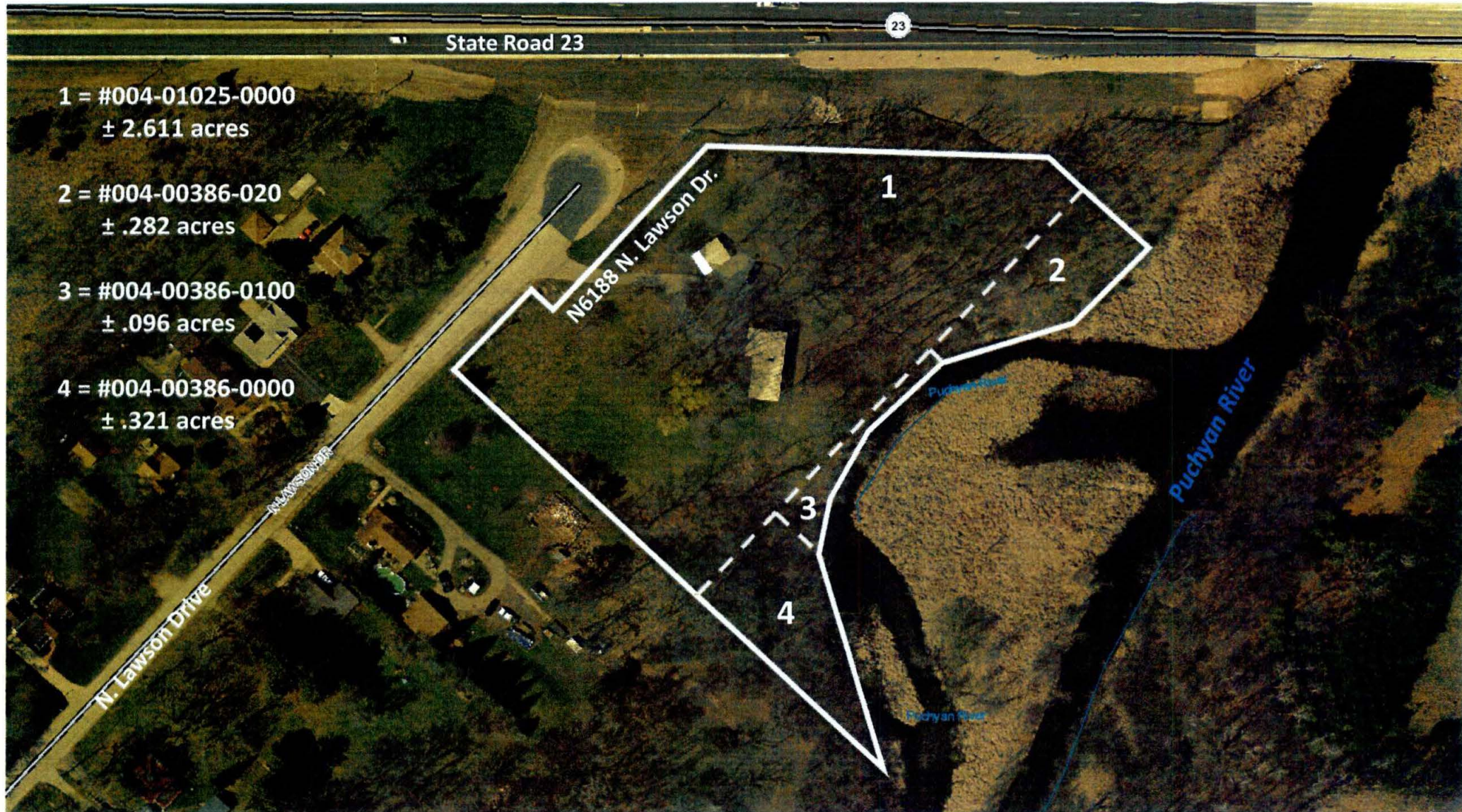
Green Lake County Land Use Planning & Zoning Committee Public Hearing 09/07/17

Owners: Matt Wagner & Letty Kinas – Town of Brooklyn

N6188 N. Lawson Dr., Parcel #004-00386-0000, #004-00386-0100, #004-00386-0200 & #004-01025-0000

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1 = #004-01025-0000
± 2.611 acres

2 = #004-00386-020
± .282 acres

3 = #004-00386-0100
± .096 acres

4 = #004-00386-0000
± .321 acres

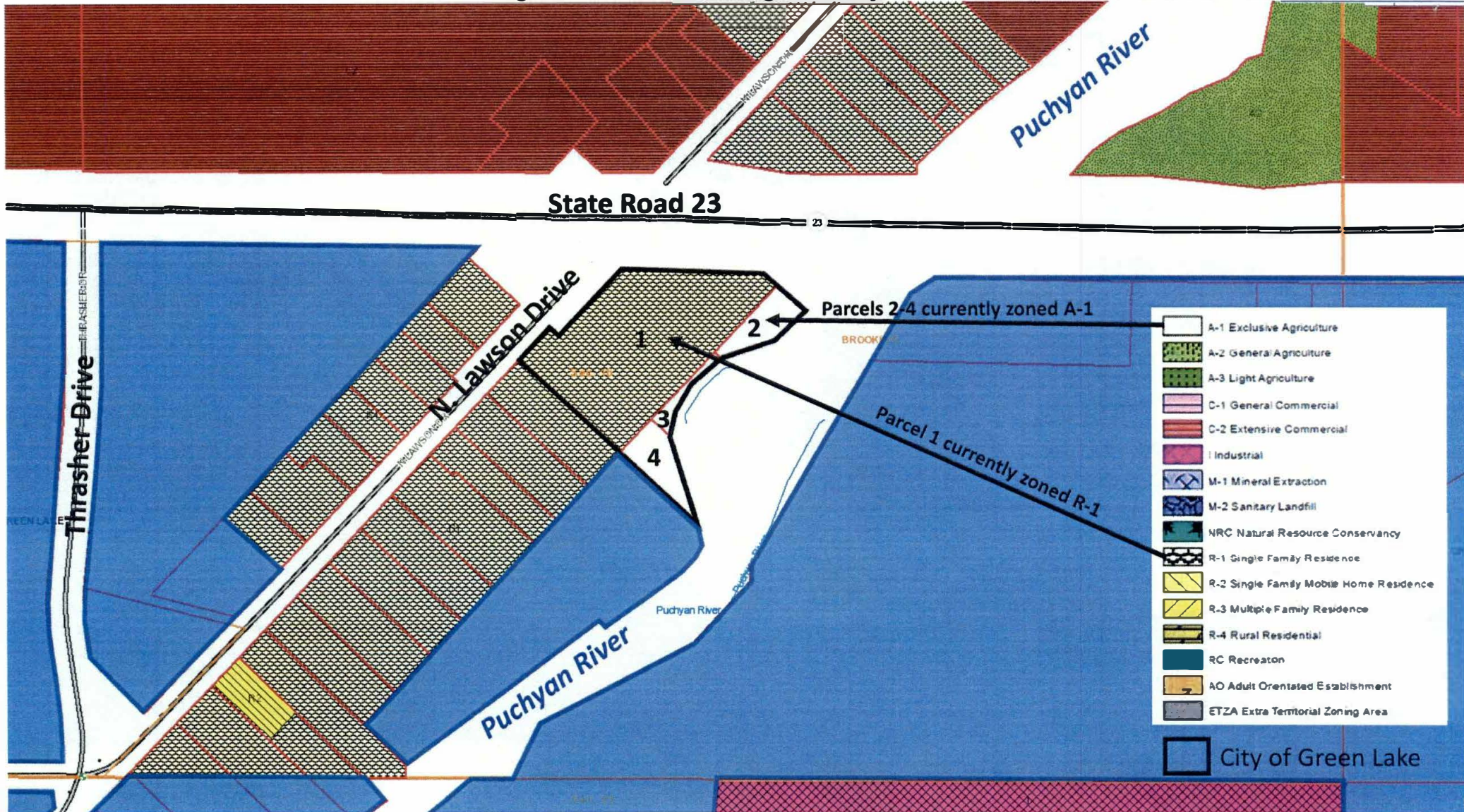
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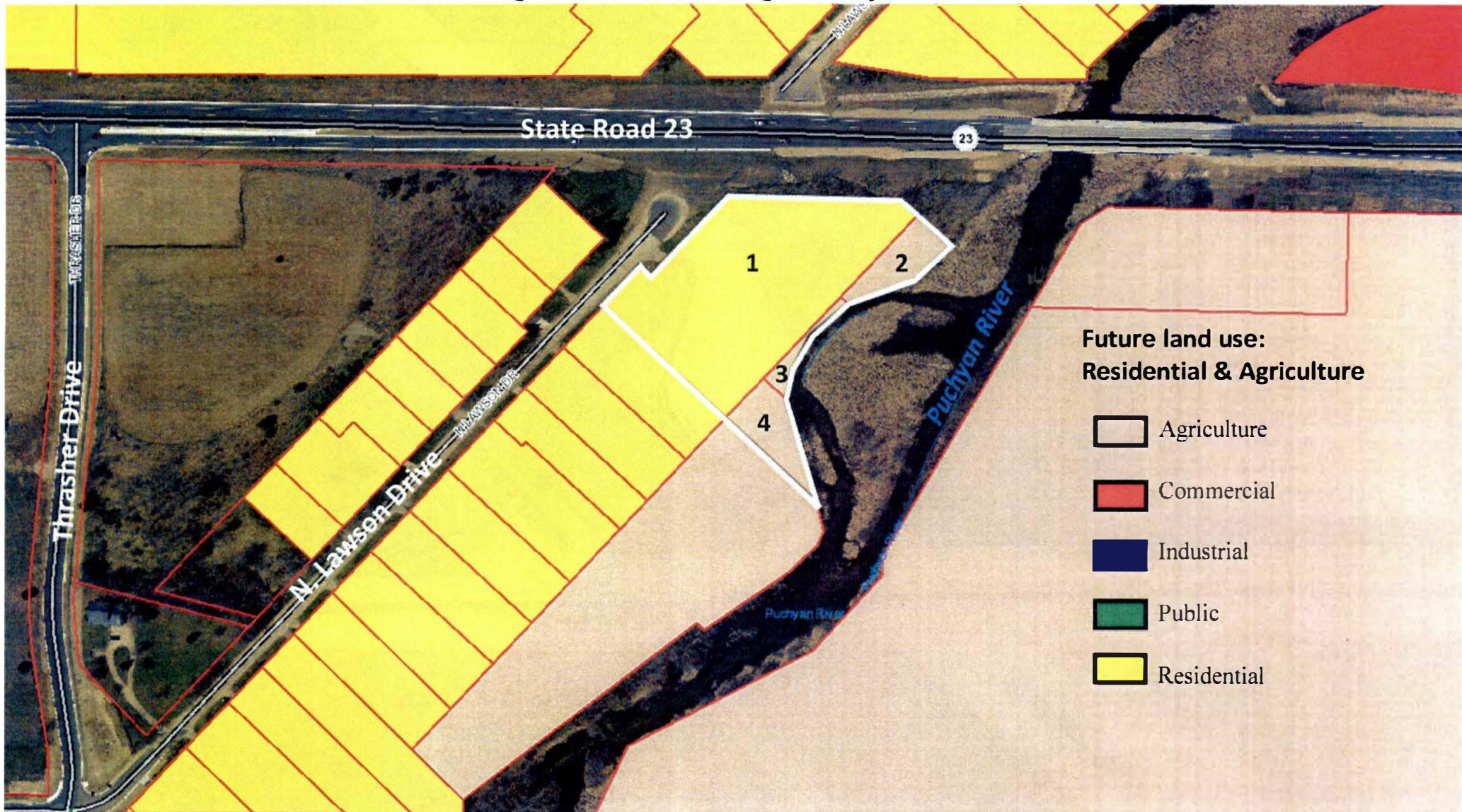
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Owners: Matt Wagner & Letty Kinas – Town of Brooklyn

N6188 N. Lawson Dr., Parcel #004-00386-0000, #004-00386-0100, #004-00386-0200 & #004-01025-0000

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Green Lake County Land Use Planning & Zoning Committee Public Hearing 09/07/17

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 August 8th 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: Matt Wagner and Letty Kinas

General legal description: Lots 9-13 of the Plat of Riverside Park, and part of the SE¼ of Section 16, T16N, R13E, Town of Brooklyn, ±3.31 acres

Parcel numbers: #004-00386-0000, #004-00386-0100, #004-00386-0200, #006-01025-0000

Location of request: N6188 N. Lawson Drive

Planned public hearing date: September 7, 2017

Request: Rezone request from A-1 Exclusive Agriculture District and R-1 Single-family Residence District to R-4 Rural Residential.


Town Representative

8-8-17
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: August 28, 2017