



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, October 5, 2017:

Packet Pages:

1. Agenda
- 2-5. Draft meeting minutes from 09/07/17
- 6-10. Monthly reports
11. List of acronyms
- 12-13. Land use permits and sanitary permits issued in August
- 14-18. Land use permit and sanitary septic violations
19. Notice of public hearing
- 20-29. Item I: Ione Pischke Irrevocable Income Trust, Town of Brooklyn
Sharon Timm, Trustee
Michael Timm, Agent

**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, Chair Robert Lyon, Vice Chair
Harley Reabe Rich Slate Peter Wallace

AGENDA

Date: Thursday, October 5, 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 09/07/17 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. Proposed comprehensive plan amendments
 - b. Proposed zoning ordinance amendments
12. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
November 2, 2017
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

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

6:30 p.m. Public Hearing

Item I: Owner: Ione Pischke Irrevocable Income Trust, Sharon Timm, Trustee **Agent:** Michael Timm **General legal description:** W1804 County Road J, Parcel #004-00148-0000, #004-00149-0000, #004-00151-0000, Part of the NE¼ of Section 8, T16N, R13E, Town of Brooklyn, ±92.02 acres **Request:** Rezone ±4.2 acres from A-1 Exclusive Agriculture District to R-4 Rural Residential District.

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

13. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, September 7, 2017**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Robert Lyon, Harley Reabe, Rich Slate (5:50 p.m.), Michael Starshak, Peter Wallace

Absent:

**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 N. Klockow, Corporation Counsel**

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Wallace/Reabe, unanimously carried, to approve the minutes of 08/03/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman discussed the monthly financial reports for the month of July. Starshak asked that Matt write a summary for the next meeting explaining how the carryover account funds will eventually be spent. Kirkman reviewed the July land use permits, and Sorenson reviewed the July sanitary permits.

b. Violations

Kamke and Sorenson discussed the list of land use violations. Sorenson discussed the list of septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Timeline for Farmland Preservation Zoning Ordinance Update

Kirkman – Explained the timeline for the Farmland Preservation Zoning Ordinance update and where the department is to date. The mapping changes with the ordinance text were submitted to DATCP. The department received feedback regarding a few issues on the map. There are a few anomalies that need to be resolved; i.e., an island on Lake Puckaway and some access roads. A recent issue is the City of Berlin’s Farmland Preservation Plan Ordinance for the ETZA. Scott Karel, DATCP, called to discuss this with Kirkman. The ordinance was adopted with issues that were never resolved. There are “unplanned parcels” which means the parcels were not planned for farmland preservation or non-agricultural use. As a result, Scott Karel has asked Kirkman if the county would oversee the resolution of these parcels. Right now, with the unresolved issues, they do not qualify. Kirkman will collaborate with Lindsey Kemnitz, Community Development Director, as to how they want the parcels to look on the county’s map. Everything will be consolidated onto one map. November 2nd is the public hearing date for these changes; DATCP’s deadline is December 31st.

b. Proposed Comprehensive Plan Amendments

Kirkman – Copies of the proposed map amendments along with a staff report were given to each of the committee members. Agreements were signed by property owners to resolve the split-zoned parcels. The same information will be sent to each of the six zoned towns so that this can be an agenda item for their October board meetings. The committee will discuss this further at the October 5th Land Use Planning and Zoning Committee meeting. The public hearing for this is scheduled for November 2nd.

c. Proposed Zoning Ordinance Amendments

Kirkman – A copy of the proposed ordinance text and the zoning maps were given to each of the committee members. This same information will be sent to the six zoned towns for their board meetings. After briefly looking through the text, a few changes were made. This will be discussed further at the committee’s October 5th meeting. The public hearing for this is also scheduled for November 2nd.

Motion by Slate/Reabe, unanimously carried, to approve the changes to the zoning ordinance text.

d. Administrative Policy for Sites with Indian Burial Mounds

This item will be discussed in 2018.

e. Administrative Policy for Comprehensive Plan Amendments

Kirkman – Explained a possible policy for comprehensive plan amendments. Rather than changing the comprehensive plan and maps every time a rezone request conflicted with the *future land use map*, those requests would be considered twice a year. The committee had mixed opinions on this proposed policy and asked that this be deferred to a future committee meeting. Kirkman was directed to write the policy for two separate scenarios.

Motion by Reabe/Lyon, unanimously carried, to defer this item until November. Kirkman will present the proposed policy in two separate ways.

6:25 p.m. The committee recessed for 5 minutes prior to the public hearing.

6:31 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: 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

Jessica Bugni, 419 West South Street, Oconomowoc – Spoke in favor of the request.

Jacklyn Ewerdt, W1948 Pleasant Avenue – Spoke in favor of the request.

Public hearing closed

- b) Committee Discussion & Deliberation

Kamke explained the request and how it met the rezoning criteria. The Town of Green Lake approved the request.

- c) Committee Decision

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

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.

b) Public hearing

Letty Kinas, N6188 North Lawson Drive – spoke in favor of the request.

Public hearing closed

b) Committee Discussion & Deliberation

Kamke explained the request and how it met the rezoning criteria. The Town of Brooklyn approved the request.

c) Committee Decision

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

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Proposed Comprehensive Plan Amendments
- Proposed Zoning Ordinance Amendments

b. Meeting Date

October 5, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

The meeting adjourned at 6:45 p.m.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

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

FEES RECEIVED		AUGUST				YEAR TO DATE				BUDGET		
		2016		2017		2016		2017		2017		
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT			
LAND USE PERMITS												
Residential	New	6	1,800	6	2,900	41	10,500	29	10,950	-		
	Alterations	2	300	8	1,000	34	4,700	48	6,650	-		
Commercial	New	1	50	2	200	10	1,250	3	1,000	-		
	Alterations	-	-	-	-	2	1,300	2	1,100	-		
Agricultural	New	4	750	4	600	14	2,100	18	2,750	-		
	Alterations	2	150	1	300	7	750	4	750	-		
Other	New	-	-	-	-	-	-	-	-	-		
	Alterations	-	-	-	-	-	-	-	-	-		
Other	New	-	-	-	-	-	-	-	-	-		
	Alterations	-	-	-	-	-	-	-	-	-		
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-		
	Permit Renewals	-	-	-	-	-	-	-	-	-		
Total		15	\$ 3,050	21	\$ 5,000	108	\$ 20,600	104	\$ 23,200	\$ 30,000	77%	
SANITARY PERMITS (POWTS)												
Residential	New	3	915	4	1,120	14	4,145	16	4,855	-		
	Replacement	6	1,755	8	2,185	35	10,025	39	11,485	-		
	Reconnect	-	-	1	280	-	-	1	280	-		
	Modify	2	300	-	-	7	1,050	3	300	-		
	Repairs	-	-	-	-	-	-	-	-	-		
	Additional Fees	-	-	-	-	-	-	-	-	-		
Commercial	New	-	-	-	-	1	355	-	-	-		
	Replacement	-	-	-	-	1	280	1	280	-		
	Reconnect	-	-	-	-	-	-	-	-	-		
	Modify	-	-	-	-	-	-	-	-	-		
	Additional Fees	-	-	-	-	-	-	-	-	-		
Total		11	\$ 2,970	13	\$ 3,585	58	\$ 15,855	60	\$ 17,200	\$ 17,000	101%	
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	-		
Appeals		-	-	-	-	-	-	-	-	-		
Total		-	\$ -	-	\$ -	2	\$ 750	2	\$ 750	\$ 750	100%	
PLANNING & ZONING COMMITTEE												
Zoning Change		-	-	1	375	11	4,125	7	3,000	-		
Conditional Use Permits		1	375	-	-	5	1,875	3	1,500	-		
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-		
Total		1	\$ 375	1	\$ 375	16	\$ 6,000	10	\$ 4,500	\$ 6,000	75%	
MISC.												
Rental Weatherization		2	50	1	25	9	225	14	350	250		
Wisconsin Fund		-	-	-	-	-	-	-	-	-		
Total		2	\$ 50	1	\$ 25	9	\$ 225	14	\$ 350	\$ 250	140%	
SURVEYOR												
Certified Survey Maps		5	855	2	345	21	3,570	2	6,075	4,000		
Preliminary Plats		-	-	-	-	-	-	-	-	-		
Final Plats		-	-	-	-	-	-	-	-	-		
Miscellaneous		-	-	-	-	-	-	31	125	-		
Total		5	\$ 855	2	\$ 345	21	\$ 3,570	2	\$ 6,200	\$ 4,000	155%	
GIS (Geographic Information System)												
Map Sales		-	95	-	-	2	295	-	117	500		
Land Records Transfer		-	3,160	-	2,912	2	19,640	-	19,920	25,000		
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080		
Total		-	\$ 3,255	-	\$ 2,912	4	\$ 19,935	-	\$ 29,117	\$ 34,580	84%	
GRAND TOTAL		34	10,555	38	12,242	232	81,235	210	95,817	\$ 92,580	Total	103%

POWTS REIMBURSEMENT				
Septic Installation 10/07/15		\$ 6,360.00		
	Year- end 2016	Aug-17	YTD 2017	Balance
Principal & Interest Payments	\$ 3,344.11	\$ 23.15	\$ 705.52	\$ 2,310.37

GREEN LAKE COUNTY

For 08/01/17 - 08/31/17

Revenue Summary Report

FJRES01A

Periods 08 - 08

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	25.00	350.00	-100.00	140.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	5,000.00	23,200.00	6,800.00	77.33
17-100-10-44400-001-000 BOA Public Hearing	750.00	.00	750.00	.00	100.00
17-100-10-44400-002-000 PZ Public Hearing	6,000.00	375.00	4,500.00	1,500.00	75.00
17-100-10-44400-003-000 Misc	.00	.00	125.00	-125.00	.00
17-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,500.00	-14,500.00	.00
17-100-10-44410-000-000 Sanitary Permits	17,000.00	3,585.00	17,200.00	-200.00	101.18
17-100-10-46131-001-000 GIS Map Sales	500.00	.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	345.00	6,075.00	-2,075.00	151.88
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	9,330.00	75,897.00	16,683.00	81.98

GREEN LAKE COUNTY

For 08/01/17 - 08/31/17

Revenue Summary Report

FJRES01A

Periods 08 - 08

Land Use & Zoning Applied Funds

MER101-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
49320 Applied Funds					
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	.00	682.37	224,928.76	.30
49320 Applied Funds	225,611.13	.00	682.37	224,928.76	.30

For 08/01/17 - 08/31/17

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
17-100-10-53610-110-000 Salaries	265,433.17	.00	31,346.40	171,360.32	94,072.85	64.56
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	2,326.94	13,892.73	6,412.91	68.42
17-100-10-53610-153-000 Ret. Employer Share	18,049.46	.00	2,131.53	12,736.67	5,312.79	70.57
17-100-10-53610-154-000 Health Insurance	41,214.64	.00	4,800.47	42,557.62	-1,342.98	103.26
17-100-10-53610-155-000 Life Insurance	467.92	.00	41.97	314.96	152.96	67.31
17-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	643.50	3,451.50	1,548.50	69.03
17-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	800.00	5,875.00	-875.00	117.50
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	163.00	1,747.50	252.50	87.38
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	46.60	873.79	126.21	87.38
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	42,300.41	254,391.41	112,297.42	69.38
10 Land Use Planning and Zoning	366,770.83	82.00	42,300.41	254,391.41	112,297.42	69.38

GREEN LAKE COUNTY

For 08/01/17 - 08/31/17

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

Land Use & Zoning Carryover

MEE101-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
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	527.40	2,841.43	40,690.57	6.53
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	527.40	2,841.43	222,769.70	1.26

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

Municipalities are abbreviated using three letters:

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

Other abbreviations:

Prn = principal structure
Acc = accessory structure
Alt = alterations
Res = residential
Com = commercial
Ag = agricultural
Repl = replace
Recn = reconnect
LUP = land use permit
Mncp or Muni = municipality
WRP = wetland restoration project
Fam = family

Land Use Permits: 08/01/17 - 08/31/17



Parcel #	Town	Property Owner	Site Address	Project Cost	Permit Fee	Project
002-00106-0000	TBE	Michael W Kalwitz	W2119 County Road F	6,000.00	150.00	Pole shed
002-00493-0000	TBE	Brian/Julie Retzlaff	N7851 County Road F	125,000.00	300.00	"Ag building" addition
002-00638-0100	TBE	Jeffrey L Fritz	W1511 E Springbrook Rd	10,000.00	150.00	Garage addition
002-00730-0000	TBE	Bernard Rodensal	W2189 Dakota Ave	58,000.00	150.00	Ag building w/apartment space
004-00376-0200	TBY	Ginny L Schultz	N6215 N Lawson Dr	1,100.00	150.00	Privacy fence
004-00732-1101	TBY	James Gelhar	Shore Dr	898,499.00	1,000.00	Single-family dwelling w/attached garage
004-00853-0200	TBY	Troy Schroeder	N6013 St Marie Rd	15,000.00	150.00	Pole building
004-00871-0000	TBY	Gene K Ladwig	N5709 St Marie Rd	400.00	50.00	Advertising sign
006-01480-0000	TGL	James/Juliene Buenger	W2672 Oakwood Beach Rd	454,000.00	600.00	Single-family dwelling w/attached garage
010-00108-0000	TMC	Mi-Tech	W1866 County Road S	10,000.00	150.00	DENIED-shed over natural gas pipes
010-00587-0200	TMC	William R/Sharon Kuhfuss	W1759 Prairie Dr	127,900.00	300.00	Single-family dwelling addition
010-00636-0100	TMC	Jeffrey D/Jane A Davison	N231 County Road O	950.00	50.00	Replace deck, new ramp
012-00315-0000	TMN	Duane & Mary E Stibb Trust	W4451 Grand River Rd	95,000.00	150.00	Single-family dwelling w/deck
012-00396-0100	TMN	William H Bontrager	W3986 County Road X	95,000.00	150.00	Single-family dwelling
012-00519-0000	TMN	David W Schmucker	N844 Proscarian Rd	25,000.00	150.00	Dwelling entrance, storage shed
014-00176-0100	TMQ	Keith W Crawford	N4526 Pine Rd E	3,600.00	150.00	Horse lean-to
014-00911-0000	TMQ	Joseph Toonen	W6250 Lakeview Dr N	10,400.00	-	DENIED-replace stairs/walkway/pier boards
014-01015-0000	TMQ	Jason W Zabel	W3670 Nancy Ct	25,000.00	150.00	3-car garage
016-00509-0100	TPR	Smith Recreational Trust	N4459 Nelson Rd	10,000.00	150.00	Cabin addition
016-00886-0600	TPR	Dean A/Susan J Anderson	Pete Ln	650.00	50.00	Renew fence permit
016-01038-0000	TPR	Lawrence A Gundrum	Orchard Ave	89,000.00	150.00	Storage building
016-01510-0100	TPR	Steve Semler	N4486 S Lakeshore Dr	550,000.00	700.00	Single-family dwelling
Totals				\$ 1,511,900.00	\$ 5,000.00	

Sanitary Septic Permits: 8/1/2017 - 8/31/2017



Parcel Number	Town	Site Address	Property Owner	Permit Fee	Permit Type
004-00602-0000	TBY	N5619 Spaulding Hill Rd	Michael B/Kathleen B Luedke	150.00	Replacement Tank Only
004-00690-0000	TBY	W1995 S Lawson Dr	Billie Jo Zirger Family Trust	280.00	Replacement System
006-00172-0200	TGL	N4253 County Road N	Rodney/Montie Kemnitz	280.00	Replacement System
008-00008-0100	TKG	N2202 County Road B	Havens Grove Apartments LLC	280.00	Replacement System
008-00008-0100	TKG	N2202 County Road B	Havens Grove Apartments LLC	280.00	Replacement System
012-00315-0000	TMN	W4451 Grand River Rd	Duane W/Mary E Stibb Trust	355.00	New System
012-00396-0100	TMN	W3986 County Road X	William H Bontrager	280.00	Reconnect System
016-00391-0200	TPR	N4535 State Road 73	Donald L/Linda E Barzano	280.00	Replacement System
016-00435-0000	TPR	N4597 Fox River Dr	Linda A Ostrowski	355.00	Replacement System
016-00565-0000	TPR	N6733 County Road Y	Susan L Dockus	280.00	New System
016-00847-0100	TPR	W5287 Oxbow Trl	Michael P Glover	205.00	New System
018-00177-0400	TST	W4131 Pine Rd	Scott Rick	280.00	New System
206-01270-0100	CBE	564 White Ridge Rd	Timothy R/Julaine Keliher	280.00	Replacement System
Total				\$ 3,585.00	

Land Use Planning & Zoning Land Use Violations



TOWN	Original Name	Site Address	Type	Description	Violation Date
TMQ	Markesan State Bank	N3169 Lakeview Dr W	Junk	Substantial garbage, junk, & tires on abandoned property w/garbage	2017-04-24
TBY	James Stamm	N5647 Hickory Hill Ln	Junk	Piled materials/construction materials being stored on an R-1 property	2017-05-24
TGL	Chris Barbin	W1966 Tuleta Hill Rd	Shoreland	338-32 A.(b) Patio/open-sided structure in 75ft setback	2017-07-21
TGL	Chris Barbin	W1966 Tuleta Hill Rd	Shoreland	338-63 A. LUP required for any new development	2017-07-21
TBY	Mike White	W2955 Hillside Rd	Shoreland	338-63 A. No land use permit received for updates to proposed projects	2017-07-31
TBY	Mike White	W2955 Hillside Rd	Shoreland	338-32 A (1)(a). Boathouse not designed w/slope stabilization measures	2017-07-31
TBY	Mike White	W2955 Hillside Rd	Shoreland	338-42 Land disturbing activity needs permit	2017-07-31
TBY	Mike White	W2955 Hillside Rd	Shoreland	Expansion of existing non-conforming structures	2017-07-31
TGL	Wilke, David	W326 enter Rd	Junk	Generated alert	2017-05-11
TMQ	Sueann Okpalaek-Hutton	W6853 Puckaway Rd	Zoning	3 possibly unregistered vehicles located on the property	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	American Baptist Assembly	N5325 Lawson Dr	POWTS Violation	Holding tank overflowing to ground.	2017-05-09
TBY	American Baptist Assembly	N5325 Lawson Dr	POWTS Violation	Faulty alarms/floats in tank.	2017-05-09
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	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-07-24
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	1916-07-13
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-08-08
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-09-29
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-06-07
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-07-24
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	1916-07-13
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-08-08
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-09-29
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-06-07
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, Marge	W2136 State Road 23	POWTS Violation	Tank failure, not structurally sound.	2017-05-16
TBY	Bostelmann, Marge	W2136 State Road 23	POWTS Violation	Tank baffles not present or secure.	2017-05-16
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Holding tank overflowing to ground.	2017-06-29
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Faulty alarms/floats in tank.	2017-06-29
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Holding tank overflowing to ground.	2017-08-29
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Faulty alarms/floats in tank.	2017-08-29
TBY	Robert Werner	W2354 State Road 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-16
TBY	Robert Werner	W2354 State Road 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
TBY	Robert Werner	W2354 State Road 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-07-06
TBY		W2466 Princeton Rd	POWTS Failure	Top of drywell collapsed.	2017-06-27
TBY		W2466 Princeton Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
TBY		W2466 Princeton Rd	POWTS Violation	Tank lid not properly secured.	2017-06-27
TBY	Walter & Mary Hobba	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
TBY	Wilkes, Fred	W740 State Road 23 49	POWTS Violation	Tank baffles not present or secure.	2017-04-26
TGL	Kemnitz, Irving	N4253 County Road N	POWTS Failure	Surface Discharge of Effluent	2017-08-29

TGL	Kemnitz, Irving	N4253 County Road N	POWTS Failure	Probable surface discharge.	2017-08-29
TGL	Kemnitz, Irving	N4253 County Road N	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-29
TGL	Hess, Vic	W1128 Scott Hill Rd	POWTS Violation	Tank failure, not structurally sound.	2017-06-19
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
TMQ	Schwandt, Schultz	W5620 Pine Rd S	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-22
TMQ	Trussel, Wayne	W6260 Lakeview Dr N	POWTS Violation	Tank lid not properly secured with locking device.	2017-07-25
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	Putero, Joe	N4570 Elm St	POWTS Violation	Tank failure, not structurally sound.	2017-07-10
TPR	Smith, Earl	N4611 Oak Rd	POWTS Violation	Tank lid not properly secured with locking device.	2017-08-07
TPR	Smith, Earl	N4611 Oak Rd	POWTS Violation	Tank lid not properly secured.	2017-08-07
TPR	Sumanis, Robert	N4621 Oak Rd	POWTS Violation	Tank lid not properly secured.	2017-08-21
TPR	Joseph Kallas	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	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-01-27
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-01-27
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-01-27
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-03-13
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-03-13
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-03-13
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-04-14
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-04-14
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-04-14
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-05-08
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-05-08
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-05-08
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-06-22
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-06-22
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 Failure	Surface Discharge of Effluent	2017-08-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Failure	Probable surface discharge.	2017-08-09
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	Kamedulski, Raymond	N5579 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09

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 Failure	Surface Discharge of Effluent	2017-08-09
TPR	Kamedulski, Raymond	N5585 Lock Rd	POWTS Failure	Probable surface discharge.	2017-08-09
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	N5585 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Kamedulski, Raymond	N5585 Lock Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
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 Failure	Surface Discharge of Effluent	2017-08-09
TPR	Kamedulski, Raymond	N5587 Lock Rd	POWTS Failure	Probable surface discharge.	2017-08-09
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	N5587 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Kamedulski, Raymond	N5587 Lock Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
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 Failure	Surface Discharge of Effluent	2017-08-09
TPR	Kamedulski, Raymond	N5589 Lock Rd	POWTS Failure	Probable surface discharge.	2017-08-09
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	N5589 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Kamedulski, Raymond	N5589 Lock Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
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 Failure	Surface Discharge of Effluent	2017-08-09
TPR	Kamedulski, Raymond	N5591 Lock Rd	POWTS Failure	Probable surface discharge.	2017-08-09
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	Kamedulski, Raymond	N5591 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Kamedulski, Raymond	N5591 Lock Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
TPR	Heritage Farm Apts. LLC	N6057 Robin Ln	POWTS Violation	Filter not functioning properly.	2017-07-20

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	Home of Divine Mercy Inc	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 Failure	Probable surface discharge.	2017-08-09
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	W4016 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
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 Failure	Probable surface discharge.	2017-08-09
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	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
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
TPR	Swanson, Jerry D	W5431 Oxbow Trl	POWTS Violation	Tank lid not properly secured.	2017-06-26
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
TST	Hammen, Martin	N7335 Lock Rd	POWTS Violation	Lid on tank not properly secured.	2017-08-15
TST	Hammen, Martin	N7335 Lock Rd	POWTS Violation	Lid on tank not properly secured.	2017-02-13
TST	Hammen, Martin	N7335 Lock Rd	POWTS Violation	Lid on tank not properly secured.	2017-05-22

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, October 5, 2017, at 6:30 p.m.* to consider the following item:

Item I: Owner: Ione Pischke Irrevocable Income Trust, Sharon Timm, Trustee **Agent:** Michael Timm **General legal description:** W1804 County Road J, Parcel #004-00148-0000, #004-00149-0000, #004-00151-0000, Part of the NE¼ of Section 8, T16N, R13E, Town of Brooklyn, ±92.02 acres **Request:** Rezone ±4.2 acres from A-1 Exclusive Agriculture District to R-4 Rural Residential District.

Publish: September 21, 2017
September 28, 2017

**LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING**

October 5, 2017

ITEM I: ZONING CHANGE

OWNER:

Ione Pischke Irrevocable Income Trust
Sharon Timm – Trustee

APPLICANT:

Michael Timm

REQUEST: The owner/applicant is requesting a zoning change from A-1 General Agriculture District to R-4, Rural Residence District, ±4.1734 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00148-0000, 004-00149-0000, and 004-00151-0000, located in the NE¼ of Section 8, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at W1804 County Road J.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is A-1, Exclusive Agriculture District and lands surrounding the subject site are A-1, Exclusive Agriculture District and A-2, General Agriculture District, with the predominant use of the land being agricultural.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area. The general soil map indicates a Kidder-Marcellon association which are moderately well-drained to well-drained soils with a subsoil composed of loam, clay-loam, and sandy-clay-loam underlain by calcareous, gravelly, sandy loam glacial till. Soil types, in order of agricultural significance, include KdC2, RkE, and McA. With proper management, these soils can be suitable for most farm and vegetable crops grown in the county.

According to Flood Boundary and Floodway Map Panel 55047C0126C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: According to the application, the applicant would like to subdivide ±4.1 acres from ±92.02 acres owned by the Trust. The proposed ±4.1 acres contains a single-family dwelling and detached garage. The remaining ±87.82 acres does not need to be rezoned or combined with other lands.

The 2016 Green Lake County comprehensive plan map designates the future land use of this area to be predominantly agricultural.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district (A-1 Exclusive Agriculture District in Green Lake County) if all of the following are found after public hearing: **(Staff comments in bold type)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The goal of the County's Comprehensive Plan and the County Farmland Preservation Plan is to preserve and protect quality agricultural lands. This request does preserve and protect lands as the R-4 zoning classification allows for light agricultural uses.**

- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the County's comprehensive plan as the future land use is projected to be agricultural.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the County certified farmland preservation plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the County's certified farmland preservation plan.**
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or legally restricted to agricultural use. **The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also requires a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF BROOKLYN: An Action Form requesting the Town of Brooklyn's input related to this zoning change request was received stating that the Town of Brooklyn does not object to approves of the request.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 8/1/2017

Zone Change from A-1 to R-4

Conditional Use Permit for

Other

PROPERTY OWNER / APPLICANT

Name Lone Pischke Irrevocable Income Trust

Mailing Address W1773 County Rd J, Green Lake, WI 54941

Phone Number

Signature Sharon Timm, trustee Date 8-10-17

AGENT IF OTHER THAN OWNER

Name Michael Anthony Timm

Mailing Address W1804 County Road J

Phone Number (920) 299-6561

Signature Michael Anthony Timm Date 8/1/2017

PROPERTY INFORMATION

Town of Brooklyn Parcel Numbers (affected) 004-00148-0000 004-00151-0000 Acres (affected) ± 27.0
004-00149-0000 ± 40.0
± 25.02

Lot — Block — Subdivision

Section 08 Town 16 North Range 13 East

Location of Property W1804 County Rd J

Legal Description SW 1/4 of NE 1/4 SEC 8 Exc. the S 630.93' of West 1035.62' thereof and SE 1/4 of NE 1/4 SEC 8.

Current Zoning Classification A-1 Current Use of Property Homestead with Agricultural use

Detailed Description of Proposed Use Rezone for future piece of mind. Cutting out @ 4.2 acres.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

- Change \$375.00
- Conditional Use Permit \$375.00
- \$375.00
- Exception \$375.00

CONCEPT PLAN

CONCEPT PLAN FOR MICHAEL TIMM LOCATED IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 8, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
 IONE PISCHKE
 IRREVOCABLE
 INCOME TRUST
 W1733 COUNTY ROAD "J"
 GREEN LAKE, WISCONSIN 54941

Donald W. Lenz

Donald W. Lenz, WI P. L. S. No. S-2003
 Dated this 31st day of July, 2017.



IONE PISCHKE
 IRREVOCABLE
 INCOME TRUST UNPLATTED
 LANDS BY
 OWNER

PARCEL NO. 004-00149-0000

A-1 ZONING

S 89°47'31" E 287.34'

IONE PISCHKE
 IRREVOCABLE
 INCOME TRUST

PROPOSED
 LOT 1

PART OF
 PARCEL NO.
 004-00149-0000

R-4 ZONING

4.1734 acres
 181,792 sq. ft.

S 00°14'00" E



SCALE: 1" = 100'



IONE PISCHKE
 IRREVOCABLE
 INCOME TRUST

A-1 ZONING

PARCEL NO. 004-00151-0000

UNPLATTED
 LANDS BY
 OWNER

690.09'

COUNTY

288.93'

ROAD

N 89°47'31" W



GREEN LAKE SURVEYING COMPANY
 P.O. BOX 131
 Green Lake, Wisconsin 54941
 Phone: (920) 294-6600
 survey@greenlakesurveying.com
 www.greenlakesurveying.com

Ione Pischke Irrevocable Income Trust – Sharon Timm, Trustee - Michael Timm, Agent
 W1804 County Road J, Parcel #004-00148-0000, #004-00149-0000, #004-00151-0000, ±92.02 acres
 Request: Rezone ±4.2 acres from A-1 Exclusive Agriculture to R-4 Rural Residential.

ZONING MAP

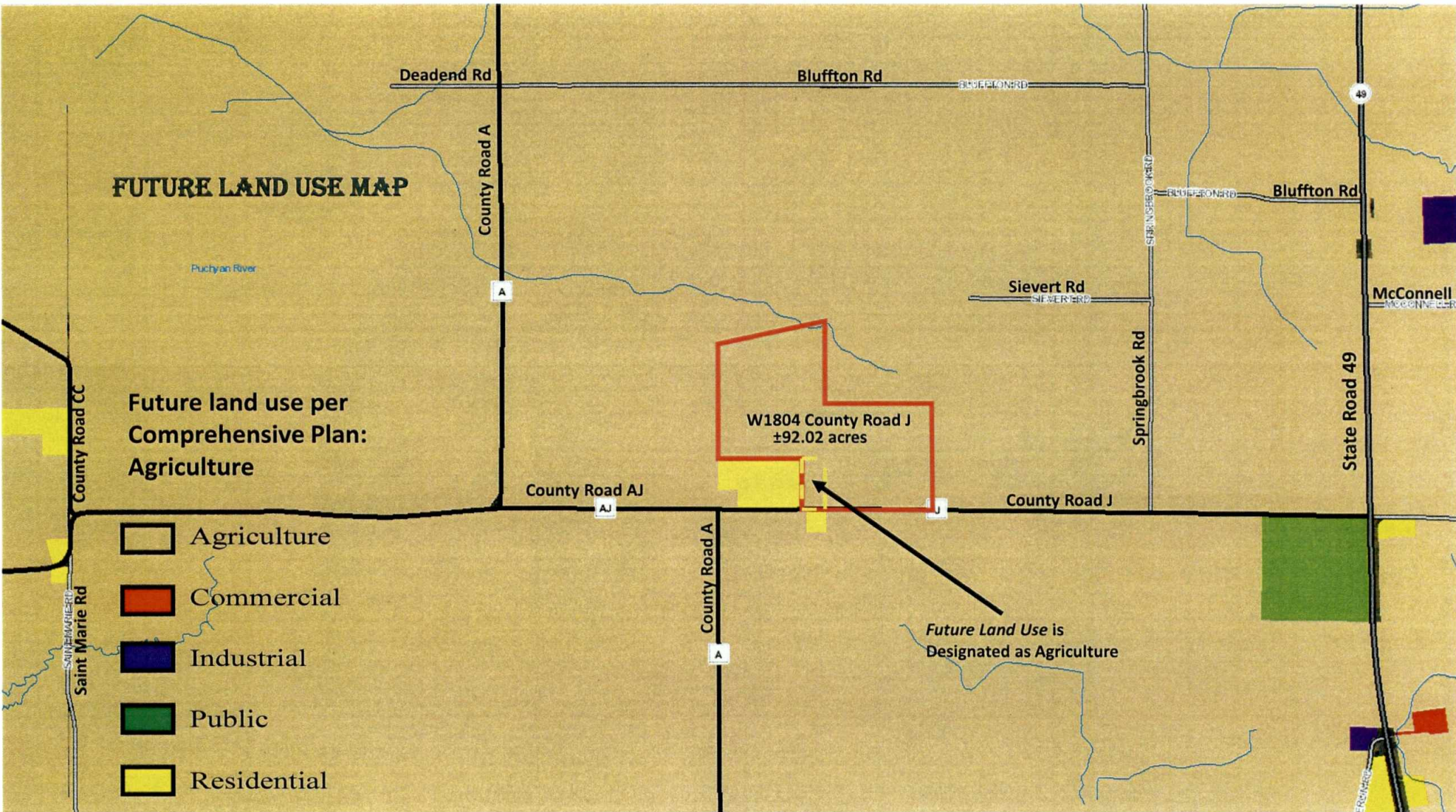
Puchyan River

-  A-1 Exclusive Agriculture
-  A-2 General Agriculture
-  A-3 Light Agriculture
-  C-1 General Commercial
-  C-2 Extensive Commercial
-  Industrial
-  M-1 Mineral Extraction
-  M-2 Sanitary Landfill
-  NRC Natural Resource Conservancy
-  R-1 Single Family Residence
-  R-2 Single Family Mobile Home Residence
-  R-3 Multiple Family Residence
-  R-4 Rural Residential
-  RC Recreation
-  AO Adult Orientated Establishment
-  ETZA Extra Territorial Zoning Area



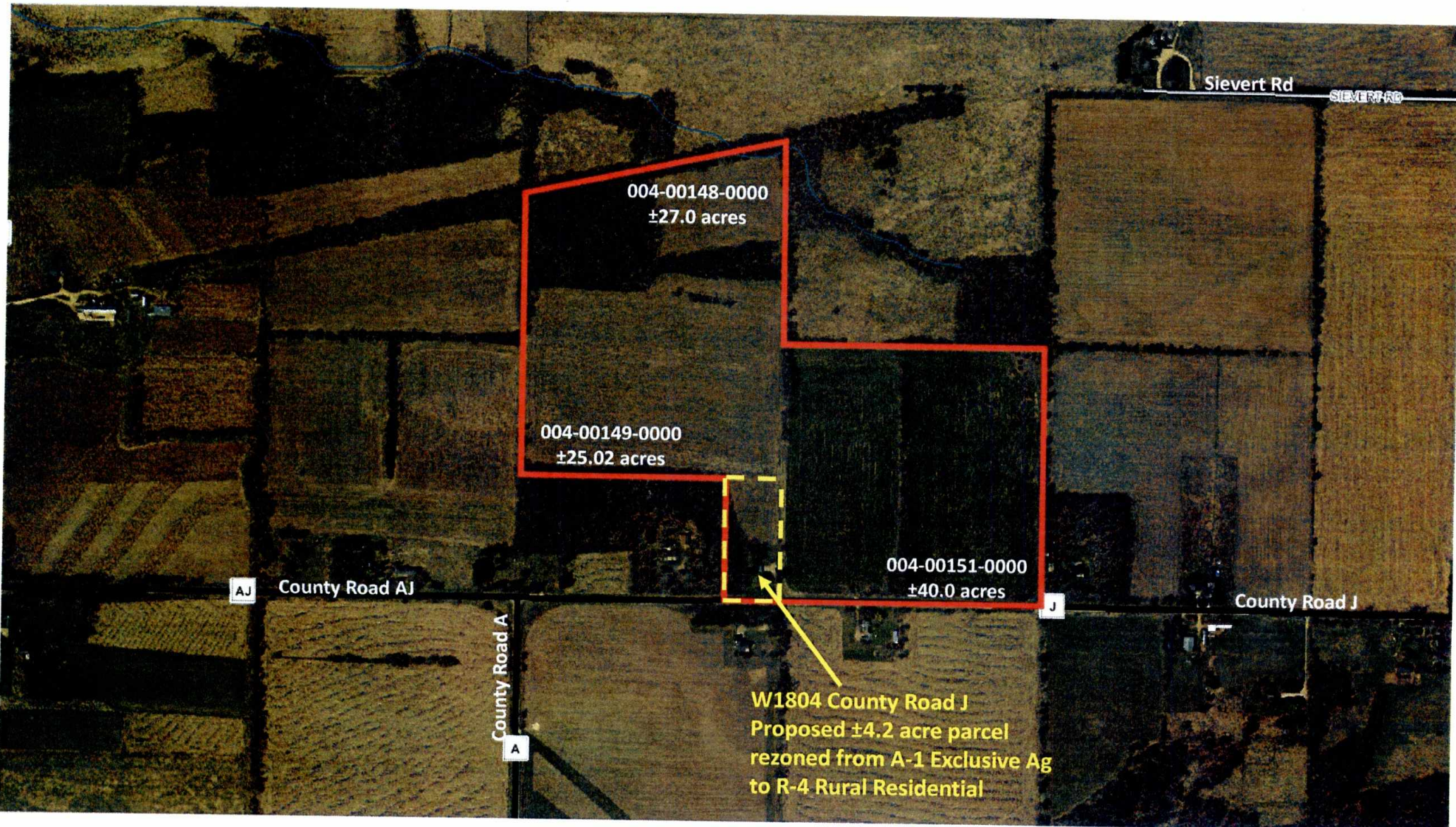
Green Lake County Land Use Planning & Zoning Committee Public Hearing 10/05/17

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W1804 County Road J, Parcel #004-00148-0000, #004-00149-0000, #004-00151-0000, ±92.02 acres
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Green Lake County Land Use Planning & Zoning Committee Public Hearing 10/05/17

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 Sept 12, 2017.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owner: Ione Pischke Irrevocable Income Trust - Sharon Timm, Trustee

Agent: Michael Timm, Agent

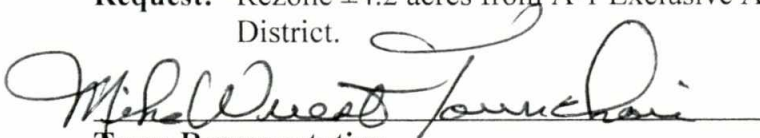
General legal description: Part of the NE¼ of Section 8, T16N, R13E, Town of Brooklyn, ±92.02 acres

Parcel numbers: #004-00148-0000, #004-00149-0000, #004-00151-0000

Location of request: W1804 County Road J

Planned public hearing date: October 5, 2017

Request: Rezone ±4.2 acres from A-1 Exclusive Agriculture District to R-4 Rural Residential District.


Town Representative

Sept 12, 2017
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: September 18, 2017