



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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October 6, 2016

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, October 6, 2016:**

Packet Pages:

- 1-2. Amended Agenda
- 3-8. Draft meeting minutes from 09/01/16
- 9. Claims
- 10-19. Monthly reports through August 31<sup>st</sup>
- 20. Land use violations
- 21-22. Septic violations
- 23. Public hearing notice
- 24-31. Item I: Keith A. Meyer, Attorney Steven R. Sorenson, Agent, rezone request information
- 32-41. Item II: Samuel & Ida Schrock conditional use permit request information
- 42-47. Item III: Green Lake County Land Use Planning and Zoning Committee, proposed Zoning Ordinance Cell Tower Siting amendment information

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

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## GREEN LAKE COUNTY Land Use Planning & Zoning Committee

Michael Starshak, Chairman  
Harley Reabe

Robert Lyon  
Rich Slate

### **\*AMENDED AGENDA 10/04/16**

**Date: Thursday, October 6, 2016 Time: 4:30 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 09/01/16 minutes
7. Public comments – 3 minute limit
8. Public appearances
  - \*a. Matt Greget relating to variance fee**
9. Correspondence
10. Purchases
11. Claims
12. Department activity reports
  - a. Permits & others
  - b. Violation reports
13. Department/Committee Activity
  - a. Exclusive agriculture zoning district update
  - \*b. Extend Martenson & Eisele contract to 12/01/17**
  - \*c. Update on permit tracking software**
  - \*d. Discuss department head office furniture**
14. County Surveyor position
  - \*a. Discuss eliminating the full-time county surveyor position**
15. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
November 3, 2016  
Business meeting 4:30 p.m.  
Public hearing 5:30 p.m.

### **5:30 p.m. Public Hearing**

**\*Item I: Owner:** Keith A. Meyer **Agent:** Steven R. Sorenson, Esquire **General legal description:** N6640 County Road PP, Parcel #004-00238-0300, Part of the SE¼ of Section 12, T16N, R13E, Town of Brooklyn, ~~±4.543~~ **±7.0** acres **Request:** Rezone from A-1 Exclusive Agriculture to R-4 Rural Residential.

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

**Item II: Owner:** Samuel S. & Ida D. Schrock **Applicant:** Eli Ray Schrock **General legal description:** North of N749 County Road M, Parcel #012-00552-0000 & #012-00565-0000, Part of the NE¼ & SE¼ of Section 29, T14N, R12E, Town of Manchester, ±95 acres **Request:** Conditional use permit request for a bulk food store.

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

**Item III: Applicant:** Green Lake County Land Use Planning and Zoning Committee **Request:** Amend Code of Green Lake, Chapter 350 of the Zoning Ordinance. The purpose of the ordinance amendment is to amend various sections of that section of the zoning ordinance to be consistent with Section 66.0404 Wis. Stats. The proposed ordinance is available for review and inspection at the County Government Center, Land Use Planning & Zoning Department, 571 County Road A, Green Lake, WI, and the county website. To view the proposed cell tower siting ordinance on the website:

- Go to [www.co.green-lake.wi.us](http://www.co.green-lake.wi.us)
- Click on Departments
- Click on Land Use Planning & Zoning
- Go to Downloads and click on Proposed Cell Tower Siting Ordinance Amendment

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

16. 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, September 1, 2016**

**CALL TO ORDER**

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Present: Robert Lyon, Harley Reabe, Michael Starshak**

**Absent: Rich Slate**

**Also Present: Missy Sorenson, Code Enforcement Officer  
Matt Kirkman, Land Use Planning & Zoning Department Head  
Carole DeCramer, Committee Secretary  
Dawn Klockow, Corporation Counsel**

**APPROVAL OF AGENDA**

Kirkman advised the committee that the individual listed in agenda item #13 emailed to request she be taken off of the agenda.

**Motion by Reabe/Lyon, unanimously carried, to strike #13 from the agenda and approve the amended agenda.**

**APPROVAL OF MINUTES**

**Motion by Lyon/Reabe, unanimously carried, to approve the minutes of 08/04/16 with the modifications.**

**PUBLIC COMMENT - None**

**PUBLIC APPEARANCES - None**

**CORRESPONDENCE**

Kirkman reported that County Clerk Marge Bostelmann received an email from Jerry Smart, Registered Land Surveyor. Mr. Smart is interested in what is happening with the Green Lake County surveyor position and when the committee will begin to look into a permanent position.

The committee directed Kirkman to reply to Mr. Smart thanking him for his interest and informing him that this will be discussed further at a future date.

**PURCHASES - None**

**CLAIMS**

Claims totaling \$3,754.31 were submitted.

**Motion by Reabe/Lyon, unanimously carried, to approve for payment the claims in the amount of \$3,754.31.**



## **DEPARTMENT ACTIVITY REPORTS**

### **a. Permits & others**

Kirkman – Discussed the monthly financials and the permits.

### **b. Violations**

Kirkman and Sorenson – Discussed the land use and sanitary violation reports.

Starshak commented that he appreciates staff efforts in getting the violations more current. Previously, there were violations that were years old and now the land use and septic violations are current.

**Motion by Lyon/Reabe, unanimously carried, to approve the monthly reports.**

## **DEPARTMENT/COMMITTEE ACTIVITY**

### **a. Cell tower citing language**

Kirkman – Advised the committee that, since the verbiage in the proposed cell tower citing ordinance has been discussed at previous meetings, he would like to prepare this for an October public hearing item.

Starshak asked that a summary sheet explaining the language be included. Kirkman stated that a staff report explaining the request will be a part of the request.

### **b. Exclusive Agriculture Zoning District Update**

Kirkman led the discussion on the minimum size of A-1 Exclusive Agriculture and A-2 General Agriculture parcels in the zoned townships. Kirkman stated that Ken Jaworski, Martenson & Eisele consultant, suggested an eight-acre minimum. There was a general consensus that fifteen acres would be a better fit for Green Lake County for the A-1 Exclusive Agriculture lands, and the A-2 General Agriculture lands should be uncapped.

Also discussed was the procedure by which the committee will amend the comprehensive plans as rezoning requests occur. There are a couple of options: 1) Amend the comprehensive plan at the same meeting that the rezoning requests are considered; 2) Consider the rezoning requests as usual, but only amend the comprehensive plan once a year. The committee agreed that the comprehensive plan should be amended at the same time the rezoning requests are considered.

**On a motion by Reabe/Lyon, unanimously carried on roll call (3-ayes, 0-nays, 1-absent), to reduce the size of the A-1 Exclusive Agriculture minimum lot size to fifteen acres or more.**

**Motion by Lyon/Reabe, unanimously carried on roll call (3-ayes, 0-nays, 1-absent), to implement a policy that a rezoning request and a comprehensive plan amendment be considered at the same time.**

**CLOSED SESSION PER WISCONSIN STATE STATUTE 19.85 (1)(G) CONFERRING WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED. RE: POSSIBLE PUNITIVE ACTION FOR LAND USE PERMIT VIOLATION.**

**AND**

**CLOSED SESSION PER WISCONSIN STATE STATUTE 19.85 (1)(C) CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY.**

**RE: THIS CLOSED SESSION RELATES TO OFFER OF EMPLOYMENT BENEFITS AND SALARY FOR CODE ENFORCEMENT OFFICER.**

On a motion by Reabe/Lyon, unanimously carried on roll call (3-ayes, 0-nays, 1-absent), to move to closed session per Wisconsin State Statute 19.85 (1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Re: Possible punitive action for land use permit violation. AND Wisconsin Statute 19.85 (1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Re: This closed session relates to offer of employment benefits and salary for code enforcement officer.

**RECONVENE TO OPEN SESSION FOR FINDINGS OF CLOSED SESSION.**

On a motion by Lyon/Reabe, unanimously carried on roll call (3-ayes, 0-nays, 1-absent), to reconvene to open session for findings of closed session.

**Findings of closed session:** The committee will follow the recommendation of the department on the issues.

**FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items
  - County Surveyor position
  - Cell tower siting ordinance amendment
- b. Meeting dates
  - October 6, 2016
  - Business Meeting 4:30 p.m.
  - Public Hearing 5:30 p.m.

**5:32 p.m. 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:** Clyde Olson **Applicant:** Mike Elder, Landmark Services Cooperative **General legal description:** W1646 County Road S, Parcel ##010-00151-0100, Lot 1 Certified Survey Map 865, Section 9, T14N, R13E, Town of Mackford, ±6 acres **Request:** Rezone request from C-2 Extensive Commercial District to I-Industrial District.

a) Public Hearing  
Clyde Olson, 260 N. Main Street, Markesan - Spoke in favor of the request.

Carlton Schley, W10780 County Road F, Fox Lake - Spoke in favor of the request.

Elmer Bock, W1618 County Road S – Expressed concerns about the following: the storage of LP tanks, the possibility of storing anhydrous tanks on the property, hours of business, noise, and

discrepancies in the staff comments. (Mr. Bock was advised that these concerns will be considered when discussing the next item, which is the conditional use permit request.)

Public hearing closed.

b) Committee Discussion & Deliberation

Kirkman explained the request and read through the criteria list. The Town of Mackford recommended the request be approved.

c) Committee Decision

**On a motion by Reabe/Lyon, unanimously carried on roll call (3-eyes, 0-nays, 1- absent), to approve the rezone request as presented and forward to the county board for final action.**

d) Execute Determination Form/Ordinance

**Item II: Owner:** Clyde Olson **Applicant:** Mike Elder, Landmark Services Cooperative  
**General legal description:** W1646 County Road S, Parcel ##010-00151-0100, Lot 1 Certified Survey Map 865, Section 9, T14N, R13E, Town of Mackford, ±6 acres **Request:** Conditional use permit request for an office, warehouse and equipment storage.

a) Public Hearing

No one commented.

Public hearing closed.

b) Committee Discussion & Deliberation

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

c) Committee Decision

**On a motion by Lyon/Reabe, unanimously carried on roll call (3-eyes, 0-nays, 1-absent), to approve the conditional use permit request as presented with the following conditions:**

- 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit, including the “potential scale” and the “potential ammonia storage tanks”, shall occur without review and approval through future conditional use permit(s).**
- 2. The owner/applicants shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.**
- 3. Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner (if applicable) and shall be provided to the Land Use Planning & Zoning Department prior to land use permit issuance.**
- 4. In areas that are not paved, adequate dust control measures be taken so as to not allow unreasonable amounts of dust to escape the subject site.**
- 5. Where outside lighting fixtures are used, the lighting shall be downward facing to reduce light pollution’s effect on adjoining properties.**

6. **Outside storage of LP tanks, fertilizer buggies, and trailers must be limited to the designated area on the CUP site plan.**
7. **The conditional use permit approval is contingent upon the County Board approval of the rezone request.**

d) Execute Determination Form/Ordinance

**Item III: Owner/Applicant:** Green Lake Camp Properties, LLC, John R. Pierce **General legal description:** State Road 23, Parcels #004-00441-0000 and #004-00442-0000, Part of the SW¼ of Section 19, T16N, R13E, Town of Brooklyn, ±79.73 acres **Request:** Conditional Use Permit request for a 38-site campground expansion.

a) Public Hearing

Denise Fisher, Lamplighter Village – Expressed concerns about the following: excessive noise (campers coming and going, kids, dogs). Suggested a curfew for campers.

Jerry Thiele N5996 St. Marie Road – Stated that he doesn't object to the rezone; however, he does have concerns about wood being taken from his property.

John R. Pierce – W2360 State Road 23 – Explained what he and his son, Greg Pierce, who is the general manager of the business, would like to accomplish with the proposed campground expansion.

Greg Pierce W2148 State Road 23 – Stated that the Pierce family has always been a good neighbor to the adjoining property owners. He also explained the campground rules.

Public hearing closed.

b) Committee Discussion & Deliberation

Sorenson explained the request and read through the conditions. The Town of Brooklyn approved the request.

c) Committee Decision

**On a motion by Reabe/Lyon, unanimously carried on roll call (3-ayes, 0-nays, 1-absent), to approve the conditional use permit request as presented with the following conditions:**

- 1) **No more than 38 camping sites shall be allowed as part of this conditional use request.**
- 2) **Each camping unit shall not exceed 400 ft<sup>2</sup>, or the maximum square footage as allowed by the State agency regulating campgrounds, whichever is smaller.**
- 3) **If so required by the County Construction Site Erosion Control and Stormwater Management Ordinance, review and approval of an erosion control and stormwater management plan by the County Land Conservation Department will be required.**
- 4) **Proof of state and/or local approval of the campground expansion from the appropriate regulatory agency.**
- 5) **No further expansion or addition of structures and/or uses shall occur without review and approval through future conditional use permit(s).**
- 6) **POWTS requirements must be satisfied at any and all applicable level(s) of governmental regulation.**

- 7) Effective dust control measures shall be provided for all entrances and internal roads associated with campground expansion.
- 8) Where outside lighting fixtures are used, the lighting shall be downward facing to reduce light pollution's effect on adjoining properties.
- 9) No negative impact on the wetlands located north of the expansion site shall be allowed. Any proposed development within the wetland shall require approval from the appropriate regulatory agency or agencies.
- 10) Any independent structure, such as a deck, screened porch, and stairway and landing used in conjunction with the camping unit shall be allowed. Such structure shall not exceed 400 square feet or the square footage of the associated camping unit, whichever is less. Also, one independent accessory storage structure, not to exceed 50 square feet, shall be allowed per campsite. Within 30 days of the removal of the camping unit, the associated independent structures shall either be removed from the campsite or utilized by another camping unit.
- 11) Land use permits shall be obtained for all new structures.

d) Execute Determination Form/Ordinance

**Item IV: Applicant:** Green Lake County Land Use Planning and Zoning Committee **Request:** Amend Code of Green Lake, Chapter 338 of the Shoreland Zoning Ordinance. The purpose of the ordinance amendment is to make the shoreland zoning ordinance consistent with NR115, Act 55, Act 167, and Act 391. Public Hearing

a) Public Hearing

No one appeared.

Public hearing closed.

b) Committee Discussion & Deliberation

Kirkman explained the request. The Green Lake County Townships were sent the information and the department did not receive any questions or comments. The request was available to the public on the county website and the request was noticed in the newspaper for two weeks. No inquiries were received.

c) Committee Decision

**On a motion by Lyon/Reabe, unanimously carried on roll call (3-ayes, 0-nays, 1-absent), to approve the shoreland zoning ordinance and forward to the county board for final action.**

d) Execute Determination Form/Ordinance

#### **ADJOURN**

**6:47 p.m. On a motion by Reabe/Lyon, unanimously carried, the meeting adjourned.**

#### **RECORDED BY**

Carole DeCramer  
Committee Secretary

#### **APPROVED ON:**

**GREEN LAKE COUNTY**  
**LAND USE PLANNING AND ZONING COMMITTEE**  
**October 6, 2016**

We, the undersigned members of the Land Use Planning and Zoning Committee, Green Lake County Board of Supervisors, have of this date reviewed the below listed *Claims for Payment* as indicated:

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Berlin Journal P&Z Public Hearing Notice 09/04/16	16-100-10-53610-320-001	446.50
Green Lake County Highway Dept. August zoning fuel	16-100-10-53610-352-000	47.14
Green Lake Surveying Company Don Lenz, RLS CSM review – R. Patin - \$150 CSM review – J. Werth - \$150 CSM review – Koca-Dornfeld \$150	16-100-10-53610-210-002	450.00
Ripon Land Surveying Dennis Green, RLS CSM review – K. Schuelke - \$150	16-100-10-53610-210-002	150.00
WI County Code Administrators Matt Kirkman/ Fall Conference	16-101-10-53610-321-000	125.00
WCCA 2016 Fall Conference Krista Kamke	16-100-10-53610-321-000	125.00
Radisson Paper Valley Hotel Krista Kamke – Hotel for Conference 2 nights @ \$82/night	16-100-10-53610-321-000	164.00
Martenson & Eisele, Inc. Ag Zoning Amendments	16-101-10-53610-999-004	1,270.24
<b><u>Total Claims</u></b>		<b><u>\$2,777.88</u></b>

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**Michael Starshak, Committee Chair**

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**Harley Reabe**

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**Robert Lyon**

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**Rich Slate**



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

FEES RECEIVED		AUGUST				YEAR TO DATE				BUDGET
		2015		2016		2015		2016		2016
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
<b>LAND USE PERMITS</b>										
Residential	New	2	300	6	1,800	45	7,600	41	10,500	-
	Alterations	4	450	2	300	43	5,900	34	4,700	-
Commercial	New	-	-	1	50	9	1,100	10	1,250	-
	Alterations	1	-	-	-	3	350	2	1,300	-
Agricultural	New	3	450	4	750	26	4,050	14	2,100	-
	Alterations	-	-	2	150	6	1,400	7	750	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
<b>Total</b>		10	\$ 1,200	15	\$ 3,050	132	\$ 20,400	108	\$ 20,600	\$ 25,000 82%
<b>SANITARY PERMITS (POWTS)</b>										
Residential	New	-	-	3	915	14	3,995	11	5,995	-
	Replacement	7	2,035	6	1,755	31	8,830	30	8,625	-
	Reconnect	-	-	2	300	2	560	2	300	-
	Modify	-	-	-	-	7	1,050	2	300	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	-	-	2	580	1	355	-
	Replacement	1	355	-	-	1	355	1	280	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
<b>Total</b>		8	\$ 2,390	11	\$ 2,970	57	\$ 15,370	47	\$ 15,855	\$ 15,000 106%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees		-	-	-	-	18	14,300	18	14,300	-
<b>Total</b>		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,300	\$ -
<b>BOARD OF ADJUSTMENT</b>										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	-	-	1	375	2	750	-
Appeals		-	-	-	-	-	-	-	-	-
<b>Total</b>		-	\$ -	-	\$ -	1	\$ 375	2	\$ 750	\$ 2,000 38%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change		1	375	-	-	9	3,375	11	4,125	-
Conditional Use Permits		1	375	1	375	4	1,500	5	1,875	-
Variances/Amendments		-	-	-	-	-	-	-	-	-
<b>Total</b>		2	\$ 750	1	\$ 375	13	\$ 4,875	16	\$ 6,000	\$ 5,000 120%
<b>MISC.</b>										
Rental Weatherization		2	50	2	50	7	200	9	225	500
Wisconsin Fund		-	-	-	-	-	-	-	-	500
Applied Funds - Code Enforcement		-	-	-	-	2	200	-	11,157	-
<b>Total</b>		2	\$ 50	2	\$ 50	9	\$ 400	-	\$ 11,382	\$ 1,000 1138%
<b>SURVEYOR</b>										
Certified Survey Maps		1	195	5	855	12	2,100	21	3,570	4,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
<b>Total</b>		1	\$ 195	5	\$ 855	12	\$ 2,100	21	\$ 3,570	\$ 4,000 89%
<b>GIS (Geographic Information System)</b>										
Map Sales		-	-	-	95	-	120	2	295	500
Land Records Transfer		-	2,616	-	-	-	19,128	2	16,480	25,000
<b>Total</b>		-	\$ 2,616	-	\$ 95	-	\$ 19,248	4	\$ 16,775	\$ 25,500
<b>GRAND TOTAL</b>		23	7,201	34	7,395	242	77,068	212	89,232	\$ 77,500 115%

For 08/01/16 - 08/31/16

Revenue Summary Report

FJRES01A

Periods 08 - 08

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
16-100-10-43589-000-000 Rental Weatherization	500.00	50.00	225.00	275.00	45.00
16-100-10-44400-000-000 Land Use Permits	25,000.00	3,050.00	20,600.00	4,400.00	82.40
16-100-10-44400-001-000 BOA Public Hearing	2,000.00	.00	750.00	1,250.00	37.50
16-100-10-44400-002-000 PZ Public Hearing	5,000.00	375.00	6,000.00	-1,000.00	120.00
16-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,300.00	-14,300.00	.00
16-100-10-44410-000-000 Sanitary Permits	15,000.00	2,970.00	15,855.00	-855.00	105.70
16-100-10-44411-000-000 Wisconsin Fund Applications	500.00	.00	.00	500.00	.00
16-100-10-46131-001-000 GIS Map Sales	500.00	95.00	295.00	205.00	59.00
16-100-10-46762-000-000 Certified Survey Maps	4,000.00	855.00	3,570.00	430.00	89.25
16-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
16-101-10-49320-000-000 Applied Funds Code Enforcement	197,385.31	.00	11,548.09	185,837.22	5.85
10 Land Use Planning and Zoning	274,885.31	7,395.00	73,143.09	201,742.22	26.61



For 08/01/16 - 08/31/16

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
16-100-10-53610-110-000	Salaries	290,700.80	.00	17,153.68	184,476.39	106,224.41 63.46
16-100-10-53610-140-000	Meeting Payments	1,000.00	.00	.00	269.34	730.66 26.93
16-100-10-53610-151-000	Social Security	22,238.61	.00	1,296.98	15,235.58	7,003.03 68.51
16-100-10-53610-153-000	Ret. Employer Share	19,186.25	.00	1,132.14	10,821.03	8,365.22 56.40
16-100-10-53610-154-000	Health Insurance	47,888.58	.00	2,434.28	26,898.34	20,990.24 56.17
16-100-10-53610-155-000	Life Insurance	885.24	.00	35.66	397.43	487.81 44.90
16-100-10-53610-210-001	Professional Services-LD	5,000.00	.00	.00	.00	5,000.00 .00
16-100-10-53610-210-002	Professional Services-SRV	5,000.00	.00	750.00	1,550.00	3,450.00 31.00
16-100-10-53610-210-003	Miscellaneous Fees	1,000.00	.00	.00	150.00	850.00 15.00
16-100-10-53610-310-000	Office Supplies	200.00	.00	26.00	111.00	89.00 55.50
16-100-10-53610-312-000	Field Supplies	300.00	.00	.00	.00	300.00 .00
16-100-10-53610-320-000	Publications-BOA Public Hearing	1,000.00	.00	.00	879.00	121.00 87.90
16-100-10-53610-320-001	Publications-PZ Public Hearing	1,500.00	.00	203.50	1,908.25	-408.25 127.22
16-100-10-53610-321-000	Seminars	1,000.00	99.00	.00	493.00	408.00 59.20
16-100-10-53610-324-000	Member Dues	500.00	.00	.00	380.00	120.00 76.00
16-100-10-53610-330-000	Travel	1,000.00	.00	116.42	251.96	748.04 25.20
16-100-10-53610-352-000	Vehicle Maintenance	1,000.00	.00	.00	153.61	846.39 15.36
16-100-10-53610-810-000	Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00 .00
<b>53610 Code Enforcement</b>		<b>401,399.48</b>	<b>99.00</b>	<b>23,148.66</b>	<b>243,974.93</b>	<b>157,325.55 60.81</b>
<b>53610 Code Enforcement</b>						
16-101-10-53610-999-000	Carryover Non-Metallic Mining	62,862.00	.00	.00	.00	62,862.00 .00
16-101-10-53610-999-001	Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20 .00
16-101-10-53610-999-004	Professional Services	108,616.11	.00	2,673.39	3,485.84	105,130.27 3.21
<b>53610 Code Enforcement</b>		<b>197,385.31</b>	<b>.00</b>	<b>2,673.39</b>	<b>3,485.84</b>	<b>193,899.47 1.77</b>
<b>10 Land Use Planning and Zoning</b>		<b>598,784.79</b>	<b>99.00</b>	<b>25,822.05</b>	<b>247,460.77</b>	<b>351,225.02 41.34</b>

**GREEN LAKE COUNTY**

For 08/01/16 - 08/31/16

Revenue Summary Report

FJRES01A

Periods 08 - 08

Land Use & Zoning Month End Revenue

MER100-20-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
20 GIS					
16-100-20-43691-000-000 Land Info Bd Grant	75,000.00	.00	71,912.00	3,088.00	95.88
16-100-20-43691-301-000 WLIP Education Grant	1,000.00	.00	1,000.00	.00	100.00
16-100-20-43691-301-001 WLIP Strategic Grant	50,000.00	.00	25,000.00	25,000.00	50.00
16-100-20-46131-000-000 County Land Records	25,000.00	3,160.00	19,640.00	5,360.00	78.56
20 GIS	151,000.00	3,160.00	117,552.00	33,448.00	77.85

For 08/01/16 - 08/31/16

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

Land Use & Zoning Month End Expenses

MEE100-20-SHUTE

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>20 GIS</b>						
<b>100 General Fund</b>						
16-100-20-51711-120-000 GIS Specialist Wage Cont Interdept Trans	25,000.00	.00	.00	.00	25,000.00	.00
16-100-20-51711-240-000 WLIP Base Grant	75,000.00	.00	.00	16,952.00	58,048.00	22.60
16-100-20-51711-246-000 WLIP Education Grant	1,000.00	.00	32.40	597.76	402.24	59.78
16-100-20-51711-301-000 WLIP Strategic Grant	50,000.00	.00	.00	.00	50,000.00	.00
<b>100 General Fund</b>	<b>151,000.00</b>	<b>.00</b>	<b>32.40</b>	<b>17,549.76</b>	<b>133,450.24</b>	<b>11.62</b>
<b>20 GIS</b>	<b>151,000.00</b>	<b>.00</b>	<b>32.40</b>	<b>17,549.76</b>	<b>133,450.24</b>	<b>11.62</b>

**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:**

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

**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 August 2016

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>TBE</i>								
	Beuthin	Chris/Patti	W925 W Forest Ridge Rd	Acc	New	Ag	\$175,000.00	\$300.00
	Brooks	William	W1293 East A	Acc	New	Res	\$24,000.00	\$150.00
<i>Summary for 'Mncp' = TBE (2 detail records)</i>								
<b>Sum</b>							\$199,000.00	\$450.00
<b>Standard</b>							13.43%	14.75%
<i>TGL</i>								
	Krzyzaniak	John/Gail	N2973 E Little Green Rd	Prn	Alt	Res	\$40,000.00	\$150.00
	Dolske	Gerald	N4467 Horner Rd	Acc	New	Ag	\$27,000.00	\$150.00
	Sharon L Dolan Revocable Tru		W2646 Oakwood Beach Rd	Prn	New	Res	\$708,539.00	\$900.00
<i>Summary for 'Mncp' = TGL (3 detail records)</i>								
<b>Sum</b>							\$775,539.00	\$1,200.00
<b>Standard</b>							52.36%	39.34%
<i>TMC</i>								
	William C Krentz Rev Trust		N1196 County Road O	Acc	Alt	Ag	\$0.00	\$0.00
	William C Krentz Rev Trust		N1196 County Road O	Acc	New	Ag	\$180,000.00	\$300.00
	Holland	Timothy M	W703 County Rd S	Acc	New	Res	\$30,000.00	\$150.00
	Schmitt/Swartz	Thomas/Joanne	W2060 County Road AW	Prn	New	Res	\$75,000.00	\$150.00
	Mejchar	John/Deborah	W1275 County Road S	Acc	New	Res	\$10,000.00	\$150.00
<i>Summary for 'Mncp' = TMC (5 detail records)</i>								
<b>Sum</b>							\$295,000.00	\$750.00
<b>Standard</b>							19.92%	24.59%
<i>TMN</i>								
	Dumke	Bill	State Road 44	Acc	New	Ag	\$200.00	\$0.00
	Schmucker	Wilmer	N859 Salemville Rd	Acc	Alt	Ag	\$16,000.00	\$150.00
	Boelter	Barbara	N1606 Madison St	Prn	New	Res	\$191,000.00	\$300.00

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>Summary for 'Mncp' = TMN (3 detail records)</i>								
<b>Sum</b>							\$207,200.00	\$450.00
<b>Standard</b>							13.99%	14.75%
<i>TMQ</i>								
	Robin's Nest Resorts, LLC		W7004 Puckaway Rd	Acc	New	Com	\$500.00	\$50.00
<i>Summary for 'Mncp' = TMQ (1 detail record)</i>								
<b>Sum</b>							\$500.00	\$50.00
<b>Standard</b>							0.03%	1.64%
<i>TPR</i>								
	Floyd A Davis Revocable Trust		N4102 S Lakeshore Dr	Prn	Alt	Res	\$4,000.00	\$150.00
<i>Summary for 'Mncp' = TPR (1 detail record)</i>								
<b>Sum</b>							\$4,000.00	\$150.00
<b>Standard</b>							0.27%	4.92%
<b>Grand Total</b>							\$1,481,239.00	\$3,050.00



## Sanitary Permits August 2016

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>TBE</i>						
	New	Beuthin	Christopher	W925 W Forest Ridge Rd	garage new	\$355.00
<i>Summary for 'Mncp Code' = TBE (1 detail record)</i>						
<b>Sum</b>						\$355.00
<b>Standard</b>						11.95%
<i>TBY</i>						
	Repl	Miller	Larry	N5801 Brooklyn G Rd	single fam frame exist	\$280.00
	Mod	Seitzinger	Evelyn	W1960 Camelot Trc	single fam frame exist	\$150.00
	Mod	Kallio	Robert & Sue	N5631 Brooklyn G	single fam frame exist	\$150.00
<i>Summary for 'Mncp Code' = TBY (3 detail records)</i>						
<b>Sum</b>						\$580.00
<b>Standard</b>						19.53%
<i>TMC</i>						
	New	Stelsel	David	W939 CTH S	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TMC (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						9.43%
<i>TMN</i>						
	Repl	Dornfeld	Rick	N756 Salemville Rd	single fam frame exist	\$280.00
	Repl	Sauer	Gerald	W3838 County Line Rd	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TMN (2 detail records)</i>						
<b>Sum</b>						\$560.00
<b>Standard</b>						18.86%
<i>TSE</i>						
	Repl	Nitzke	John	N9602 CTH E/F	single fam frame exist	\$280.00

Wednesday, September 07, 2016

Page 1 of 2

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>Summary for 'Mncp Code' = TSE (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						9.43%
<i>TST</i>						
	New	Mashuda Jr	Clifford	N7709 CTH D	single fam frame new	\$280.00
	Repl	Raasch	Alfred	N7265 CTH D	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TST (2 detail records)</i>						
<b>Sum</b>						\$560.00
<b>Standard</b>						18.86%
<i>VMQ</i>						
	Repl	Flagel	Ronald & Deborah	230 Lake St	single fam frame exist	\$355.00
<i>Summary for 'Mncp Code' = VMQ (1 detail record)</i>						
<b>Sum</b>						\$355.00
<b>Standard</b>						11.95%
<b>Grand Total</b>						\$2,970.00



## Land Use Violations and Citations

<i>Mncp</i>	<i>First Name</i>	<i>Last Name</i>	<i>Site Address</i>	<i>Notice</i>	<i>Corp Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
<i>TBY</i>							
		Yukon Storage et al.	W1734 North St	10/5/2015			No LUP for Mini-Warehousing Expansion, Needs CUP, Update(8-4-16) CUP approved, No LUP issued yet.
	Keith A	Meyer	N6640 County Road PP	1/22/2010	2/17/2010		Subdivided lands without CSM and proper rezone (Update 8-9-16) Rezone on October 6, agenda.
<i>TGL</i>							
	Richard H & Valerie A	Divelbiss	N2842 S Kearley Rd	7/19/2016			No LUP for Shed. Update (8-9-16) Working with R.D. to issue LUP. Needs to locate code-compliant location on site.
<i>TMC</i>							
	Randall/Deborah	Schure	Schure Rd	4/5/2010			Land division without CSM or rezone. C.Counsel to resolve after Meyer violation or if lot sizes are amended in A-1 District.

# Sanitation Violation Report

<i>Mncp</i>	<i>Current First</i>	<i>Current Last</i>	<i>Site Address</i>	<i>Complaint Invest</i>	<i>Vio Notice</i>	<i>C Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
<i>CBE</i>								
	Robert & Dawn	Voss	481 Hallman St		7/6/2016			
<i>TBE</i>								
	Thomas D & Jamie	Stobbe	N9614 Wildflower Ln		9/1/2016			
	Jeffrey & Yolanda	Meincke	N7664 Forest Ridge		7/6/2016			
	Joel S & Carol Ann	Mullen	N9650 Wildflower Ln		9/1/2016			
	James H	Janes	N8190 CTH A		7/6/2016			
<i>TBY</i>								
		Lawsonia Inc	W2511 STH 23		5/2/2016			
	Kathleen	Conroy & Wade Al	N6010 Killdeer Ln		9/1/2016			
	Keith A	Meyer	N6640 CTH PP		7/1/2015	8/27/2015		Al's Pumping found a problem with the pump. Mr. Meyer called a plumber to fix. Gave him a two week extension.
	Henry H	Conti	N5487 Skunk Hollow		9/1/2016			
	Letty J	Myers	N6641 Valley View D		9/1/2016			
		Lawsonia Inc	Valley View Dr (club		5/2/2016			
	Julie A	Chier	N6201 N Lawson Dr		9/1/2016			
<i>TGL</i>								
	Ronald J	Kasuboski	W540 Center Rd		9/1/2016			
	Anja	Vilkkila c/o Matti Vil	W1988 CTH K		9/1/2016			
	Sandra Lynn	Sargent Rev Trust	N3047 E Little Green		9/1/2016			On March's pumping schedule
	Roland F	McGurk	N2922 N Kearley Rd		7/6/2016			
	Lois & Angela	Graff	N3141 Lakeshore Dr		7/6/2016			Jeff's Pumping has this site scheduled when it dries out
<i>TKG</i>								
	Omer A & Mabel	Schwartz	N1417 CTH FF/H		7/6/2016			
	Josh & Jennifer	Walker	W5733 CTH B		9/1/2016			
<i>TMC</i>								
	Anita A	Keplin	N1419 N Brave Rd		7/6/2016			On Jeff's Pumping schedule
	Stephen A	Boelter	W2461 CTH I		7/6/2016			
	Jason	Dykstra	N1395 CTH O		7/6/2016			
	ABN-Plainfield	Trucking LLC	N1724 CTH U		9/1/2016			
	Jon & Carrie	Martinez	W619 Hickory Dr		7/6/2016			
<i>TMN</i>								
	Todd M	Boelter	N1551 CTH S		5/2/2016	7/6/2016		
	Michael & Shelley	Hechler	W3360 Main St		9/1/2016			
<i>TMQ</i>								
	Libby A	Nehring	N3152 Oak Rd		7/6/2016			
	Matthew V & Suea	Hutton-Okpalaeke	W6853 Puckaway R		9/1/2016			

<i>Mncp</i>	<i>Current First</i>	<i>Current Last</i>	<i>Site Address</i>	<i>Complaint Invest</i>	<i>Vio Notice</i>	<i>C Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
	Richard G & Lynn	Stel	N3705 STH 73		9/1/2016			
	Pair of	Toms LLC	N2602 Hilltop Rd		9/1/2016			
<i>TPR</i>								
	Maria	Williams	N5580 Sandcrest Ln		7/6/2016			
	Mark & Valerie	Gaylord	W5468 Pete Ln		9/1/2016			
	Richard & Linda	Swanke	N6725 STH 73		7/6/2016			
	Anthony	Fatigato	W5761 CTH J		9/1/2016			
	MAS	Rentals LLC	N5515 CTH C		9/1/2016			
	Monina	Thatcher	N5818 Oak Tree Acr		11/5/2015	4/6/2016		
<i>TSE</i>								
	Andrew & Linda	Ragona	W2643 Fox River Sh		9/1/2016			
	Gerald & Sheri	Trochinski	W2624 Fox River Sh		6/1/2016			
	Donald & Michael	Eagen	W3299 CTH D		9/1/2016			
	James & Ann	Abel	W3332 South Rd		9/1/2016			
	Donald & Michael	Eagen	N8619 Big Island Rd		9/1/2016			
	Kelly	Drover	N9455 N Fountain R		7/6/2016			
	Eugene N	Krueger	W2981 Big Island R		9/1/2016			
	Harold & Patricia	Reilly	W5101 Pine Bluff Rd		9/1/2016			
	Carol	Henze	N9680 CTH E/F		9/1/2016			
	Kevin & Natosha	Franke	W2595 CTH F		7/6/2016			
	Adam	Kurczek	W5103 CTH E		9/1/2016			
	Leo J	Sances & Michael	W3566 CTH E		7/6/2016			
	Timothy & Deanna	Schoppenhorst	W2719 Fox River Sh		9/1/2016			
	Clifford & Beverly	Rohde	W3147 CTH F		9/1/2016			
<i>TST</i>								
	Greg & Debra	Hartwig	W5570 County Line		9/1/2016			
	Jerome	Huser	W3373 CTH CC		9/1/2016			
	Johan	Loberg & Sarah Pi	W4481 Huckleberry		9/1/2016			
	Terrance & Annett	Wargula	W5135 Mile Rd		7/6/2016			
	Zeb & Melanie	Zuehls	W5387 County Line		7/6/2016			
	Zrinsky Family	Irrevocable Trust	N6930 STH 73		7/6/2016			Has a permit onfile for a new system
	Sheldon	Krueger	W2769 CTH CC		7/6/2016			
<i>VMQ</i>								
	Kathleen	Turner	361 W 2nd St		7/6/2016			

# 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 6, 2016, at 5:30 p.m.** to consider the following items:

**Item I: Owner:** Keith A. Meyer **Agent:** Steven R. Sorenson, Esquire **General legal description:** N6640 County Road PP, Parcel #004-00238-0300, Part of the SE¼ of Section 12, T16N, R13E, Town of Brooklyn, ±4.543 acres **Request:** Rezone from A-1 Exclusive Agriculture to R-4 Rural Residential.

**Item II: Owner:** Samuel S. & Ida D. Schrock **Applicant:** Eli Ray Schrock **General legal description:** North of N749 County Road M, Parcel #012-00552-0000 & #012-00565-0000, Part of the NE¼ & SE¼ of Section 29, T14N, R12E, Town of Manchester, ±95 acres **Request:** Conditional use permit request for a bulk food store.

**Item III: Applicant:** Green Lake County Land Use Planning and Zoning Committee **Request:** Amend Code of Green Lake, Chapter 350 of the Zoning Ordinance. The purpose of the ordinance amendment is to amend various sections of that section of the zoning ordinance to be consistent with Section 66.0404 Wis. Stats. The proposed ordinance is available for review and inspection at the County Government Center, Land Use Planning & Zoning Department, 571 County Road A, Green Lake, WI, and the county website. To view the proposed cell tower siting ordinance on the website:

- Go to [www.co.green-lake.wi.us](http://www.co.green-lake.wi.us)
- Click on Departments
- Click on Land Use Planning & Zoning
- Go to Downloads and click on Proposed Cell Tower Siting Ordinance Amendment

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

*Publish: September 22, 2016  
September 29, 2016*



ITEM I: ZONING CHANGE

OWNER:  
Keith A. Meyer

APPLICANT:  
Steven R. Sorenson, Esq.

REQUEST: The owner is requesting a zoning change from A-1, Exclusive Agriculture District to R-4, Rural Residential District, ±4.543 acres

PARCEL NUMBER / LOCATION: The owner's parcel number is 004-00238-0300, located in the SE¼, Section 12, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at N6640 County Road PP.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question and most of the lands surrounding the subject site are A-1, Exclusive Agriculture District, with the predominant use of the land being agricultural. Lands immediately east are zoned A-2, General Agriculture District and there is a small R-2 Single-Family Mobile Home Residence District lot to the west of this site.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area. The Green Lake County Comprehensive Plan shows this property to be planned for Agriculture.

According to Flood Boundary and Floodway Map Panel 55047C0132C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The owner would like to rezone his ±4.543 acres to R-4, Rural Residential District. In 2014, the owner sold a portion of his property that was promptly rezoned to A-2, General Agriculture. The remaining lands have become Land Division and General Zoning Ordinance violations. The rezone request before the Committee, if approved, will resolve these violations.

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 Town 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 zoning classification allows for agricultural uses.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The request is to rezone to general agriculture district with agricultural uses permitted. Therefore, staff considers the request to be consistent with the applicable comprehensive plans.**

- 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. **This request allows the property to remain in a zoning district that allows agricultural uses therefore it will not impair or limit current or future agricultural use.**

**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 August 5, 2016.

Please type or use black ink

Return to: Green Lake County  
Planning & Zoning Department  
571 County Road A  
P.O. Box 3188 - mailing  
Green Lake, WI 54941

JUL 20 2016

GENERAL APPLICATION

Fee \$375.00 (not refundable) C4245

Date Aug. 1, 2016

Zone Change from A-1 to R-4

Conditional Use Permit for \_\_\_\_\_

Other \_\_\_\_\_

PROPERTY OWNER / APPLICANT

Name Keith A. Meyer

Mailing Address N6640 County Rd PP, Ripon WI 54971

Phone Number 920-229-4339

Signature Keith A. Meyer Date 6/28/2016

AGENT IF OTHER THAN OWNER

Name Steven R. Sorenson, Esq.

Mailing Address PO Box 311, Ripon, WI 54971

Phone Number 920-748-2841

Signature [Signature] Date 6/28/2016

PROPERTY INFORMATION

Town of Brooklyn Parcel Number 004-00238-0300 Acres 4.543

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

Section 12 Town 16 North Range 13 East

Location of Property N6640 County Rd. PP

Legal Description Land in the SE 1/4 of Section 12, T16N., R13E

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

Detailed Description of Proposed Use Same use as continuation of current use.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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



**CERTIFICATE OF SURVEY**

**MAP OF KEITH A. MEYER AND MEYER'S FIELD MEADOW, LLC LANDS**

**CERTIFICATE OF SURVEY FOR KEITH A. MEYER AND MEYER'S FIELD MEADOW, LLC LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN LYING NORTH OF THE CENTERLINE OF COUNTY ROAD "PP".**

OWNER(S)  
KEITH A. MEYER  
MEYER'S FIELD MEADOW, LLC  
N6460 COUNTY ROAD "PP"  
KIPON, WISCONSIN 54971

**DESCRIPTION OF LANDS IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, T16N, R13E.**

A parcel of land as described in Quit Claims Deed as recorded in Document No. 363733, Volume 885, Page 482, lands located in the Northeast 1/4 of the Southeast 1/4 of Section Twelve (12), Township Sixteen (16) North, Range Thirteen (13) East, Town of Brooklyn, Green Lake County, Wisconsin, EXCEPT that portion lying South of C.T.L. PP.

Beginning at the East 1/4 corner of said Section 12, thence South 09°-09'-18" East along the east line of the Southeast 1/4 of said Section 12, 1291.96 feet to the centerline of county Road "PP" and to a place of curve, thence Northwesterly along said centerline and 343.63 feet along the arc of a curve having a radius of 348.11 feet, whose center lies in the meadow, and whose chord bears North 34°-02'-32" West, 320.59 feet; thence North 73°-33'-09" West along said centerline, 868.27 feet to a place of curve, thence Northwesterly along said centerline and 308.59 feet along the arc of a curve having a radius of 384.00 feet, whose center lies in the meadow, and whose chord bears North 71°-28'-44.5" West, 380.51 feet; thence North 09°-03'-43" West along the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 12, 648.88 feet to a point on the north line of the Southeast 1/4 of said Section 12, thence North 87°-55'-01" East along said north line, 1327.08 feet to the Place of Beginning; Containing 26,7128 acres (1,163,618 sq. ft.), being subject to a 33 foot road right-of-way easement for County Road "PP" as shown on this Certificate of Survey Map; also being subject to all easements and restrictions of record, if any.

**SURVEYOR'S CERTIFICATE:**

I, Donald W. Lenz, Registered Land Surveyor for the State of Wisconsin, hereby certify that I have, at the order of United Country - Malcolm Bay Realty as agent for Keith Meyer and Meyer's Field Meadow, LLC as owner thereof, re-surveyed lands located in the Northeast 1/4 of the Southeast 1/4 of Section 12, Town 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin. I certify that I have surveyed the property described herein, and that the map shows on this Certificate of Survey is a true representation thereof in the best of my knowledge and belief. This survey is made for the use of the present owners of the property, also for those who purchase, mortgage, or guarantee the title thereto, as of the date hereon. I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the map made thereon, and that I have fully complied with the provisions of the Wisconsin State Statute in surveying and mapping the same.

GREEN LAKE SURVEYING COMPANY  
Green Lake, Wisconsin  
Donald W. Lenz  
Donald W. Lenz, M.L.S. 3003  
Dated this 1st day of January, 2018.

CURVE	BEARING	ARC	CHORD	BEARING	CEN. ANGLE	CHORD	BEARING	ARC	CHORD	BEARING	CEN. ANGLE	CHORD	BEARING	ARC	CHORD	BEARING
1-C	S88.11°	343.63	348.11	N 34° 02' 32" W	73° 33' 09"	320.59	S 09° 03' 43" W	648.88	648.88	N 09° 03' 43" W	1291.96	1291.96	N 73° 33' 09" W	308.59	384.00	384.00
2-C	S07.11°	308.59	312.29	N 80° 28' 44.5" W	107° 31' 51"	281.78	S 07° 11' 01" W	1327.08	1327.08	N 07° 11' 01" W	1327.08	1327.08	N 73° 33' 09" W	343.63	348.11	348.11
3-C	S84.00°	308.59	312.29	N 71° 28' 44.5" W	107° 31' 51"	281.78	S 84° 00' 00" W	1327.08	1327.08	N 84° 00' 00" W	1327.08	1327.08	N 09° 03' 43" W	648.88	648.88	648.88
4-C	S12.00°	308.59	312.29	N 71° 28' 44.5" W	107° 31' 51"	281.78	S 12° 00' 00" W	1327.08	1327.08	N 12° 00' 00" W	1327.08	1327.08	N 09° 03' 43" W	648.88	648.88	648.88

GREEN LAKE SURVEYING COMPANY  
P.O. BOX 131  
Green Lake, Wisconsin 54941  
Phone: (888) 394-8888  
survey@greenlakesurveyingcompany.com  
www.greenlakesurveyingcompany.com

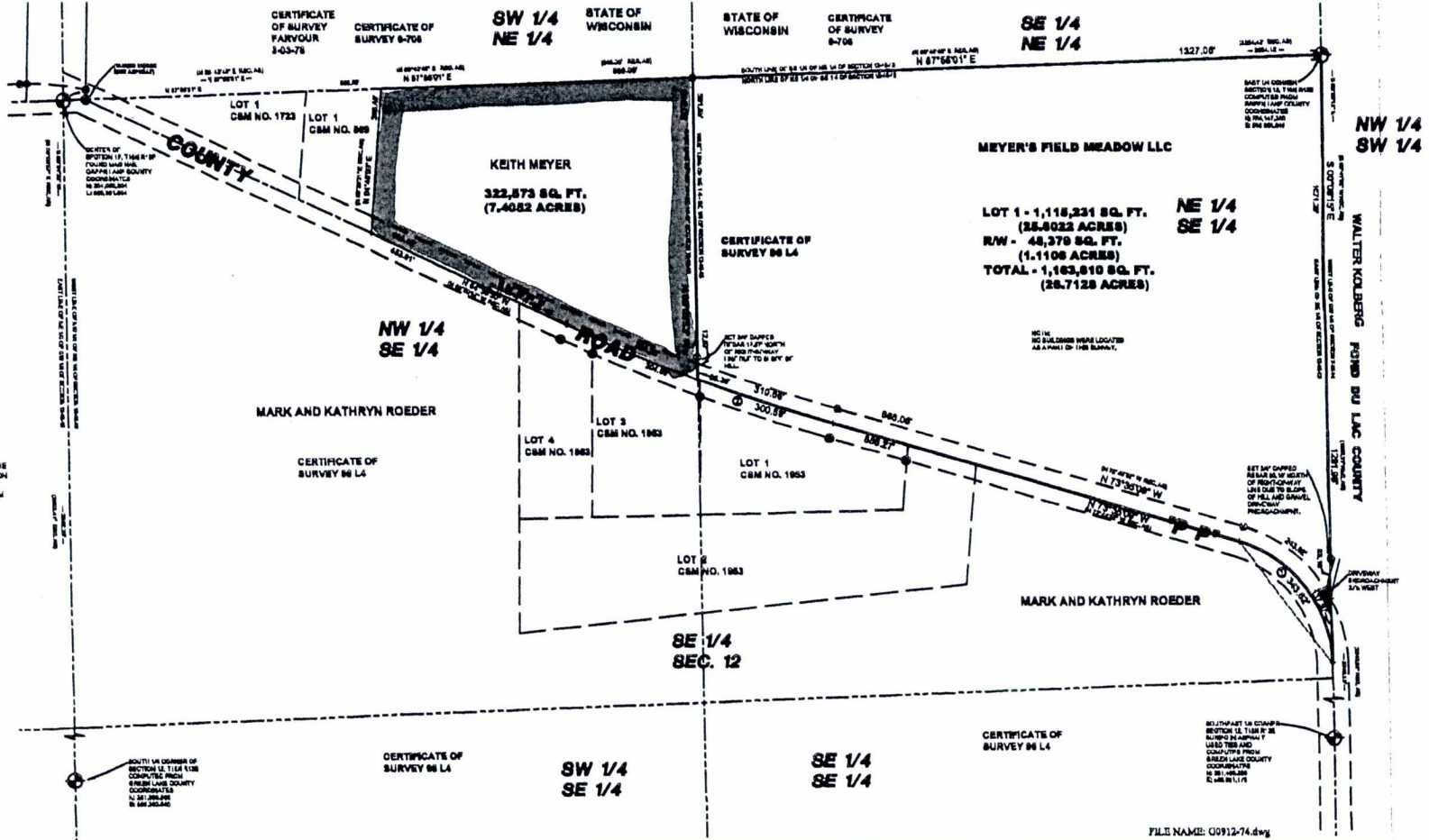


**LEGEND:**

- ◆ SECTION CORNER MONUMENT FOUND - (2" IRON PIPE/IRON CAP UNLESS NOTED)
- 1" IRON PIPE FOUND
- 3/4" CAPPIED NAIL FOUND
- 3/4" X 18" NHHK SHY 1.50 LBS PINK LITHIAL POOF

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 12-18-13, GREEN LAKE COUNTY COORDINATE AND BEARING SYSTEM WITH A BEARING OF S 07° 01' 12" E.

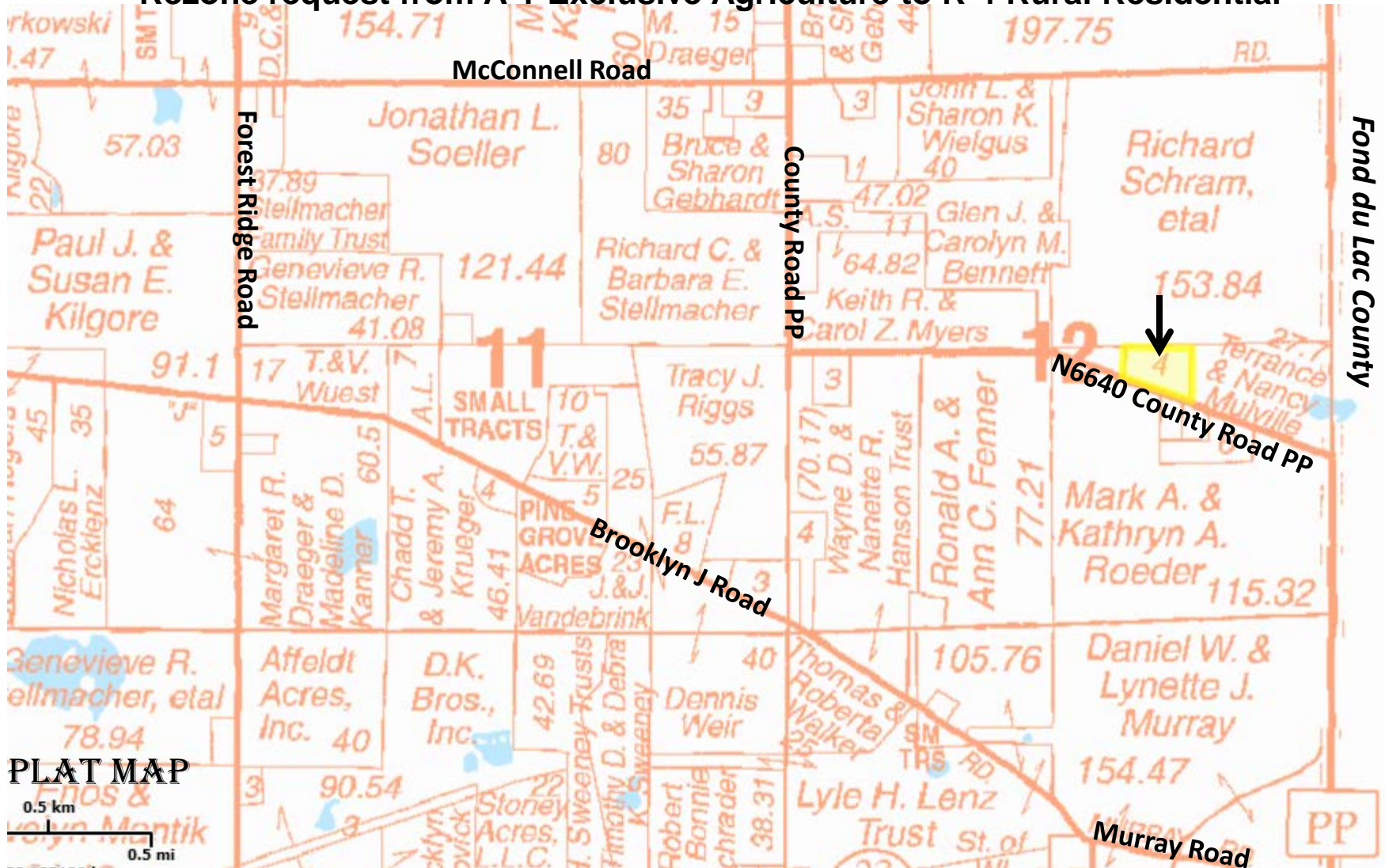
SCALE: 1" = 150'



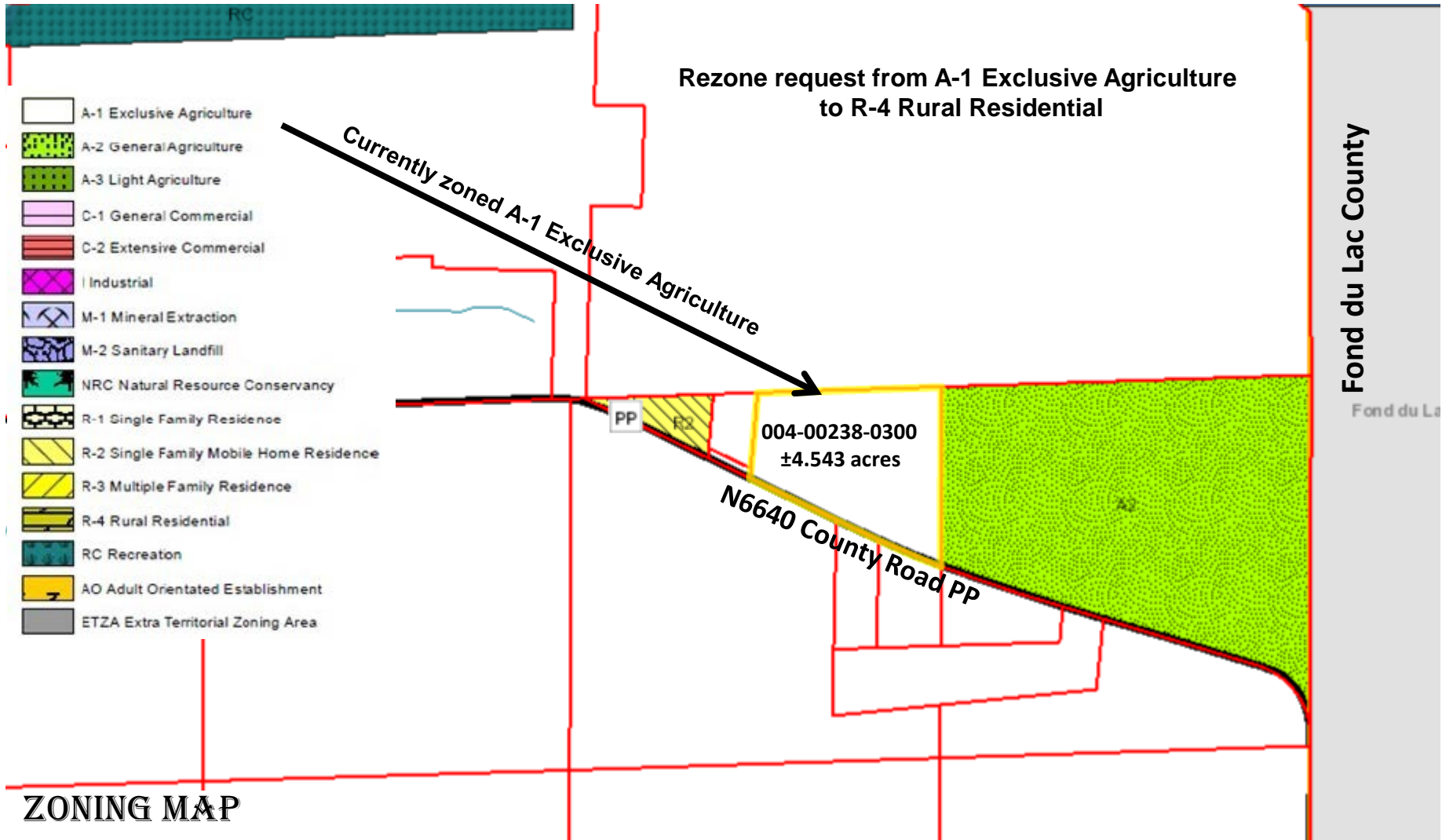


**Keith A. Meyer, Owner      Attorney Steven R. Sorenson, Agent**  
**N6640 County Road PP, Parcel #004-00238-0300, Part of the SE<sup>1</sup>/<sub>4</sub>**  
**Section 12, T16N, R13E, ±4.543 acres, Town of Brooklyn**

**Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential**



**Keith A. Meyer, Owner      Attorney Steven R. Sorenson, Agent**  
**N6640 County Road PP, Parcel #004-00238-0300, Part of the SE¼**  
**Section 12, T16N, R13E, ±4.543 acres, Town of Brooklyn**





**Keith A. Meyer, Owner      Attorney Steven R. Sorenson, Agent**  
**N6640 County Road PP, Parcel #004-00238-0300, Part of the SE¼**  
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**Section 12, T16N, R13E, ±4.543 acres, Town of Brooklyn**

Rezone request from A-1 Exclusive Agriculture to R-4 Rural Residential

N6640 County Road PP

PP

100.m



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

October 6, 2016

**ITEM II:                                CONDITIONAL USE PERMIT**

**OWNER:**  
Samuel and Ida Schrock

**APPLICANT:**  
same

**REQUEST:** The owner/applicant is requesting a Conditional Use Permit to operate a bulk food store in an agricultural district.

**PARCEL NUMBER / LOCATION:** Parcel numbers 012-00552-0000 and 012-00565-0000; located in the SE $\frac{1}{4}$  of Section 29, T14N, R12E, Town of Manchester, Green Lake County. The location of the site is north of N749 County Road M.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcels in question and the lands surrounding the subject site are A-1, Exclusive Agriculture District, with the predominant use of the land being agricultural. There are a few R-4, Rural Residential and A-2, General Agriculture lots in the general area of this site.

**ADDITIONAL INFORMATION / ANALYSIS:** The owner/applicant is proposing a bulk food store. The proposed operation will involve the sale of bulk food along with bent and dent food products. Currently the subject site is used agriculturally having no commercial uses. Issues of traffic, parking, delivery vehicles, hours of operation, and others are appropriate for the Committee to review. According to the applicants' narrative, the hours of operation will be Monday through Wednesday, 8 a.m. to 5 p.m. and Friday through Saturday, 8 a.m. to 5 p.m. The store will be closed on Thursdays and Sundays. The applicants are working with the County's highway department to obtain a new driveway access on the north side of the property. This is a safer ingress and egress for customers and delivery drivers.

In Chapter 8 of the Town of Manchester's comprehensive plan, it states "The Town will support the local entrepreneurs with home-based businesses scattered throughout the Town."

It is the charge of the Planning & Zoning Committee to determine if this request meets the intended purpose of the Green Lake County Zoning Ordinance and, if so necessary, to apply any conditions that will ensure that this use will meet the general criteria (a-f) below.

**GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:**

- a) Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and

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

**TOWN OF MANCHESTER:** An Action Form requesting the Town of Manchester's input related to this conditional use permit request was mailed to the Town Clerk on August 12, 2016.

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

- 1) The commercial operation shall be a secondary use only, with the agricultural use being the principal use of the site.
- 2) The commercial use can only be owned and operated by an owner of the agricultural operation that resides on the site.
- 3) Any buildings proposed for the commercial use shall be easily convertible to an agricultural use.
- 4) Only one sign in support of the commercial use is allowed per site and shall be limited to 12 square feet as identified in Section 5.0 Sign Regulations type 3, of the County Zoning Ordinance.
- 5) All building/structure standards of the agricultural district shall apply.
- 6) That the owner/applicant apply for and receive a County Land Use Permit prior to commencing any work related to this commercial operation.
- 7) That the owner/applicant is responsible for obtaining permits from any other regulatory agency, if required.
- 8) No additional expansion of the proposed operational structures or uses shall occur without review and approval through future Conditional Use Permit(s).



Please type or use black ink

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

**GENERAL APPLICATION**

Fee \$375 (not refundable)

Date 8-9-16

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

Conditional Use Permit for Bulk food store

Other \_\_\_\_\_

**PROPERTY OWNER / APPLICANT**

Name Samuel and Sda Schrock

Mailing Address N 703 Cty M Cambria WI 53923

Phone Number NA

Signature Samuel Schrock Date 8-9-16

**AGENT IF OTHER THAN OWNER**

Name Eli Ray Schrock

Mailing Address N 749 Cty M Cambria, WI 53923

Phone Number NA

Signature Eli Ray Schrock Date 8-9-16

**PROPERTY INFORMATION**

Town of Manchester Parcel Number 012-00565-0000 Acres ±95  
012-00552-0000 37.857

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

Section 29 Town 14 North Range 12 East

Location of Property North of N749 CTH M

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

Current Zoning Classification A-1 Current Use of Property Pasture

Detailed Description of Proposed Use Bulk food store

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

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

We are requesting a conditional use permit for a bulk food store. A bulk food store receives a shipment of dried foods in bulk quantity that we repackage into smaller sizes to sell to the public. The floorplan of the store will be a large cold storage area, a store room, the packaging room, a small restroom, and the remainder of the building will be for the retail store. There will be only one loading dock, located on the north side of the property. We are working with the Green Lake County Highway Department to get a new driveway access along the north lot line. This is for the safety of customers and for our delivery trucks. We will have gravel placed on the east and south sides of the building for parking for our customers. Our hours of operation will be Monday through Wednesday, 8 a.m. to 5 p.m. and Friday and Saturday, 8 a.m. to 5 p.m.



# Proposed Bulk Food Store

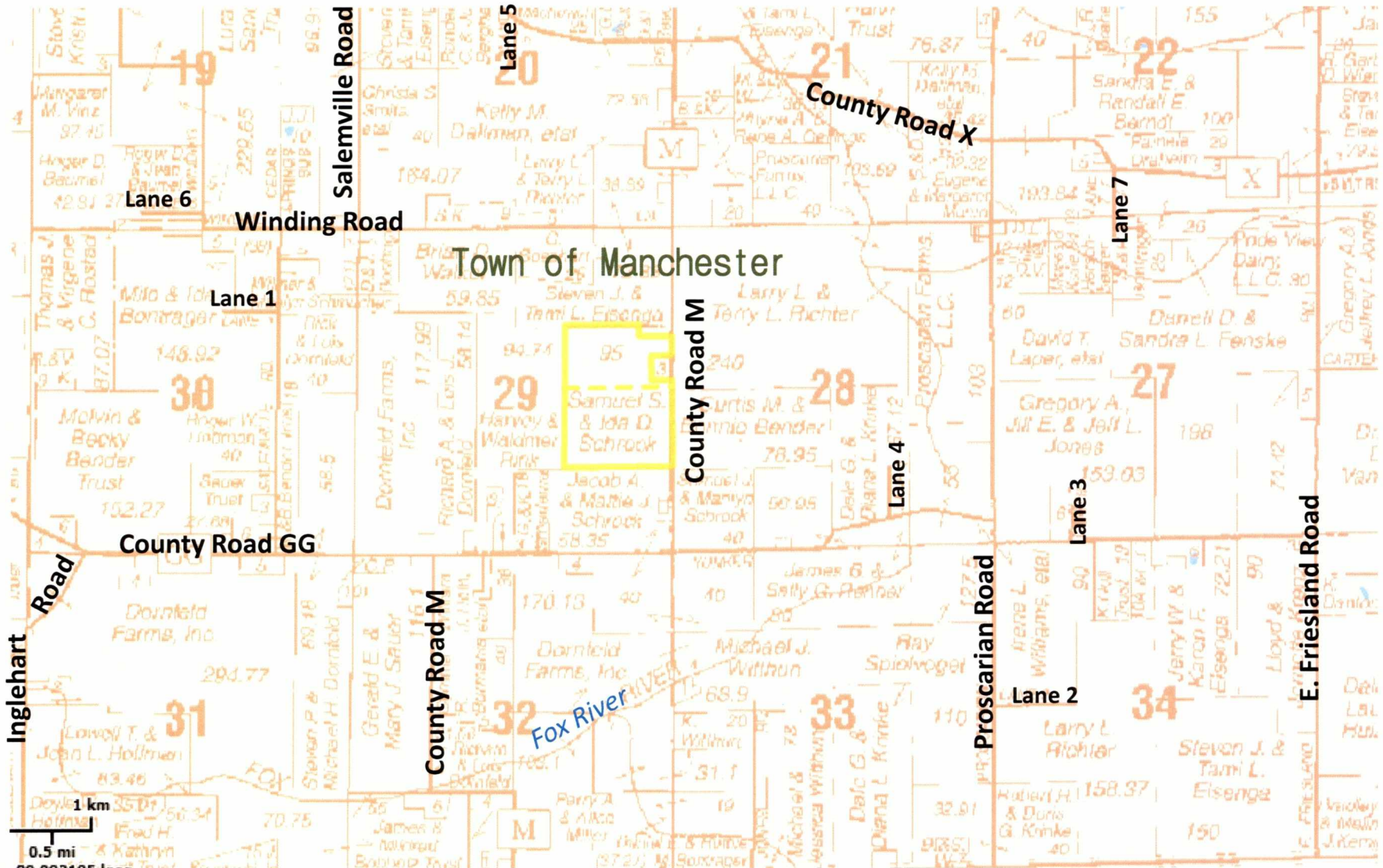
Green Lake County, WI



GIS Viewer Map. Green Lake County, WI. Thu Aug 11 2016 11:11:52 AM.

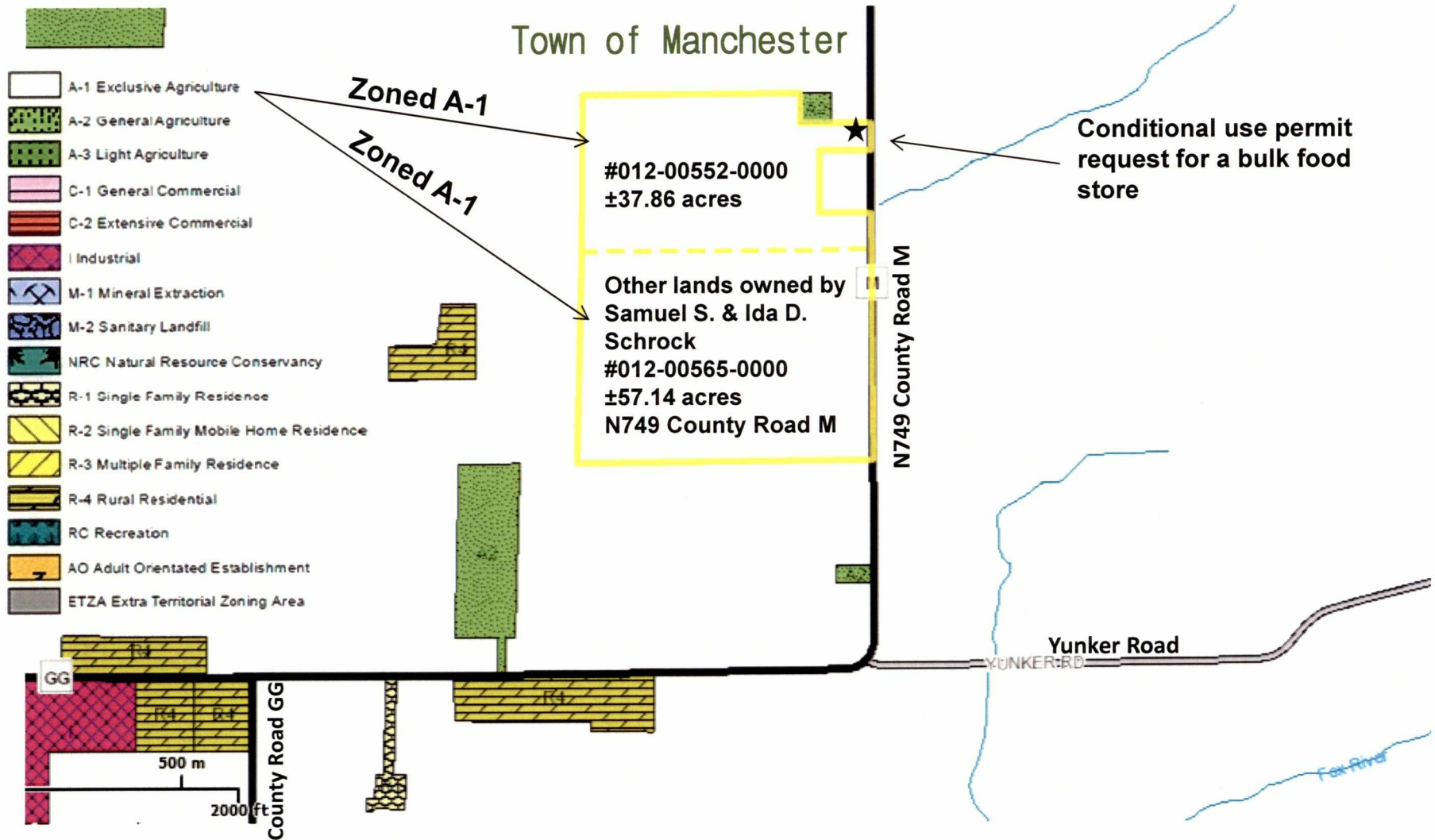


**Owner: Samuel S. & Ida D. Schrock Agent: Eli Ray Schrock**  
**Parcel #012-00552-0000 & #012-00565-0000, North of N749 County Road M**  
**Part of the NE¼ & SE¼ of Section 29, T14N, R12E, ±95.0 Total affected acres**  
**Conditional Use Permit request for a bulk food store**



**Land Use Planning & Zoning Committee Public Hearing 10/06/16**

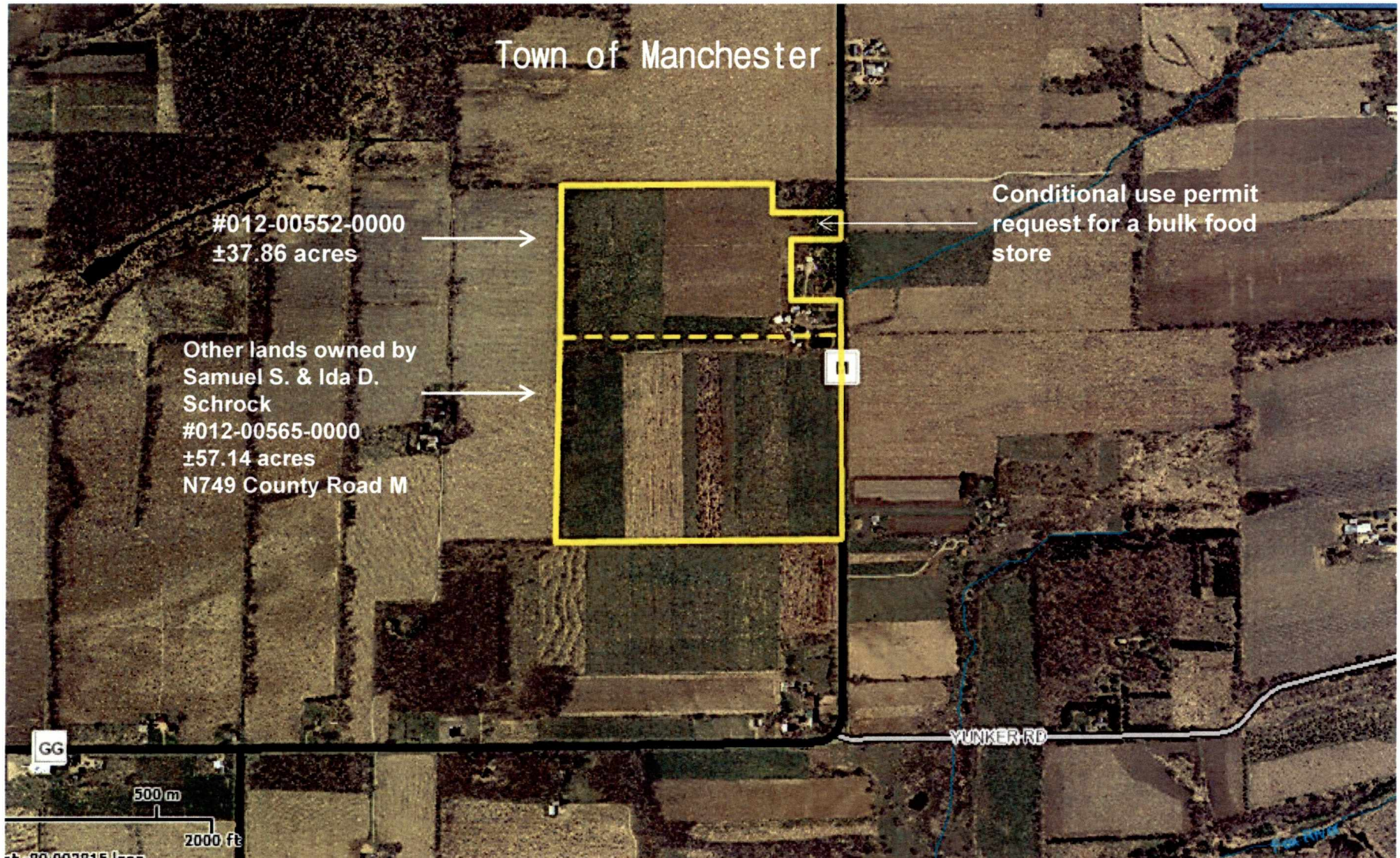
**Owner: Samuel S. & Ida D. Schrock    Agent: Eli Ray Schrock**  
**Parcel #012-00552-0000 & #012-00565-0000, North of N749 County Road M**  
**Part of the NE<sup>1</sup>/<sub>4</sub> & SE<sup>1</sup>/<sub>4</sub> of Section 29, T14N, R12E, ±95.0 Total affected acres**



Land Use Planning & Zoning Committee Public Hearing 10/06/16



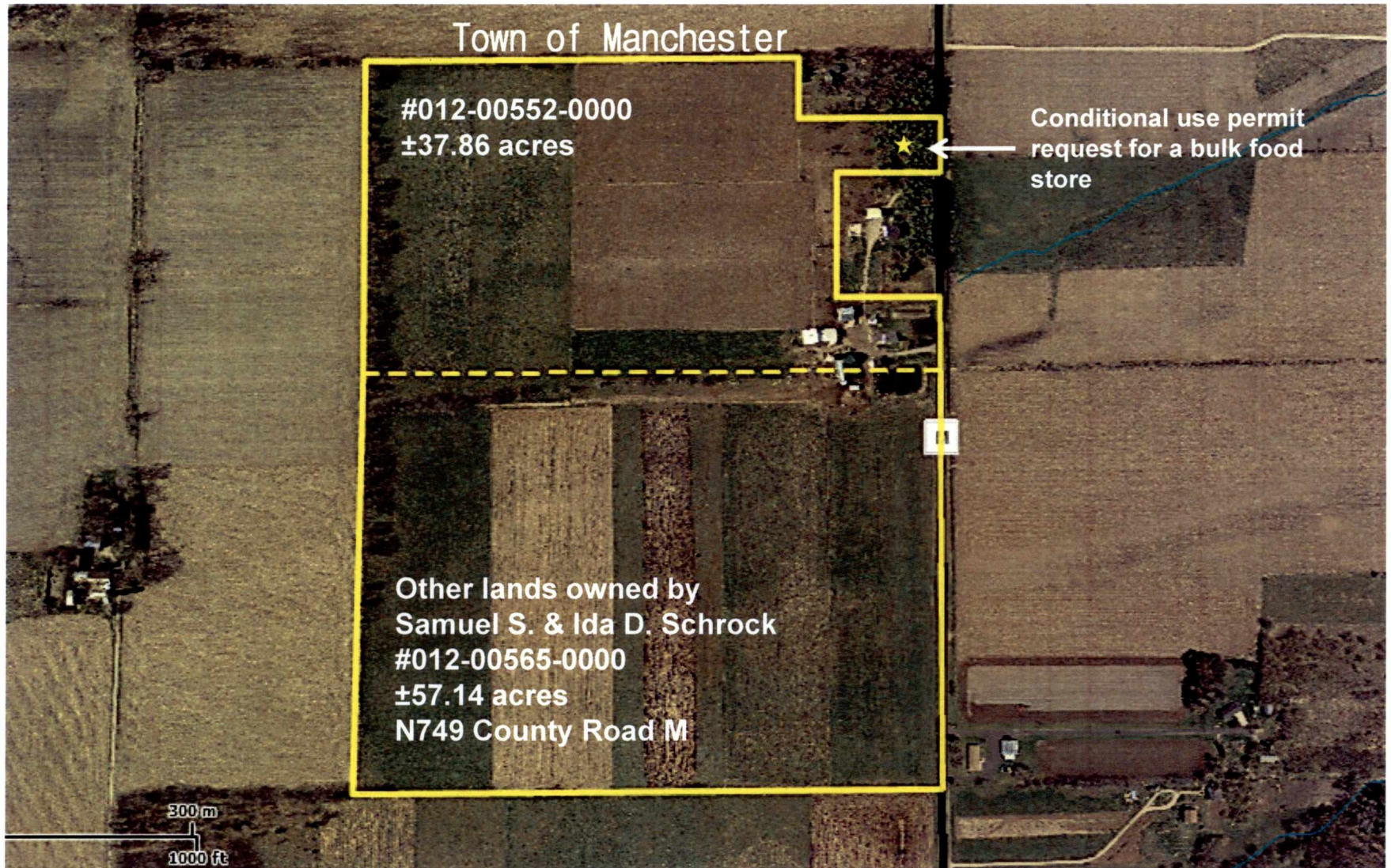
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Land Use Planning & Zoning Committee Public Hearing 10/06/16



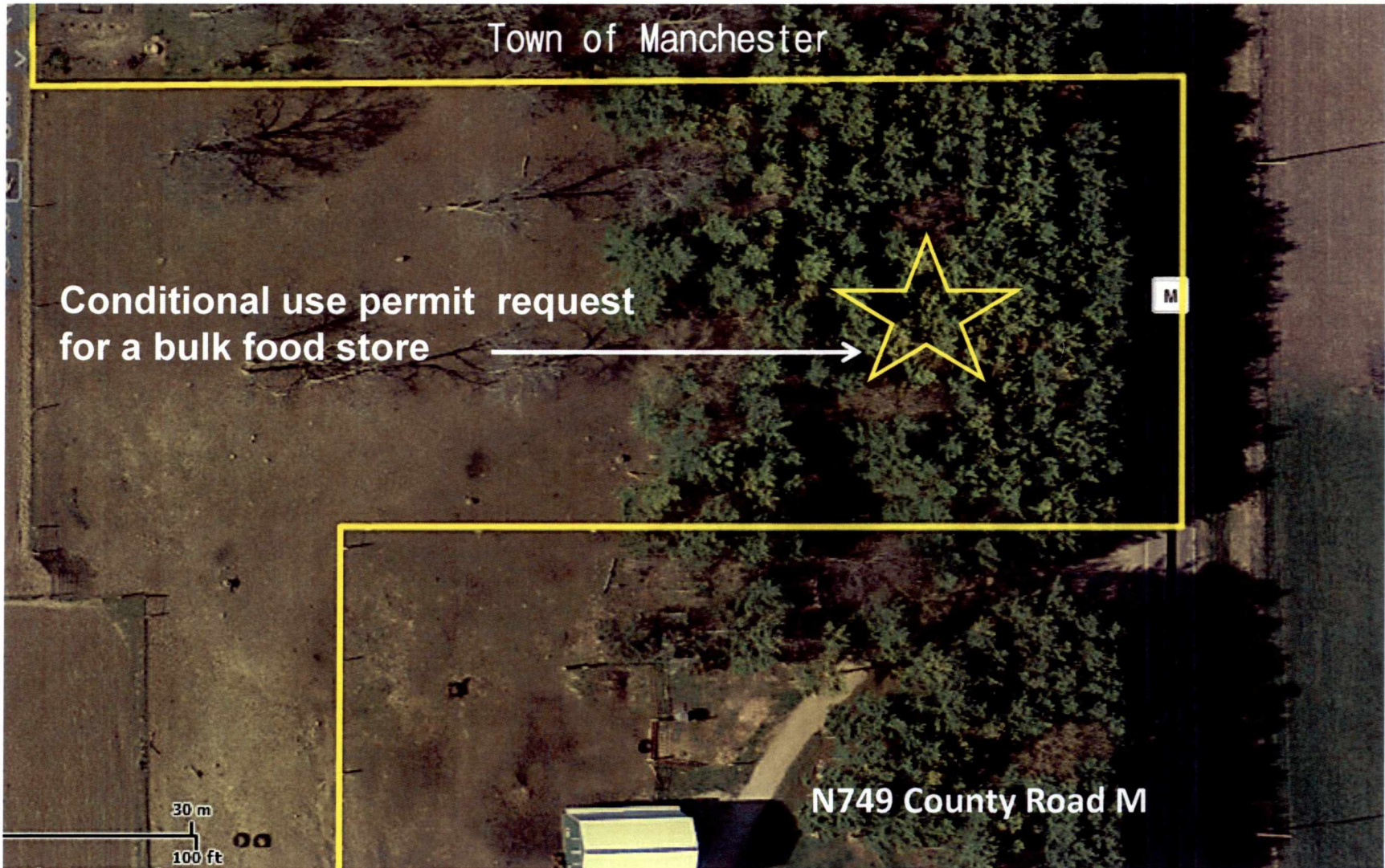
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Land Use Planning & Zoning Committee Public Hearing 10/06/16



**Owner: Samuel S. & Ida D. Schrock Agent: Eli Ray Schrock**  
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**Part of the NE¼ of Section 29, T14N, R12E, ±95.0 Total affected acres**



Land Use Planning & Zoning Committee Public Hearing 10/06/16



## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

OCTOBER 6, 2016

### ITEM III: ORDINANCE AMENDMENT      Cell Tower Siting

**REQUEST:** The Green Lake County Land Use Planning and Zoning Department is requesting an amendment to the Code of Green Lake County, Chapter 350 of the Zoning Ordinance; more specifically to amend various sections within to be consistent with Section 66.0404 Wis. Stats.

**ADDITIONAL INFORMATION / ANALYSIS:** In the past, Green Lake County had the power to regulate where a mobile (cell) tower site could be located. As a result of 66.0404 Wis. Stats. a county's ability to regulate mobile tower siting has been greatly reduced. There are provisions in 66.0404 Wis. Stats that allow a county to regulate mobile tower siting to a lesser degree. These are as follows:

1. Limited ability to regulate siting of new mobile support structures and facilities as well as Class 1 collocations.
2. To adopt an application process which an applicant must complete to engage in the siting, construction or modification activity. The application process is also described in the law.
3. To require the applicant to submit an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation including a sworn statement attesting that collocation was not feasible.
4. To disapprove an application if the applicant refuses to evaluate the feasibility of collocation.
5. To require the applicant to provide an engineering certification showing that the mobile services support structure is designed to collapse within a smaller area than the setback or fall zone required in a zoning ordinance...
6. To require a land use permit for a Class 2 collocation, however there are zero regulatory standards to enforce here. GLC would just get a permit for reporting and tracking purposes.
7. To charge a mobile radio service provider a fee not to exceed \$500 for a Class 2 collocation, and up to \$3000 for a new tower or a Class 1 collocation.
8. To impose a surety requirement of up to \$20,000 if the tower falls into disuse.
9. To impose a fall zone area requirement for mobile support structures so long as there is no different requirement for other types of commercial structures.
10. To limit the height of a mobile support structure to no less than 200ft.

In order to protect private property and public infrastructure from being impacted by these mobile tower sites, the Land Use Planning & Zoning Department recommends that the following language be adopted. Attached is a copy of the proposed ordinance amendments.

**STAFF COMMENTS:** The Land Use Planning and Zoning Committee has several options in this regard and they are as follows:

- Forward onto the County Board with recommendation to adopt as proposed.
- Hold another public hearing to take additional public comment.
- \*Reject as proposed.

\* In the event that these amendments are not adopted, companies that construct new tower sites, or collocate on existing tower sites would not be legally obligated to meet required setbacks to public roads, private property or other infrastructure. Further, neighboring property owners would not be alerted of a tower siting project and would not be able to participate in a public hearing to voice their concerns. *Albeit, if the tower construction company has met the required standards, there is very little a disapproving neighbor can do.*

**ARTICLE III  
General Provisions**

- §350-11. Findings; abatement of nuisances.
- §350-12. Jurisdiction.
- §350-13. Compliance required; number of buildings per lot; existing construction.
- §350-14. Nonconforming uses, structures and lots.
- §350-15. Accessory building structures.
- §350-16. (Reserved)
- §350-17. Dwelling design and construction.
- §350-18. Area Regulations.
- §350-19. Height regulations.
- §350-20. Front, side and rear yard regulations.**

- A. There shall be a side yard on each side of a structure hereafter erected, moved or structurally altered.
- B. Except as otherwise provided in this Section, every structure hereafter erected, moved or structurally altered shall provide the minimum side and rear yards as required by the following table for the district in which such building is, or is to be, located:

<b>District</b>	<b>Each Side Yard (feet)</b>	<b>Rear Yard (feet)</b>
Residential	12	25
Recreational	12	25
Agricultural	12	25
Conservancy	20	25
*Commercial	12	25
*Industrial	20	25

\*Commercial and Industrial buildings are required to provide an additional setback 1.1 times their overall height.



- C. Except as otherwise provided in this Section, every structure hereafter erected, moved or structurally altered, shall be set back from the adjoining highway or highways as required by Article VI, Highway Setback Lines.
- D. Lots 85 feet in width and under shall have a side yard setback of 10 feet on both sides.
- E. Except as otherwise provided in this ordinance, No structure shall be erected or extended in a required yard, except the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than 12 inches.
- F. Reserved.

**ARTICLE V**  
**Nonbuilding Structures**

§ 350-43. Signs ...

**§ 350-44. Mobile tower siting regulations**

The purpose of this section is to regulate by land use permit the siting and construction of any new mobile service support structure and facilities, Class 1 collocations (the substantial modification of an existing support structure and mobile service facilities), and Class 2 collocations (collocations that do not require the substantial modification of an existing support structure and mobile service facilities).

DEFINITIONS: All definitions contained in s. 66.0404(1) Wis. Stats. are hereby incorporated by reference.

- A. Siting and construction of any new mobile service support structure and facilities and Class 1 collocations (substantial modifications to existing support structure and mobile support facilities)
  - (1) The siting and construction of any new mobile service support structure and facilities as well as for Class 1 collocations (substantial modifications to existing support structure and mobile support facilities) are conditional uses in the areas subject to the provisions of this ordinance (See ARTICLE VII. Conditional Use Permits). A land use permit is also required.
  - (2) A land use permit application must be completed by any applicant and submitted to the Land Use Planning & Zoning Department. The application must contain the following information:
    - (a) The name and business address of, and the contact individual for, the applicant.
    - (b) The location of the proposed or affected support structure.

- (c) The location of the proposed mobile service facility.
  - (d) If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.
  - (e) If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.
  - (f) If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.
- (3) The Land Use Planning & Zoning Department will provide a permit application to any applicant, upon request.
- (4) If an applicant submits an application for a land use permit to engage in an activity described in this section, which contains all of the information required under this ordinance, the Land Use Planning & Zoning Department shall consider the application complete. If the Land Use Planning & Zoning Department does not believe that the application is complete, the Land Use Planning & Zoning Department shall notify the applicant in writing within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
- (5) Within 90 days of its receipt of a complete application, the Land Use Planning & Zoning Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Land Use Planning & Zoning Department may agree in writing to an extension of the 90 day period:
- (a) Review the application to determine whether it complies with all applicable ordinance standards.
  - (b) Make a final decision whether to approve or disapprove the application.



- (c) Notify the applicant, in writing, of its final decision.
  - (d) If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
- (6) The Land Use Planning & Zoning Department may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under paragraph (2)(f).
  - (7) As required for all commercial structures (Section 350-20.B.), a setback 1.1 times the total height of the new mobile service support structure or any substantial modification (Class 1 collocation) shall be required.
  - (8) If an applicant provides the Land Use Planning & Zoning Department with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in this ordinance, that zoning ordinance standards do not apply to such a structure unless the Land Use Planning & Zoning Department provides the applicant with substantial evidence that the engineering certification is flawed.
  - (9) The fee for the land use permit is \$3000.

#### B. Class 2 Collocations

- (1) A land use permit is required for a Class 2 collocation. A Class 2 collocation is a permitted use in the areas subject to this chapter, but still requires the issuance of a land use permit.
- (2) A land use permit application must be completed by any applicant and submitted to the Land Use Planning & Zoning Department. The application must contain the following information:
  - (a) The name and business address of, and the contact individual for, the applicant.
  - (b) The location of the proposed or affected support structure.
  - (c) The location of the proposed mobile service facility.
- (3) The Land Use Planning & Zoning Department will provide a land use permit application to any applicant upon request.
- (4) A Class 2 collocation is subject to the same requirements for the issuance of a land use permit to which any other type of commercial development or land use development is subject.



- (5) If an applicant submits a land use permit application to the Land Use Planning & Zoning Department for a permit to engage in an activity described in this ordinance, which contains all of the information required under this ordinance, the Land Use Planning & Zoning Department shall consider the application complete. If any of the required information is not in the application, the Land Use Planning & Zoning Department shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
- (6) Within 45 days of its receipt of a complete application, the Land Use Planning & Zoning Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Land Use Planning & Zoning Department may agree in writing to an extension of the 45 day period:
  - a. Make a final decision whether to approve or disapprove the application.
  - b. Notify the applicant, in writing, of its final decision.
  - c. If the application is approved, issue the applicant the relevant permit.
  - d. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
7. The fee for the permit is \$500.

**Article XII  
Fee Schedule**

**§350-76. Fees [Amended 12-21-2004 by Ord. No. 822-04; 5-16-2006 by Ord. No. 861-06]**

The following fees shall be paid to the Green Lake County Land Use Planning and Zoning Department at the time of application for each service requested as listed below to defray the cost of administration, investigation, advertising and processing:

- A. Unless otherwise provided in this ordinance, the land use permit fee shall be based on cost of construction (labor included).
- (1) Fee.

(continued)