



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

November 13, 2015

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, December 3, 2015:

Packet Pages:

1. Agenda
- 2-3. Draft minutes from the November 5, 2015 meeting
- 4-8. October financial reports
- 9-11. Land Use Permit report
12. Sanitary Permit report
13. Public hearing notice
- 14-30. Cover sheet for public hearing Item I:
John Loberg – Conditional Use Permit request
- 31-41. Cover sheet for public hearing Item II:
William E. & Jeannette M. Krebs – Rezone Request

Amended: 11/16/15

42. Important Notice - Update
Land Use Planning & Zoning Committee

Amended: 12/9/15

43. December Claims
44. Land Use Violations & Citations
45. Sanitation Violation Report
- 46-48. Town of Brooklyn Town Board Action Forms
49. Town of Berlin Town Board Action Form



GREEN LAKE COUNTY Land Use Planning & Zoning Committee

Michael Starshak, Chairman **Nick Toney, Vice Chair**
Ben Moderow **Harley Reabe** **Rich Slate**

AGENDA

All line items are subject to any and all action by this committee, unless noted.

Date: December 3, 2015 Time: 4:30 p.m.
Government Center, West Wing, Lower Level

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Roll Call
5. Approval of Agenda
6. Minutes 10/15/15
7. Public Comments - 3 Minute Limit
8. Public Appearances
9. Correspondence
10. Purchases
11. Claims
12. Department Activity Reports
 - a. Permits & others
 - b. Violations
13. Department/Committee Activity
 - a. Comprehensive Plan update
 - b. Farmland Preservation Plan update
14. Future Committee Activities
 - a. Future agenda items
 - b. Meeting Date(s)
 - January 7, 2016
 - Business Meeting 4:30 p.m.
 - Public Hearing 5:30 p.m.

5:30 p.m. – Public Hearing

Item I: Owner/Applicant: John S. Loberg **General legal description:** North Street, Parcel #004-00410-0503, Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, .80 acres **Request:** Conditional use permit request for a contractors yard.

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

Item II: Owners/Applicants: William E & Jeanette M Krebs **General legal description:** N7545 Forest Ridge Rd, Parcel #002-00651-0000, #002-00652-0000, #002-00652-0200 Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin, ±8.3262 acres **Request:** Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture.

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

17. 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, November 5, 2015**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 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.

Present: Ben Moderow, Harley Reabe, Rich Slate, Michael Starshak

Absent: Nick Toney

**Also Present: Al Shute, Land Use Planning & Zoning Director
Carole DeCramer, Committee Secretary
Dawn Klockow, Corporation Counsel**

PLEDGE OF ALLEGIANCE**APPROVAL OF AGENDA**

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

APPROVAL OF MINUTES

Motion by Slate/Moderow, unanimously carried, to approve the October 15th minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE**a. Committed Funds**

Shute – Received email from the county clerk’s office requesting the committee review the committed funds. The department has two funds; 1) Vehicle Replacement, and 2) Professional Services. The purpose of the committee’s review is to establish the accounts. The amount gets approved in February or March.

Motion by Slate/Reabe, unanimously carried on roll call, to approve the Vehicle Replacement Fund and the Professional Services Fund.

PURCHASES - None

CLAIMS

Claims totaling \$121.90 were submitted.

Motion by Reabe/Slate, unanimously carried, to approve for payment the claims in the amount of \$121.90.

DEPARTMENT ACTIVITY REPORTS**a. Permits & others**

b. Violations

Shute – Discussed the monthly report and violation reports.

Motion by Slate/Moderow, unanimously carried, to approve the monthly activity reports.

DEPARTMENT/COMMITTEE ACTIVITY**a. Draft Comprehensive Plan and Ordinance – Ken Jaworski, Martenson & Eisele**

Mr. Jaworski discussed with the committee the draft comprehensive plan. The suggested changes/corrections will be made by the consultant and sent back to the department in order to prepare for a December 3rd public hearing. The county board will then place this on their December 15th agenda for final approval.

Motion by Slate/Reabe, to make the changes as discussed to the draft comprehensive plan; move it forward as a public hearing item for this committee's December 3rd public hearing and, once approved, move the recommended plan to the county board's December 15th agenda for final approval.

b. Farmland Preservation Plan Ordinance

The draft farmland preservation plan will also be scheduled for the committee's December 3rd public hearing. The draft comprehensive plan and draft farmland preservation plan will be available on the county's website for the county board members and general public to view.

FUTURE COMMITTEE ACTIVITIES**a. Future agenda items****b. Meeting dates**

December 3, 2015

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m.

ADJOURN

5:37 p.m. Motion by Slate/Moderow, unanimously carried, to adjourn.

RECORDED BY

Carole DeCramer

Committee Secretary

APPROVED ON:

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

FEES RECEIVED		October				YEAR TO DATE				BUDGET
		2014		2015		2014		2015		2015
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	11	2,800	9	3,400	76	16,200	62	12,600	-
	Alterations	6	900	8	1,050	44	5,550	54	7,400	-
Commercial	New	-	550	26	3,900	9	1,200	35	5,000	-
	Alterations	-	300	-	-	5	950	4	500	-
Agricultural	New	2	1,700	-	-	17	3,250	27	4,200	-
	Alterations	1	-	1	150	9	1,750	8	1,700	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		20	\$ 6,250	44	\$ 8,500	160	\$ 28,900	190	\$ 31,400	\$ 25,000
SANITARY PERMITS (POWTS)										
Residential	New	-	-	2	560	10	2,800	18	5,115	-
	Replacement	5	1,400	4	1,120	31	9,205	46	12,900	-
	Reconnect	1	280	-	-	2	560	2	560	-
	Modify	1	150	-	-	3	375	7	1,050	-
	Repairs	-	-	-	-	1	150	-	-	-
	Additional Fees	-	-	-	-	1	75	-	-	-
Commercial	New	-	-	-	-	-	-	3	860	-
	Replacement	-	-	-	-	-	-	1	355	-
	Reconnect	-	-	-	-	-	-	1	280	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
	Total	7	\$ 1,830	6	\$ 1,680	48	\$ 13,165	78	\$ 21,120	\$ 15,000
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,100	17	14,300	-
Total		-	\$ -	-	\$ -	18	\$ 14,100	17	\$ 14,300	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	-	-	2	750	1	375	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	-	\$ -	2	\$ 750	1	\$ 375	\$ 2,000
PLANNING & ZONING COMMITTEE										
Zoning Change		1	375	2	750	17	6,375	12	4,500	-
Conditional Use Permits		-	-	-	-	4	1,500	5	1,875	-
Variances/Amendments		-	-	-	-	-	-	-	-	-
Total		1	\$ 375	2	\$ 750	21	\$ 7,875	17	\$ 6,375	\$ 5,000
MISC.										
Rental Weatherization		2	50	2	50	12	305	12	300	500
Wisconsin Fund		-	-	-	-	2	200	-	-	500
Misc. Fees		-	-	-	-	2	200	2	200	-
Total		2	\$ 50	2	\$ 50	16	\$ 705	14	\$ 500	\$ 1,000
SURVEYOR										
Certified Survey Maps		2	360	4	690	14	2,940	18	3,150	4,000
Preliminary Plats		-	-	-	-	1	290	-	-	-
Final Plats		-	-	-	-	1	290	-	-	-
Total		2	\$ 360	4	\$ 690	16	\$ 3,520	18	\$ 3,150	\$ 4,000
GIS (Geographic Information System)										
Map Sales		-	32	2	30	-	317	2	150	500
Land Records Transfer		-	2,560	-	2,448	-	22,784	-	23,864	33,000
Total		-	\$ 2,592	2	\$ 2,478	-	\$ 23,101	2	\$ 24,014	\$ 33,500
GRAND TOTAL		32	11,457	58	14,148	281	92,116	335	101,234	\$ 85,500

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GREEN LAKE COUNTY

Revenue Summary Report

For 10/01/15 - 10/31/15

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

Periods 10 - 10

<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					
15-100-10-43589-000-000 Rental Weatherization	500.00	50.00	300.00	200.00	60.00
15-100-10-44400-000-000 Land Use Permits	25,000.00	8,500.00	31,400.00	-6,400.00	125.60
15-100-10-44400-001-000 BOA Public Hearing	2,000.00	.00	375.00	1,625.00	18.75
15-100-10-44400-002-000 PZ Public Hearing	5,000.00	375.00	6,000.00	-1,000.00	120.00
15-100-10-44400-003-000 Misc	.00	.00	200.00	-200.00	.00
15-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,300.00	-14,300.00	.00
15-100-10-44410-000-000 Sanitary Permits	15,000.00	1,680.00	21,120.00	-6,120.00	140.80
15-100-10-44411-000-000 Wisconsin Fund Applications	500.00	.00	.00	500.00	.00
15-100-10-46131-001-000 GIS Map Sales	500.00	30.00	150.00	350.00	30.00
15-100-10-46762-000-000 Certified Survey Maps	4,000.00	690.00	3,150.00	850.00	78.75
15-100-10-47411-000-000 Interdepartment transfer/Land Records	33,000.00	.00	.00	33,000.00	.00
15-101-10-49320-000-000 Applied Funds Code Enforcement	228,084.46	.00	.00	228,084.46	.00
10 Land Use Planning and Zoning	313,584.46	11,325.00	76,995.00	236,589.46	24.55

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GREEN LAKE COUNTY

Page No 1

For 10/01/15 - 10/31/15

Expenditure Summary Report

FJEXS01A

Periods 10 - 10

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
10 Land Use Planning and Zoning						
53610 Code Enforcement						
15-100-10-53610-110-000 Salaries	290,700.80	.00	33,888.54	234,073.18	56,627.62	80.52
15-100-10-53610-140-000 Meeting Payments	1,000.00	.00	178.71	298.26	701.74	29.83
15-100-10-53610-151-000 Social Security	22,238.61	.00	2,525.42	18,329.75	3,908.86	82.42
15-100-10-53610-153-000 Ret. Employer Share	19,767.65	.00	2,280.90	16,603.40	3,164.25	83.99
15-100-10-53610-154-000 Health Insurance	46,306.32	.00	3,296.36	38,213.60	8,092.72	82.52
15-100-10-53610-155-000 Life Insurance	846.36	.00	73.77	721.50	124.86	85.25
15-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	.00	5,000.00	.00
15-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	.00	.00	5,000.00	.00
15-100-10-53610-210-003 Professional Services - GIS	1,000.00	.00	.00	.00	1,000.00	.00
15-100-10-53610-310-000 Office Supplies	200.00	.00	.00	173.99	26.01	87.00
15-100-10-53610-312-000 Field Supplies	300.00	.00	5.66	5.66	294.34	1.89
15-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	.00	277.50	722.50	27.75
15-100-10-53610-320-001 Publications-PZ Public Hearing	1,500.00	.00	.00	2,179.50	-679.50	145.30
15-100-10-53610-321-000 Seminars	1,000.00	70.00	121.90	598.90	331.10	66.89
15-100-10-53610-324-000 Member Dues	500.00	.00	.00	170.00	330.00	34.00
15-100-10-53610-330-000 Travel	1,000.00	.00	64.98	992.47	7.53	99.25
15-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	109.96	367.57	632.43	36.76
15-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
53610 Code Enforcement	400,359.74	70.00	42,546.20	313,005.28	87,284.46	78.20
53610 Code Enforcement						
15-101-10-53610-999-000 Carryover Non-Metallic Mining	73,562.00	.00	.00	10,700.00	62,862.00	14.55
15-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	23,907.20	.00	.00	.00	23,907.20	.00
15-101-10-53610-999-004 Professional Services	130,615.26	.00	7,056.72	29,417.56	101,197.70	22.52
53610 Code Enforcement	228,084.46	.00	7,056.72	40,117.56	187,966.90	17.59
10 Land Use Planning and Zoning	628,444.20	70.00	49,602.92	353,122.84	275,251.36	56.20

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GREEN LAKE COUNTY

Page No 1

For 10/01/15 - 10/31/15

Revenue Summary Report

FJRES01A

Periods 10 - 10

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					
15-100-20-43691-000-000 Land Info Bd Grant	70,024.00	.00	70,024.00	.00	100.00
15-100-20-43691-301-000 WLIP Education Grant	1,000.00	.00	1,000.00	.00	100.00
15-100-20-46131-000-000 County Land Records	33,000.00	2,448.00	23,864.00	9,136.00	72.32
20 GIS	104,024.00	2,448.00	94,888.00	9,136.00	91.22

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GREEN LAKE COUNTY

Page No 1

For 10/01/15 - 10/31/15

Expenditure Summary Report

FJEXS01A

Periods 10 - 10

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>
20 GIS						
100 General Fund						
15-100-20-51711-120-000 GIS Specialist Wage Cont Interdept Trans	33,000.00	.00	.00	.00	33,000.00	.00
15-100-20-51711-240-000 WLIP Base Grant	70,024.00	.00	.00	.00	70,024.00	.00
15-100-20-51711-246-000 WLIP Education Grant	1,000.00	180.00	150.00	1,015.40	-195.40	119.54
100 General Fund	104,024.00	180.00	150.00	1,015.40	102,828.60	1.15
20 GIS	104,024.00	180.00	150.00	1,015.40	102,828.60	1.15

Land Use Permits October 2015

<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>								
	Holdings LLC	Quarter Moon	N7737 County Road A	Prn	New	Res	\$250,000.00	\$400.00
	Yedinak	Keith	W1323 County Road A	Acc	New	Res	\$20,000.00	\$150.00
<i>Summary for 'Mncp' = TBE (2 detail records)</i>								
Sum							\$270,000.00	\$550.00
Standard							10.57%	6.47%
<i>TBY</i>								
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,200.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,500.00	\$150.00
	McLevich	Fred S	W2205 Ledgeview Rd	Acc	New	Res	\$250.00	\$50.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,000.00	\$150.00
	Walker	Tom	W441 Brooklyn J Rd	Prn	Alt	Res	\$8,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	Wiese	Howard A/Mario	N5669 County Road T	Prn	Alt	Res	\$20,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,200.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	KC Mead Green Lake LLC		W1370 Spring Grove Rd	Acc	Alt	Res	\$0.00	\$0.00

Tuesday, November 10, 2015

Page 1 of 3

<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>
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	KC Mead Green Lake LLC		W1370 Spring Grove Rd	Acc	Alt	Res	\$95,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,800.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$1,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,500.00	\$150.00
	Green Lake Camp Properties,		W2418 State Road 23	Acc	New	Rec	\$2,000.00	\$150.00
<i>Summary for 'Mncp' = TBY (31 detail records)</i>								
Sum							\$167,950.00	\$4,400.00
Standard							6.57%	51.76%
<i>TGL</i>								
	Stollfuss	Chris	N3632 Boelter Rd	Acc	New	Res	\$10,000.00	\$150.00
	Nevrly	Stephen/Noreen	W1148 Spring Grove Rd	Acc	New	Res	\$200.00	\$50.00
	M Joanne/Michael D Schulz Tr		W1138 Spring Grove Rd	Prn	New	Res	\$650,000.00	\$800.00
	Sandstone Residence LLC		W1784 Sandstone Ave	Prn	New	Res	\$900,000.00	\$1,250.00
	Steven H Hoeft 2014 Trust		W2078 Melmar Dr	Acc	Alt	Res	\$8,000.00	\$150.00
	Steven H Hoeft 2014 Trust		W2078 Melmar Dr	Acc	Alt	Res	\$0.00	\$0.00
<i>Summary for 'Mncp' = TGL (6 detail records)</i>								
Sum							\$1,568,200.00	\$2,400.00
Standard							61.38%	28.24%
<i>TMC</i>								
	Bock	Elmer/Linda	W1618 County Road S	Acc	New	Res	\$20,000.00	\$150.00
	Stuckert	Jeffery S/Margar	Hickory Dr.	Prn	New	Res	\$240,570.00	\$400.00
	Anderson	Eric/Susan	W2086 County Road IO	Prn	Alt	Res	\$350.00	\$50.00
	Rounds	Jesse	W1944 County Road AW	Acc	New	Ag	\$39,000.00	\$150.00

<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' = TMC (4 detail records)</i>								
Sum							\$299,920.00	\$750.00
Standard							11.74%	8.82%
<i>TPR</i>								
	Lancaster	Raymond/Janice	N4152 S Lakeshore Dr.	Prn	Alt	Res	\$249,000.00	\$400.00
<i>Summary for 'Mncp' = TPR (1 detail record)</i>								
Sum							\$249,000.00	\$400.00
Standard							9.75%	4.71%
Grand Total							\$2,555,070.00	\$8,500.00

Sanitary Permits October 2015

<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	Quarter Moon Holdings L		N7737 CTH A	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TBE (1 detail record)</i>						
Sum						\$280.00
Standard						16.67%
<i>TBY</i>						
	Repl	Krause	Michael	W510 McConnell Rd	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TBY (1 detail record)</i>						
Sum						\$280.00
Standard						16.67%
<i>TMN</i>						
	Repl	Rink	Gerald	N465 CTH M	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TMN (1 detail record)</i>						
Sum						\$280.00
Standard						16.67%
<i>TPR</i>						
	Repl	Brzozowski Trust	Anthony	N5468 STH 73	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TPR (1 detail record)</i>						
Sum						\$280.00
Standard						16.67%
<i>TST</i>						
	New	Estes & Ken Schmidt	Dawn	N6370 CTH D	single fam frame new	\$280.00
	Repl	Disterhaft	Ken	W3903 Huckleberry Rd	single fam frame exist	\$280.00
<i>Summary for 'Mncp Code' = TST (2 detail records)</i>						
Sum						\$560.00
Standard						33.33%
Grand Total						\$1,680.00

Friday, November 06, 2015

Page 1 of 1

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, December 3, 2015, at 5:30 p.m.* to consider the following items:

Item I: Owner/Applicant: John S. Loberg **General legal description:** North Street, Parcel #004-00410-0503, Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, .80 acres **Request:** Conditional use permit request for a contractors yard.

Item II: Owners/Applicants: William E & Jeanette M Krebs **General legal description:** N7545 Forest Ridge Rd, Parcel #002-00651-0000, #002-00652-0000, #002-00652-0200 Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin, ±8.3262 acres **Request:** Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture.

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: November 19, 2015 and November 26, 2015

Item I:

Owner:

John S. Loberg

General legal description:

North Street, Parcel #004-00410-0503 Lot 1, Certified Survey Map 3523, Part of the SE $\frac{1}{4}$ of Section 17, T16N, R13E, Town of Brooklyn, .80 acres

Request:

Conditional use permit request for a contractor's yard.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

December 3, 2015

ITEM I: CONDITIONAL USE PERMIT

OWNER:

John Loberg

APPLICANT:

same

REQUEST: The owner is requesting a conditional use permit for a contractor's yard.

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

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

ADDITIONAL INFORMATION / ANALYSIS: The owner is a residential and commercial building contractor in the Green Lake area. Recently, the owner purchased the subject site as he found himself parking work-related equipment on the property. Now that Mr. Loberg owns these lands he has cleaned up the property and has installed a gravel parking lot. More recently, Mr. Loberg had the hillside excavated for a future storage building. The Land Use Planning & Zoning Department was informed of this work and performed a site visit. Mr. Loberg was informed that the cumulative uses of a contractor's storage building as well as a parking lot to park contractor's equipment and materials constitutes a "contractor's yard" and that he is required to obtain a conditional use permit to authorize these uses.

According to Mr. Loberg's conditional use permit application he has "outgrown the internal storage that his building could provide and has a need for additional inside and outside storage for building materials and other equipment." The outside storage component of the contractor's yard is the gravel parking area. The inside storage would be accomplished by a 26ft by 72ft storage building to be used to park job equipment and locate moisture vulnerable materials. The application also states that there is no intent to utilize the subject site for anything else but a contractor's yard.

A contractor's yard is only allowed in the industrial district and then only by conditional use permit. As alluded to in the application, the proposed contractor's yard will consist of the outside storage of materials and equipment. It is important that the

Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature.

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

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

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

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. The owner/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.
4. If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
5. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
6. As there are no existing stormwater management facilities on the subject site, there is a high potential for increased water pollution by the transportation of particulate matter into the "Tee" channel of Green Lake. Consequently, the owner is required to implement a stormwater management plan, to be reviewed and approved by the Land Conservation Department in accordance with Section 284-11.A.(4) of Chapter 284, Construction Site Erosion Control & Stormwater Management, of the Code of Green Lake County.

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this conditional use permit request was mailed to the Town Clerk on October 2, 2015.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375⁰⁰ (not refundable) Date 9-2-15
Zone Change from --- to ---
Conditional Use Permit for Contractors yard
Other _____

PROPERTY OWNER / APPLICANT

Name John Loberg
Mailing Address W1734 J North St.
Phone Number 920 229-6957
Signature _____ Date 9-2-15

AGENT, IF OTHER THAN OWNER

Name [Signature]
Mailing Address nwbuiders@centurytel.net
Phone Number _____
Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Parcel Number 004-00410-0503 Acres 0.800
Lot 1 Block - Subdivision CSM 3523
SE Section 17 Town 16 North Range 13 East
Location of Property _____
Legal Description Part of Lot 1 of CSM 904, located in part of the SE 1/4 of the SE 1/4 of Section 17, Township 16 North, Range 13 East, Town of Brooklyn, Green Lake County, WI
Current Zoning Classification I Current Use of Property parking lot
Detailed Description of Proposed Use see attached Operational Plan

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change, Ordinance Amendment \$375
Conditional Use Permit \$375
Plat Review \$200, Plus \$15 Per Lot

September 2, 2015

Conditional Use Permit Submittal

Operational Plan - Contractor's Yard

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

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

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

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

Presently there are no buildings on the property in question; however it is John's intent to construct a 26 foot by 72 foot storage building. This building will be used to park job equipment and keep other materials out of the weather.

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

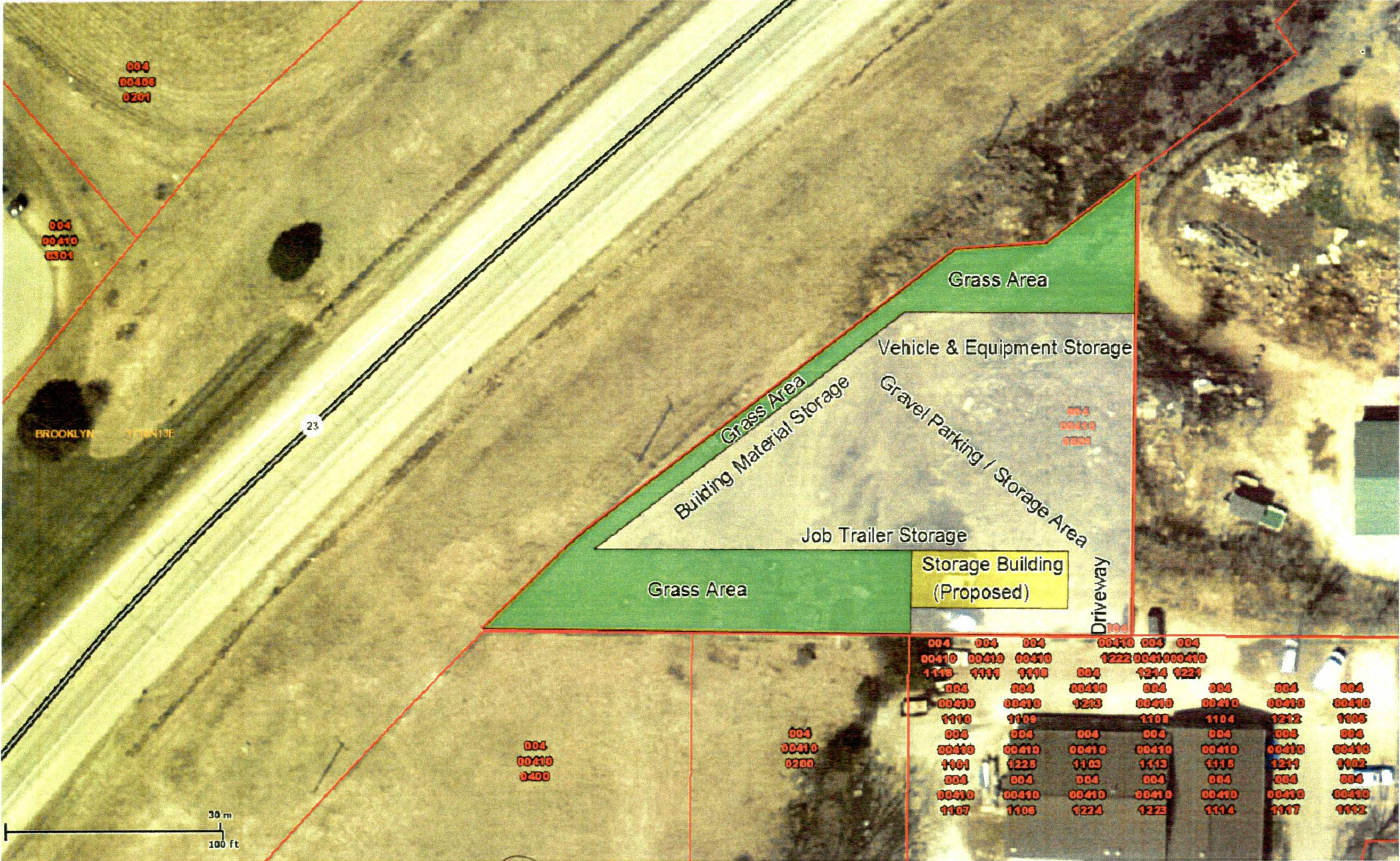
Sincerely,

John Loberg

A handwritten signature in black ink that reads "John Loberg" followed by the date "9-4-15". The signature is written in a cursive style.

John Loberg CUP Site Plan, TBY

Green Lake County, WI

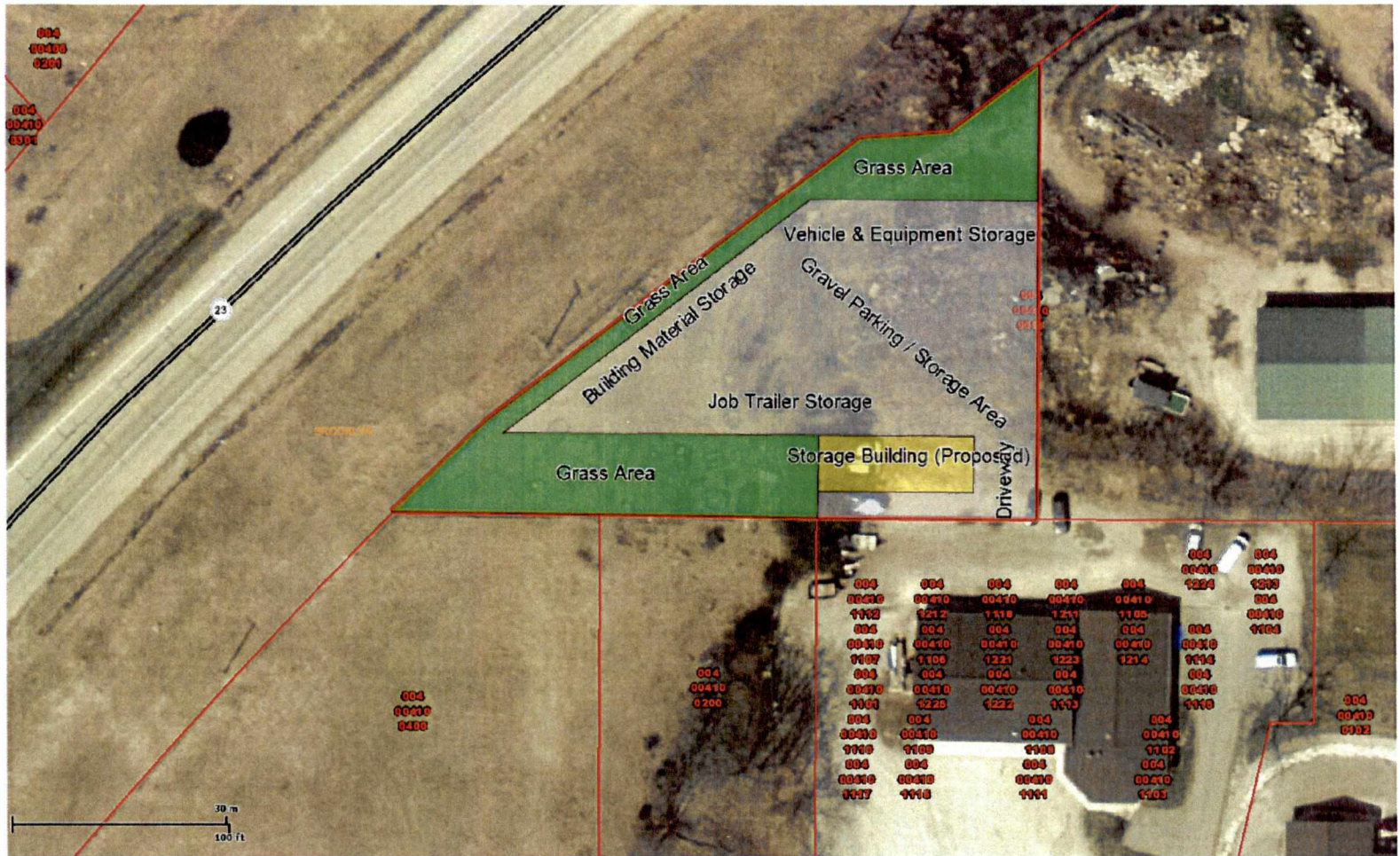


GIS Viewer Map. Green Lake County, WI. Thu Sep 3 2015 04:15:36 PM.

John Loberg 9-4-15

John Loberg CUP Site Plan, TBY

Green Lake County, WI



GIS Viewer Map. Green Lake County, WI. Thu Sep 3 2015 04:13:09 PM.

Gravel Parking + storage 20,370 sqft

Grass area 12,055

Proposed storage Building 1,872 sqft

CERTIFIED SURVEY MAP

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

SURVEYOR'S CERTIFICATE:

I, Donald W. Lenz, Professional Land Surveyor of the State of Wisconsin, hereby certify that I have at the order of John Loberg, as representative for AEC Island, LLC, as owners thereof, surveyed lands being a division of part of Lot 1 of Certified Survey Map No. 904, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Town 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast corner of said Section 17; thence North 00°-32'-39" West along the east line of the Southeast 1/4 of said Section 17, 312.40 feet; thence North 89°-42'-26" West along the south line of Lot 1 of Certified Survey Map No. 904, as recorded on June 9, 1978 in the Office of the Register of Deeds for Green Lake County in Volume 4 of the Green Lake County Certified Survey Maps on Pages 904 and 904A and the north line of Lot 2 of Certified Survey Map No. 2216, as recorded on March 30, 1995 in the Office of the Register of Deeds for Green Lake County in Volume 10 of the Green Lake County Certified Survey Maps on Pages 2216 and 2216A and the north line of Lot 1 and Lot 2 of Certified Survey Map No. 2742, as recorded on May 17, 2001 in the Office of the Register of Deeds for Green Lake County in Volume 13 of the Green Lake County Certified Survey Maps on Pages 2742, 2742A and 2742B, 591.54 feet to the Place of Beginning of lands hereinafter described; thence continue North 89°-42'-26" West, along the north line of Lot 1 of Certified Survey Map No. 2742 and Lots 2 and 3 of Certified Survey Map No. 365, as recorded on October 18, 1967 in the Office of the Register of Deeds for Green Lake County in Volume 2 of the Green Lake County Certified Survey Maps on Page 365 and the south line of Lot 1 of Certified Survey Map No. 904, 298.78 feet to the southerly right-of-way line of State Road "23" and being a place of curve; thence northeasterly along said southerly right-of-way line and northerly line of said Lot 1 of Certified Survey Map No. 904 and along the arc of a curve of 58.82 feet, and having a radius of 2744.79 feet and a chord that bears North 45°-28'-45" East, 58.82 feet; thence along said southerly right-of-way line and northerly line of said Lot 1 of Certified Survey Map No. 904 the following courses: North 52°-48'-57" East, 220.28 feet; North 85°-01'-34" East, 41.16 feet; North 52°-56'-34" East, 49.41 feet; thence South 00°-00'-02" West, 210.12 feet to the Place of Beginning. Containing 0.8000 acres (34,849 sq. ft.). Subject to the use of an ingress and egress access easement through the Yukon Storage Condominium property being more particularly described as follows;

Commencing at the Southeast corner of said Section 17; thence North 89°-44'-26" West along the south line of the Southeast 1/4 of said Section 17, 542.48 feet; thence North 00°-17'-34" East, 33.06 feet to the south line of Lot 1 of Certified Survey Map No. 2742 and the north right-of-way of North Street and to the center line of a 20 foot wide ingress and egress access easement and being the Place of Beginning of lands hereinafter described; thence along the center line the following courses; North 00°-17'-34" East, 29.57 feet; North 12°-26'-27" East, 170.96 feet; North 00°-17'-34" East, 62.92 feet; North 89°-42'-26" West, 161.46 feet to the terminus of said easement and to the Place of Beginning of a 30 foot by 30 foot Access Area; thence South 00°-17'-34" West, 15 feet; thence North 89°-42'-26" West, 30 feet; thence North 00°-17'-34" East, 30 feet; thence South 89°-42'-26" East, 30 feet; thence South 00°-17'-34" West, 15 feet to the Place of Beginning. This ingress and egress access easement is granted to John and Johan Loberg, their successors and assigns. Also being subject to all easements and restrictions of record.

I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the division thereof made, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes, Town of Brooklyn and City of Green Lake Subdivision Ordinances in surveying and mapping the same, to the best of my knowledge and belief.

GREEN LAKE SURVEYING CO.
Green Lake, Wisconsin

Donald W. Lenz

Donald W. Lenz, WI Professional Land Surveyor No. 2003
Dated this 13th day of May, 2015.



GREEN LAKE SURVEYING CO.
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666



GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3523 VOLUME 20 PAGE 35234

CERTIFIED SURVEY MAP

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

OWNER'S CERTIFICATE:

I, Paul Schwandt, co-owner of AEC Island, LLC, hereby certify that I have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, dedicated, divided and mapped as represented by this Certified Survey Map.

I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

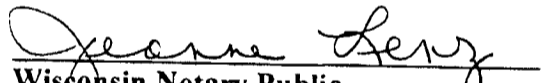
- 1) Town of Brooklyn
- 2) City of Green Lake

WITNESS the hand and seal of Paul Schwandt this 12th day of June, 2015.


 Paul Schwandt, owner

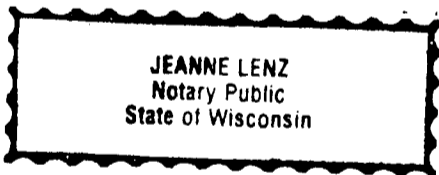
STATE OF WISCONSIN)
GREEN LAKE COUNTY)SS

Personally came before me this 12th day of June, 2015, the above named Paul Schwandt, to be known to be the person who executed the foregoing instrument and acknowledged the same.

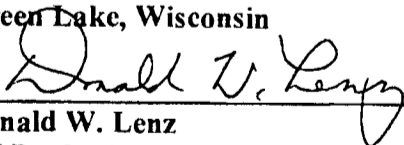

 Wisconsin Notary Public

Print Name Jeanne Lenz

My Commission expires 10-10-17



GREEN LAKE SURVEYING CO.
Green Lake, Wisconsin


 Donald W. Lenz

WI Professional Land Surveyor License No. 2003
Dated this 13th day of May, 2015.



GREEN LAKE SURVEYING CO.
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3523 VOLUME 20 PAGE 3523B

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR AEC ISLAND, LLC, BEING A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 904, LOCATED IN PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

I, Dan Timm, co-owner of AEC Island, LLC, hereby certify that I have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, dedicated, divided and mapped as represented by this Certified Survey Map.

I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1) Town of Brooklyn
- 2) City of Green Lake

WITNESS the hand and seal of Dan Timm this 12th day of June, 2015.

[Signature]
Dan Timm, co-owner

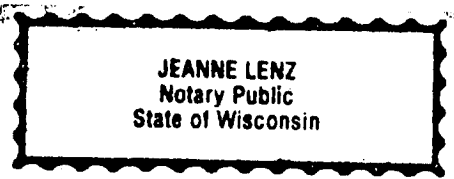
STATE OF WISCONSIN)
GREEN LAKE COUNTY)SS

Personally came before me this 12th day of June, 2015, the above named Dan Timm, to be known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Wisconsin Notary Public

Print Name Jeanne Lenz

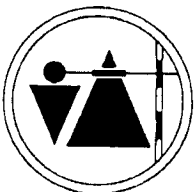
My Commission expires 10-10-17



GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3523 VOLUME 20 PAGE 3523C

GREEN LAKE SURVEYING CO.
Green Lake, Wisconsin

[Signature]
Donald W. Lenz
WI Professional Land Surveyor License No. 2003
Dated this 13th day of May, 2015.



GREEN LAKE SURVEYING CO.
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666



CERTIFIED SURVEY MAP

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

CITY OF GREEN LAKE PLANNING COMMISSION CERTIFICATE:

Approved this 22 day of June, 2015.

By: Jon McConnell
Chairman

Barbara L. Dugenske
City Clerk

Print Name Jon McConnell

Barbara L. Dugenske

CITY OF GREEN LAKE COMMON COUNCIL RESOLUTION:

Resolved, that this Certified Survey Map in the City of Green Lake, AEC Island, LLC, as owner thereof, is hereby approved by the Common Council of the City of Green Lake, Wisconsin.

Date Approved July 6, 2015

Date Signed 7-9-2011

By: Jon McConnell
Mayor

Barbara L. Dugenske
City Clerk

Print Name Jon McConnell

Barbara L. Dugenske

TOWN BOARD RESOLUTION:

Resolved, that this Certified Survey Map which has been filed or duly filed for approval of the Town of Brooklyn, Green Lake County, Wisconsin, be and the same is hereby approved as required by Chapter 236 of the Wisconsin State Statutes.

7-13-15
Date Signed

Michael Wuest
Michael Wuest, Chairman, Town of Brooklyn

TOWN CLERKS CERTIFICATE:

I hereby certify that the above is a true and correct copy of a resolution adopted by the Town of Brooklyn, Green Lake County, Wisconsin.

7-13-15
Date Signed

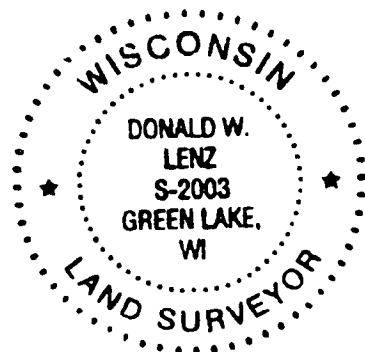
Marian Mildebrandt
Marian Mildebrandt, Brooklyn Town Clerk

GREEN LAKE SURVEYING CO.
Green Lake, Wisconsin

Donald W. Lenz
Donald W. Lenz, WI Professional Land Surveyor No. 2003
Dated this 13th day of May, 2015.



GREEN LAKE SURVEYING CO.
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666



GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3523 VOLUME 20 PAGE 3523D

CERTIFIED SURVEY MAP

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

GREEN LAKE COUNTY REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS 14TH DAY OF July, 2015,
AT 9:50 O'CLOCK IN THE A.M. AND RECORDED IN VOLUME 20
OF CERTIFIED SURVEY MAPS OF GREEN LAKE COUNTY ON PAGE 3523.
DOC. NO. CSM.3523.

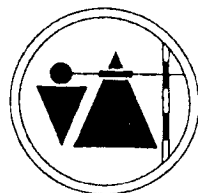
Sarah Guenther
Sarah Guenther, Register of Deeds
Gene A. Thiem-Korth, Deputy

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3523 VOLUME 20 PAGE 3523E

GREEN LAKE SURVEYING CO.
Green Lake, Wisconsin

Donald W. Lenz

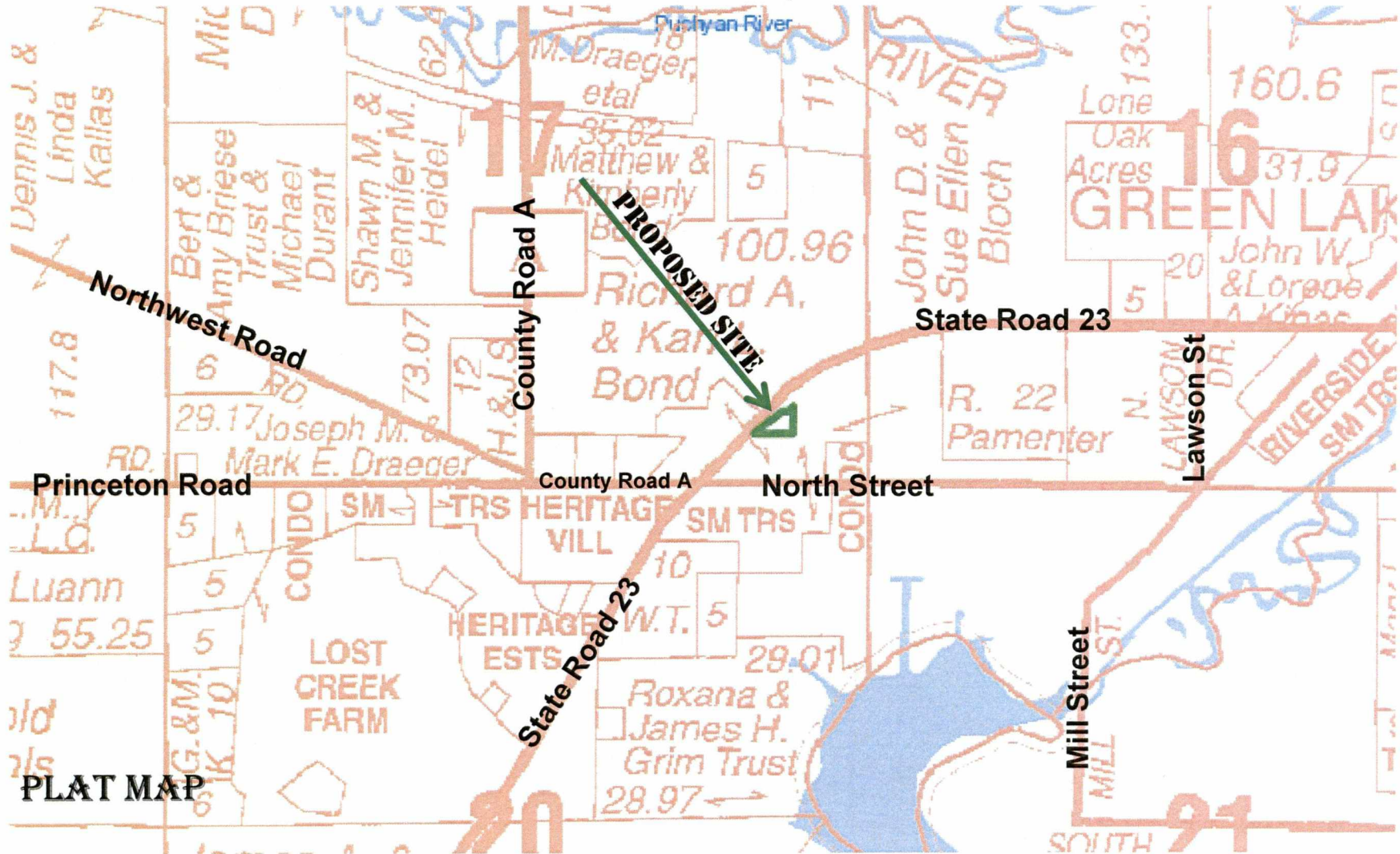
Donald W. Lenz, WI Professional Land Surveyor No. 2003
Dated this 13th day of May, 2015.



GREEN LAKE SURVEYING CO.
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666



**John S. Loberg, North Street, Town of Brooklyn
Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E
Parcel #004-00410-0503, .80 acres**

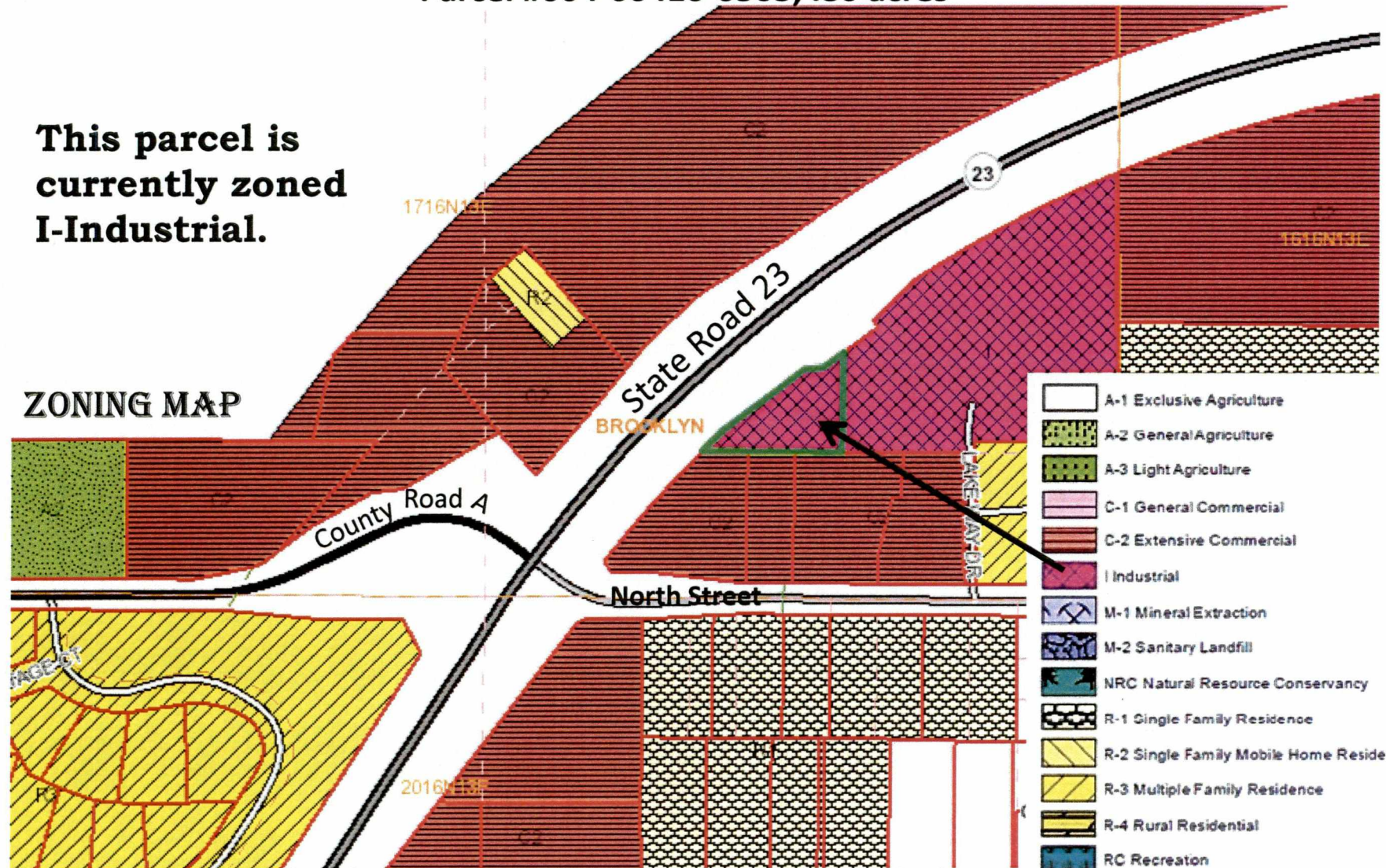


**Conditional Use Permit Request for a Contractors Yard
Land Use Planning & Zoning Public Hearing 12/03/15**

**John S. Loberg, North Street, Town of Brooklyn
Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E
Parcel #004-00410-0503, .80 acres**

This parcel is currently zoned I-Industrial.

ZONING MAP



- A-1 Exclusive Agriculture
- A-2 General Agriculture
- A-3 Light Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I 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

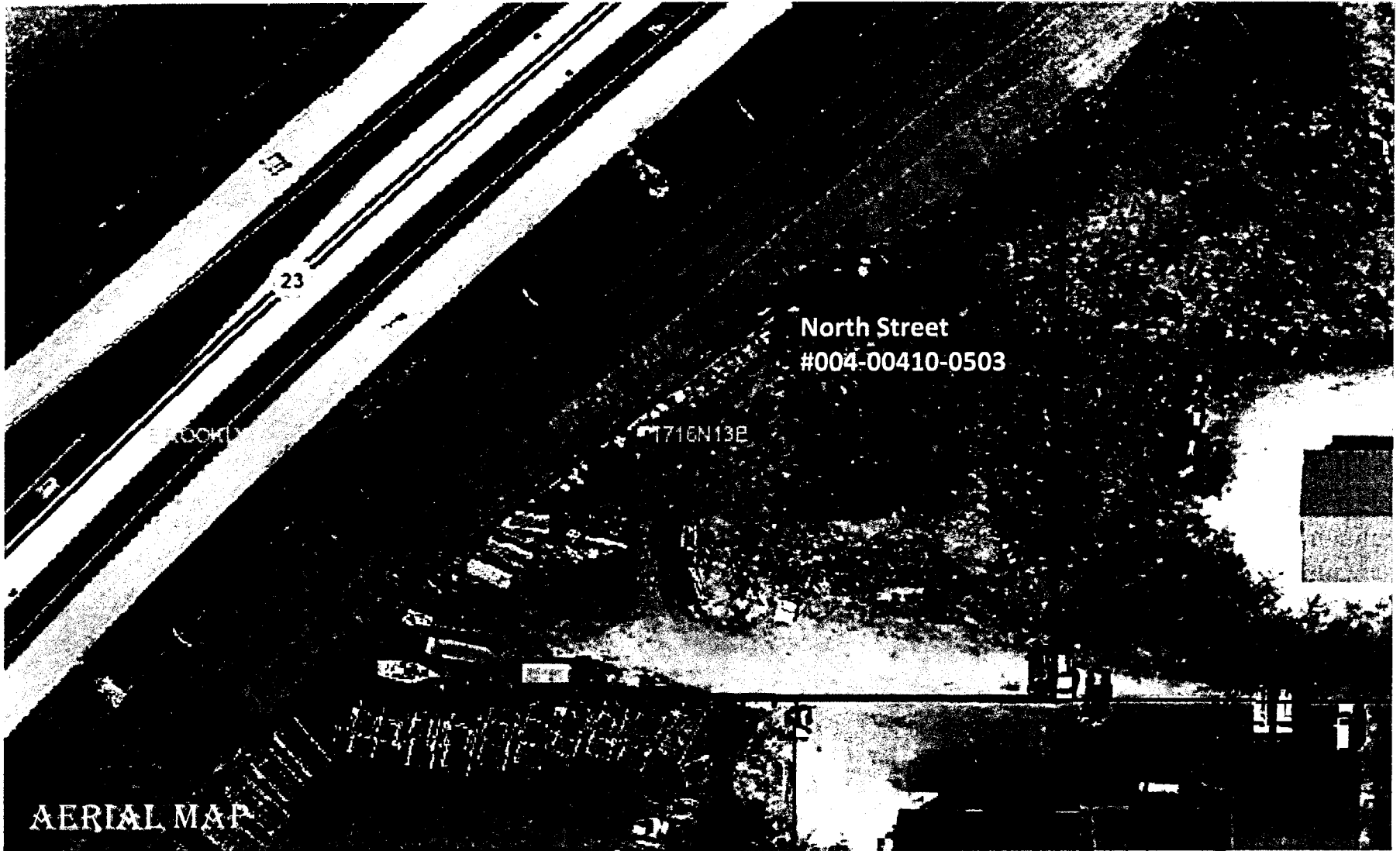
**Conditional Use Permit Request for a Contractors Yard
Land Use Planning & Zoning Public Hearing 12/03/15**

**John S. Loberg, North Street, Town of Brooklyn
Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E
Parcel #004-00410-0503, .80 acres**



**Conditional Use Permit Request for a Contractors Yard
Land Use Planning & Zoning Public Hearing 12/03/15**

**John S. Loberg, North Street, Town of Brooklyn
Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E
Parcel #004-00410-0503, .80 acres**



**Conditional Use Permit Request for a Contractors Yard
Land Use Planning & Zoning Public Hearing 12/03/15**

Item II:

Owner:

William E. & Jeanette M. Krebs

General legal description:

N7545 Forest Ridge Road, Parcel numbers ##002-00651-0000, #002-00652-0000, #002-00652-0200, Part of the NE $\frac{1}{4}$ of Section 34, T17N, R13E, Town of Berlin, \pm 8.3262 acres

Request:

Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

December 3, 2015

ITEM II: ZONING CHANGE

OWNER:

William E. & Jeanette M. Krebs

APPLICANT:

Same

REQUEST: The owners/applicants are requesting a zoning change from A-1 Exclusive Agriculture District to A-2 General Agriculture District, ±8.3262 acres

PARCEL NUMBER / LOCATION: The affected parcel numbers are 002-00651-0000, 002-00652-0000 & 002-00652-0200, located in the S½ of the NE¼, Section 34, T17N, R13E, Town of Berlin. The site proposed for zoning change is located at N7545 Forest Ridge Road.

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 also A-1, 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-Rotamer-Grelton 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 KdB, KdC2, OkB, OaB and Os. 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 55047C0070C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The owners would like to rezone the ±8.3262 acres to A-2, General Agriculture. The owner plans to retain the ±78.69 acres of agricultural and hunting land and sell off the subject site that includes his dwelling and detached garage. The remaining acres will remain in A-1, Exclusive Agriculture zoning.

The Town of Berlin's 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 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 BERLIN: An Action Form requesting the Town of Berlin's input related to this zoning change request was mailed to the Town Clerk on October 9, 2015.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 10/1/2015

Zone Change from A-1 to A-2

Conditional Use Permit for

Other

PROPERTY OWNER / APPLICANT

Name William E. + Jeanette M. Krebs

Mailing Address N7545 Forest Ridge Rd, Berlin, WI

Phone Number 920 290 2801

Signature Will E. Krebs

Date 10-1-2015

AGENT IF OTHER THAN OWNER

Name n/a

Mailing Address

Phone Number

Signature Will E. Krebs

Date

PROPERTY INFORMATION

Town of Berlin

Affected Parcel Numbers 002-00651-0000
002-00652-0000
002-00652-0200

Affected Acres 8.3262

Lot Block Subdivision

Section 34 Town 17 North Range 13 East

Location of Property N7545 Forest Ridge Rd

Legal Description S 1/2 of the NE 1/4 of Section 34, T17N, R13E,
Town of Berlin, excepting Lot 1 of CSM 2332.

Current Zoning Classification A-1

Current Use of Property Ag

Detailed Description of Proposed Use Owner is relocating would like to sell
house and some land, but retain hunting and ag lands. Ag lands are
leased out.

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

CONCEPT PLAN

CONCEPT PLAN FOR WILLIAM E. KREBS AND JEANETTE M. KREBS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

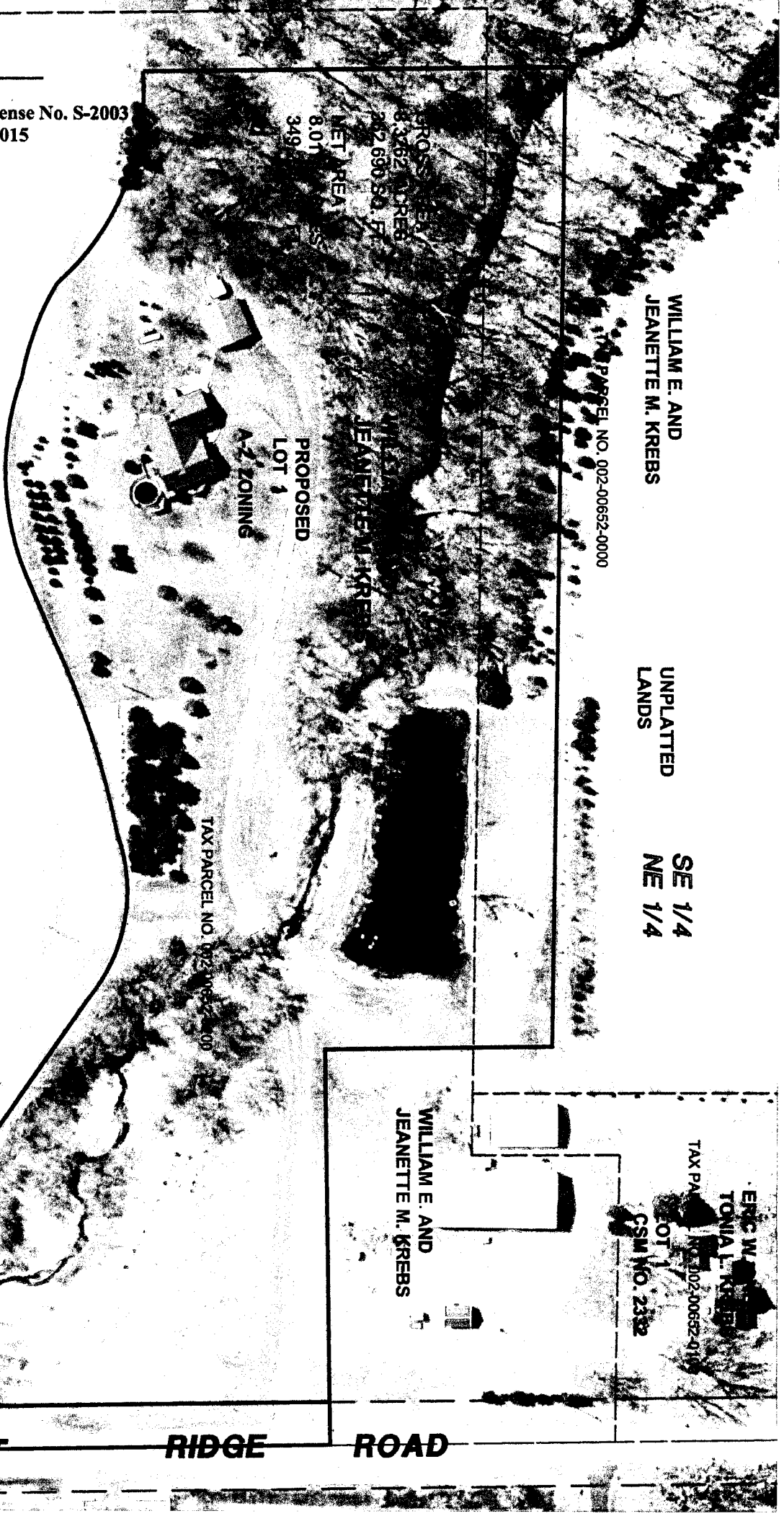
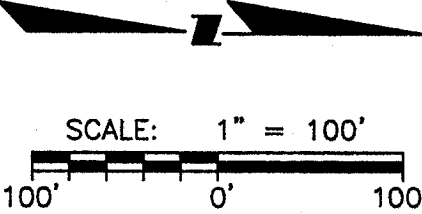
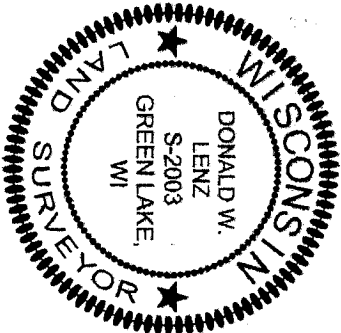
OWNER(S)
WILLIAM AND JEANETTE KREBS
N7545 FOREST RIDGE ROAD
BERLIN, WISCONSIN 54923

**WILLIAM E. AND
JEANETTE M. KREBS**
TAX PARCEL NO. 002-00652-0000

UNPLATTED
LANDS

Donald W. Lenz

DONALD W. LENZ -
WI Professional Land Surveyor License No. S-2003
Dated this 30th Day of September 2015



UNPLATTED
LANDS

WILLIAM E. AND
JEANETTE M. KREBS

TAX PARCEL NO. 002-00652-0200



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

FOREST RIDGE ROAD

CONCEPT PLAN

CONCEPT PLAN FOR WILLIAM E. KREBS AND JEANETTE M. KREBS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
WILLIAM AND JEANETTE KREBS
N7545 FOREST RIDGE ROAD
BERLIN, WISCONSIN 54923

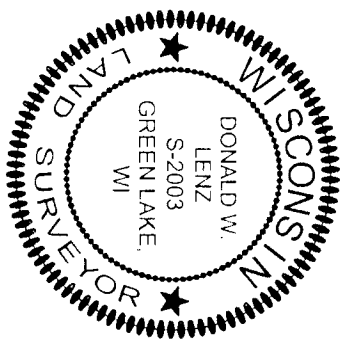
**WILLIAM E. AND
JEANETTE M. KREBS**

**UNPLATTED
LANDS**

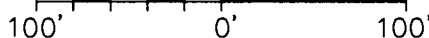
TAX PARCEL NO. 002-00652-0000

Donald W. Lenz

DONALD W. LENZ -
WI Professional Land Surveyor License No. S-2003
Dated this 30th Day of September 2015



SCALE: 1" = 100'



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

**UNPLATTED
LANDS**

**WILLIAM E. AND
JEANETTE M. KREBS**

TAX PARCEL NO. 002-00652-0200

TAX PARCEL NO. 002-00652-0200

GROSS AREA
8.3262 ACRES
362,690 SQ. FT.
NET AREA
8.0174 ACRES
349,236 SQ. FT.

**WILLIAM E. AND
JEANETTE M. KREBS**

PROPOSED
LOT 1

A-2 ZONING

**WILLIAM E. AND
JEANETTE M. KREBS**

TAX PARCEL NO. 002-00652-0000

**UNPLATTED
LANDS**

**SE 1/4
NE 1/4**

**ERIC W. AND
TONIA L. KREBS**

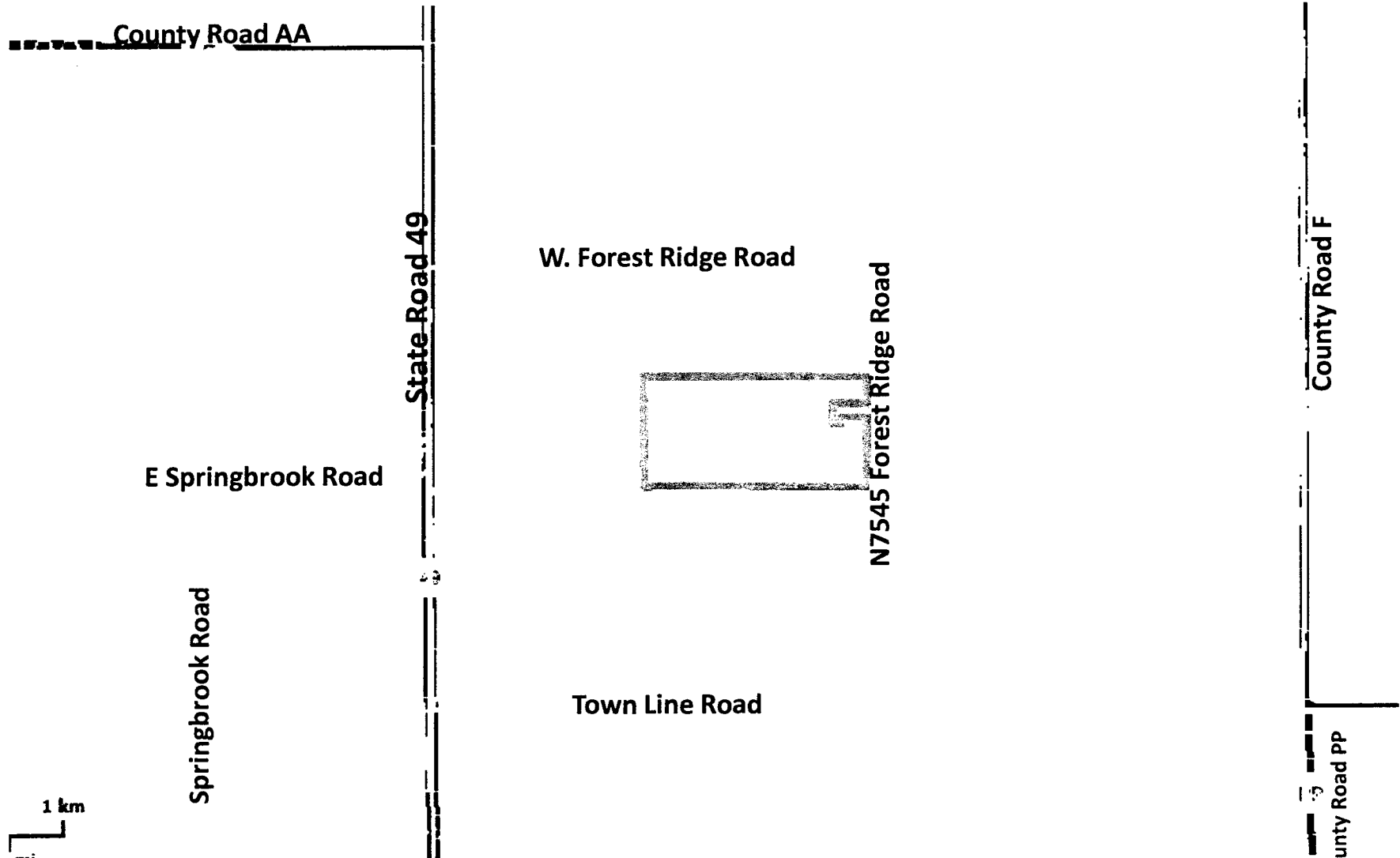
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LOT 1
CSM NO. 2332

**WILLIAM E. AND
JEANETTE M. KREBS**

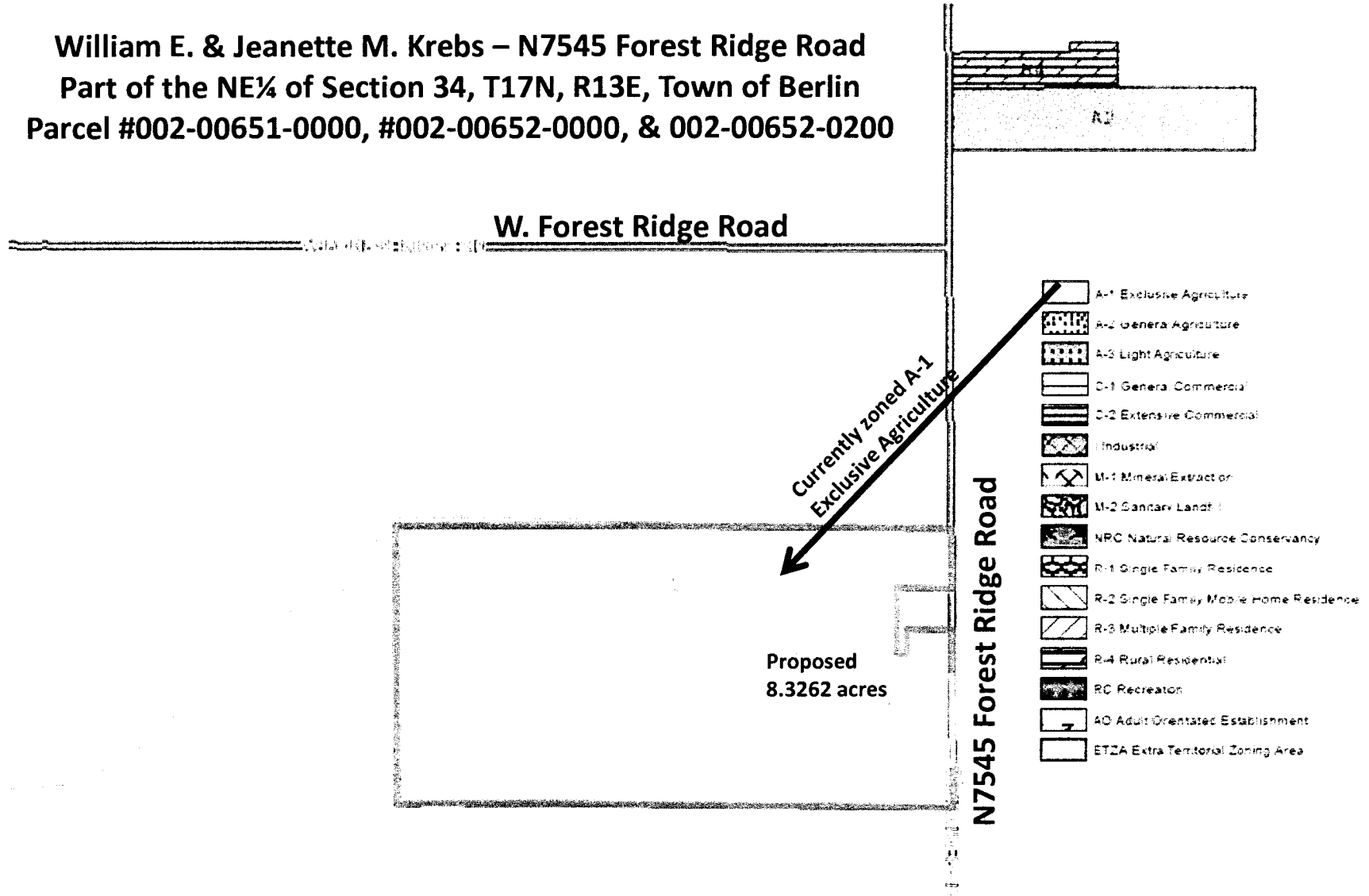
FOREST RIDGE ROAD

**William E. & Jeanette M. Krebs – N7545 Forest Ridge Road
Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin
Parcel #002-00651-0000, #002-00652-0000, & 002-00652-0200**



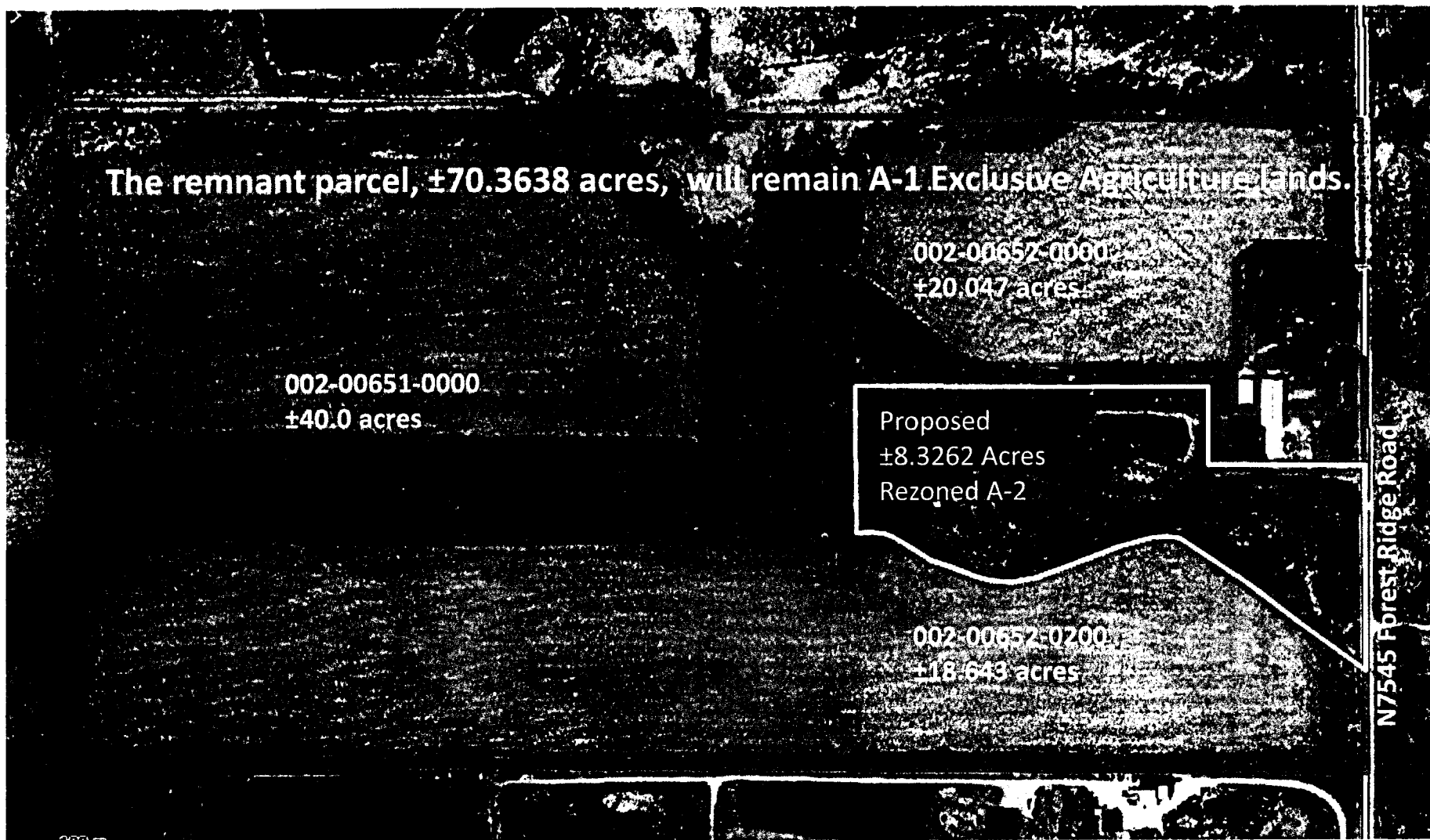
**Request to rezone ±8.3262 acres from A-1 Exclusive Agriculture to A-2 General Agriculture
Land Use Planning & Zoning Public Hearing 12/03/15**

**William E. & Jeanette M. Krebs – N7545 Forest Ridge Road
Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin
Parcel #002-00651-0000, #002-00652-0000, & 002-00652-0200**



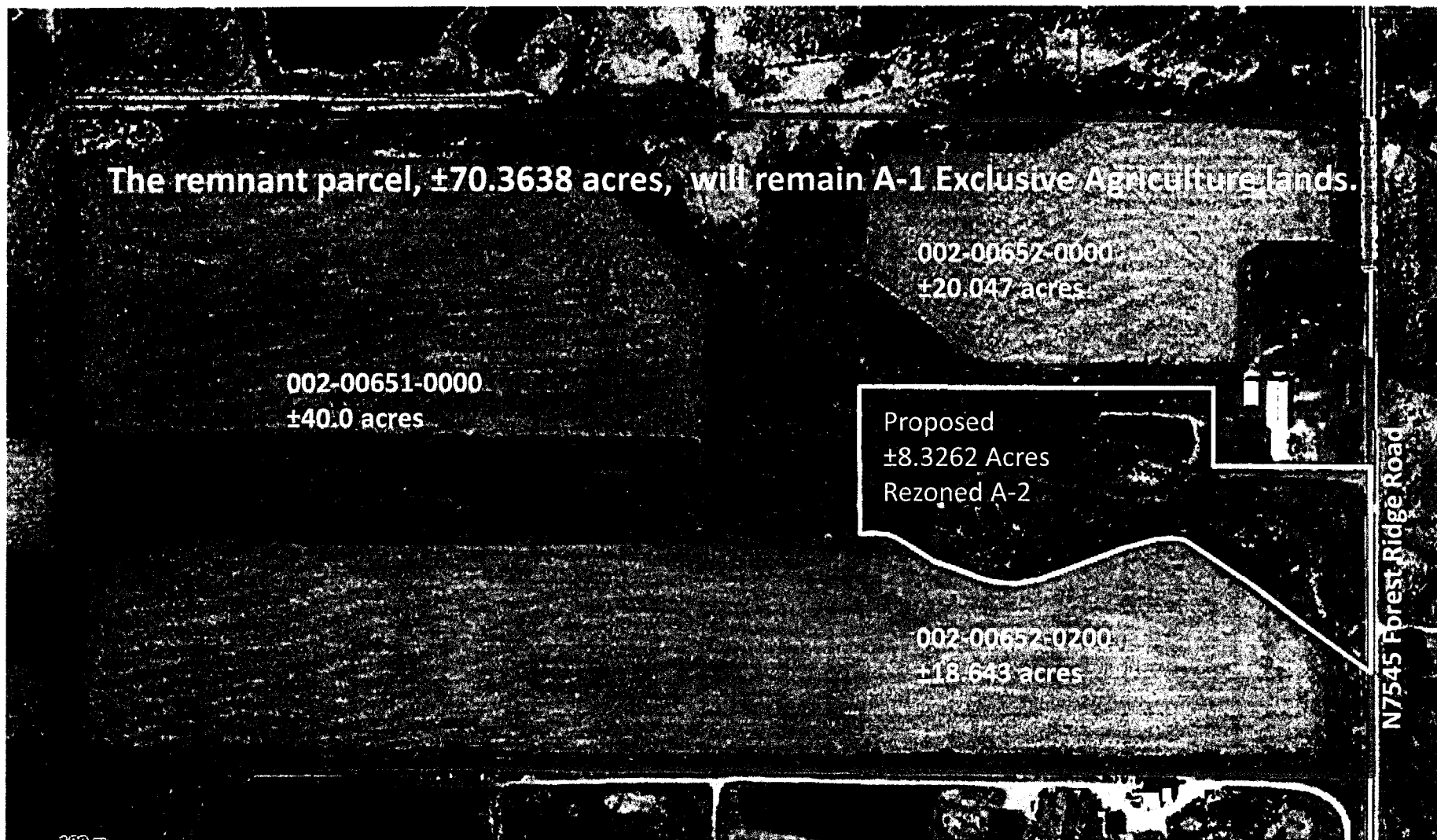
**Request to rezone ±8.3262 acres from A-1 Exclusive Agriculture to A-2 General Agriculture
Land Use Planning & Zoning Public Hearing 12/03/15**

**William E. & Jeanette M. Krebs – N7545 Forest Ridge Road
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Parcel #002-00651-0000, #002-00652-0000, & 002-00652-0200**



**Request to rezone ±8.3262 acres from A-1 Exclusive Agriculture to A-2 General Agriculture
Land Use Planning & Zoning Public Hearing 12/03/15**

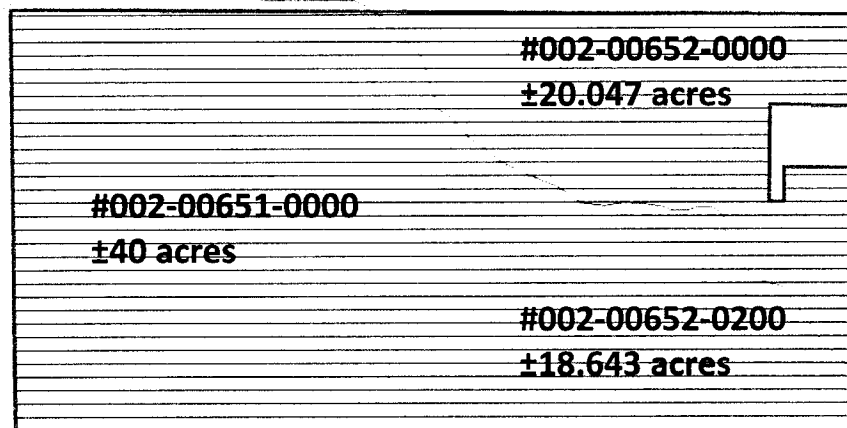
**William E. & Jeanette M. Krebs – N7545 Forest Ridge Road
Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin
Parcel #002-00651-0000, #002-00652-0000, & 002-00652-0200**



**Request to rezone ±8.3262 acres from A-1 Exclusive Agriculture to A-2 General Agriculture
Land Use Planning & Zoning Public Hearing 12/03/15**

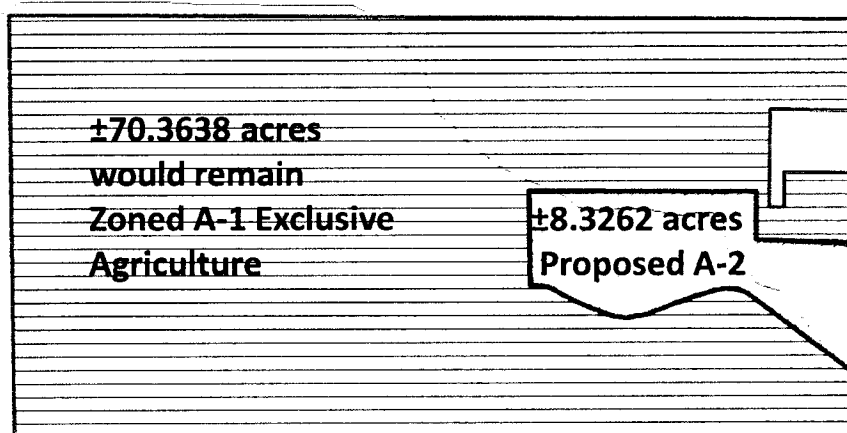
**William E. & Jeanette M. Krebs – N7545 Forest Ridge Road
Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin
Parcel #002-00651-0000, #002-00652-0000, & 002-00652-0200**

Request to rezone ±8.3262 acres from A-1 Exclusive Agriculture to A-2 General Agriculture



Existing Configuration:

±78.69 acres of A-1 Exclusive Agriculture lands.



Proposed Configuration:

±8.3262 acres of A-2 General Agriculture lands with ±70.3638 acres remaining A-1 Exclusive Agriculture lands.



Land Use Planning & Zoning Department

PAGE 42

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

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

Land Development Code Enforcement County Surveyor GIS Land Information

IMPORTANT NOTICE **UPDATE**

November 16, 2015

Dear Land Use Planning & Zoning Committee Members:

Since March of 2014, the Land Use Planning and Zoning Committee and Department have been working to update the Farmland Preservation Plan and County Comprehensive Plan as required by Wisconsin Statutes. The update process for these two (2) plans is entering the final phase. This memo is to inform you that said Committee and Department were planning to have these two documents on the December agenda of the County Board for their consideration. Due to unforeseen timing issues, the County Board consideration is being moved to the February 2016 County Board meeting. The information below explains where you can access these plans for your review. These are large documents with the Comprehensive Plan document being 146 pages and the Farmland Preservation Plan being 184 pages.

The Land Use Planning and Zoning Department, at the direction of our governing Committee, is making these documents available at the Green Lake County website by following the directions below.

To view the Farmland Preservation Plan:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Click on (blue tab) Farmland Preservation Plan
- Click on Farmland Preservation Plan DATCP certified (2015)

To view the Comprehensive Plan:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Click on (blue tab) Comprehensive Plan
- Click on 2015 Comprehensive Plan - Recommended

Thank you for understanding the change of dates for consideration of these two important documents and bringing these projects to a close.

Land Use Planning and Zoning Department

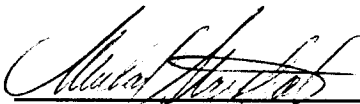
GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
December 3, 2015

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:

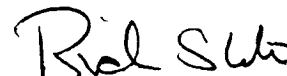
Alan K. Shute Reimburse mileage County Road YY	15-100-10-53610-330-000	46.58
Berlin Journal P&Z public hearing notice 12/03/15	15-100-10-53610-320-001	238.00
Martenson & Eisele, Inc. Comprehensive Plan Update Through 10/31 Invoice 53565	15-101-10-53610-999-004	3,581.59
Baird 4 new tires/alignment, new battery, replace front & back brakes, oil/filter	15-100-10-53610-352-000	1,756.85
Amazon.com Book – Manual of Surveying Instructions	15-100-10-53610-310-000	19.99

Total P&Z Claims

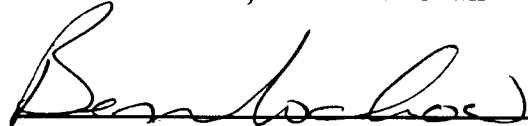
\$5,643.01



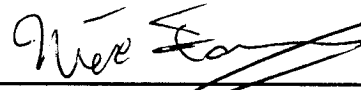
Michael Starshak, Committee Chair



Rich Slate



Ben Moderow



Nick Toney



Harley Reabe

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(12-2-15) Per J. Loberg CUP to be applied for by Jan 1, 2016.
	Keith A	Meyer	N6640 County Road PP	1/22/2010	2/17/2010		Subdivided lands without CSM and proper rezone (Update 2-4-15) Meyer missed Mulville window to rezone, C.C. to enforce ordinances.
<i>TMC</i>							
	Randall/Deborah	Schure	Schure Rd	4/5/2010			Land division without CSM or rezone. Update (12-3-14) C.Counsel to resolve after Meyer violation.

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>TBE</i>								
	David & Julie	Jones	N8570 CTH F		4/1/2015	5/27/2015		
	Patrick A	Janda	N9693 Wildflower Ln		10/2/2015			
	Todd & Sandra	Bott	N9685 Willard Rd		11/5/2015			
	David & Julie	Jones	N8228 STH 49		7/1/2015	8/27/2015		
	David & Julie	Jones	N8184 STH 49		7/1/2015	8/27/2015		
	David & Julie	Jones	N8486 CTH F		7/1/2015	8/27/2015		
	David & Julie	Jones	W1016 CTH AA		7/1/2015	8/27/2015		
	David & Julie	Jones	W985 CTH V		7/1/2015	8/27/2015		
<i>TBY</i>								
	Keith A	Meyer	N6640 CTH PP		7/1/2015	8/27/2015		
	Julie A	Chier	N6201 N Lawson Dr		9/1/2015	10/2/2015		Pumped by March's but hasn't paid; therefore no report yet
		Yukon Storage LL	W1726/W1740 North		7/1/2015	8/27/2015		
<i>TKG</i>								
	Lavern & Wilma	Yoder	W5702 STH 44		7/1/2015	8/27/2015		
	Steven	Soenksen	W6055 CTH B		10/2/2015			
	Jeffrey B & Dawn	Wescott	W6428 Military Rd		10/2/2015			
	Rhonda K	Barker	W6521 W North St		9/1/2015	10/2/2015		
	Robert M & Christi	Caloun	W5370 East Ln		9/1/2015	10/2/2015		On Jeff's Pumping schedule this week
<i>TMC</i>								
	Jeffrey A & Rochell	Laper	N1811 Village Rd		11/5/2015			
<i>TMN</i>								
	Laura	Brown	N1987 Hilltop Rd		7/1/2015	8/27/2015		
	Clint & Melissa	Dornfeld	N167 CTH M		11/5/2015			
<i>TMQ</i>								
	Alan J	Wells	W6468 Puckaway R		7/1/2015	8/27/2015		
<i>TPR</i>								
	Our	Home LLC	W5802 Oxbow Trl		7/1/2015	8/27/2015		
	Monina	Thatcher	N5818 Oak Tree Acr		11/5/2015			
	Lyle & Grace	Budnick Trust	W3949 CTH T		9/1/2015	10/2/2015		
	Lyle M & Grace E	Budnick Trust	N5046 Westchester		7/1/2015	8/27/2015		
		MAS Rentals LLC	N5513 CTH C	8/11/2011	8/11/2011			Spoke to owner on 5/27: Will work on removing MH and abandon POWTS
<i>TST</i>								
	Marlene	Mirr	W5627 CTH Y		11/5/2015			
	John P	Mark	CTH Y		11/5/2015			

TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

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

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: John S. Loberg

General legal description: Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, .80 acres

Parcel number: #004-00410-0503

Location of request: North Street

Planned public hearing date: December 3, 2015

Request: Conditional use permit request for a contractors yard.

Michael West
Town Representative *Town Chairman*

11-10-15
Date Signed

NOTES: See Attached Minutes

Please return this form to the Land Use Planning Office by: November 23, 2015

TOWN OF BROOKLYN

N5988 County Road A-- Green Lake, WI 54941

Town Board Meeting**November 10, 2015 – 6:00 p.m.**E-mail: townofbrooklyn@psn.netwww.townofbrooklyn.com**Minutes**

1. Call Meeting to Order by Mike Wuest at 6:00 p.m.
Present: Mike Wuest, Chair; Ron Triemstra, Mark Pettack, Sydney Rouse, Supervisors; Marian Mildebrandt, Clerk; Amanda Toney, Treasurer. Absent: Harley Reabe, Supervisor.
2. Pledge of Allegiance said by all in attendance.
3. Approve minutes October 13, 2015 meeting. **M/S Rouse/Pettack approve as presented. Motion carried. 4 – 0 oral vote, 1 absent.**
4. Monthly Financial Review:
 - a. Treasurer's report – Summary of last month's financial statements.
 - b. Clerk's report – Budget report (monthly) expenses and revenues
5. Library report – Linda DeNell – Activities at the Library. Report on file.
6. Building Inspector report – Jerry Buhrow, Jr. – Building Permits issued. Report received via e-mail. .
7. Fire Commission report – Mark Pettack – report on monthly meetings – Discussion with EMP needed. They have to come to the Fire Commission.
8. County Board Supervisor Report – Harley Reabe - absent
9. Chairperson Reports:
 - a. Road Report – Mike Wuest – nothing to report. Stop signs and road sign missing on Brooklyn G and Skunk Hollow – 2 weeks ago, last night they took the temporary stop sign.
10. Supervisor Reports:
 - a. Recycling Report – Supervisor Reabe. Monthly activities at the R/S/GW Center. Absent
 - b. Weed Commissioner Report – Supervisor Pettack – No report.
11. Consideration and Action on: Plan Commission's Recommendation: For John Loberg's request for a C.U.P. of a Contractor's Yard at W1734 North Street.
M/S Wuest/Rouse to uphold the PC recommendation - Conditional Use
 - 1) **Not to allow the storage of non-operable vehicles or equipment or the accumulation of waste materials, trash, or junk.**
 - 2) **Not to burn or allow any burning of waste construction material, refuse or garbage on the property.**
 - 3) **Follow any storm water management as the county of Green Lake recommends.****Discussion. Roll Call: Wuest, Yes; Rouse, Aye, Pettack Yes. Triemstra, Abstain – voted at PC meeting; 1 absent. Motion carried 3 – 0.**
12. Consideration and Action on: Agreement between Town of Brooklyn and Green Lake County Treasurer's Office to collect 2015 property taxes. **M/S Rouse/Wuest to approve as presented. Motion carried 4 - 0.**
13. Next Town Board Meeting December 8, 2015. 6:00 p.m.
14. Adjourn **M/S Triemstra/ Wuest to adjourn – motion carried 4 – 0**
Time: 6:12

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the town office at 294-6600 with as much advance notice as possible.

Marian Mildebrandt, Clerk

TOWN OF BROOKLYN

NOTICE OF PLAN COMMISSION MEETING

November 5, 2015 6:00 PM

Town Office — N5988 County Road A --- Green Lake, WI

E-mail: townofbrooklyn@centurytel.net

Web: www.townofbrooklyn.com

NOTICE: Members of the Town of Brooklyn Board may attend the Town of Brooklyn Plan Commission meeting at the above-specified time and place. Members would attend for the purpose of gathering information regarding the following Agenda. The Town Board members at this meeting will take no votes or other action.

Minutes

1. Call meeting to order by Mike Wuest, Chair at 6:00 p.m.
Present: Mike Wuest, Chair; Orlo Bierman, Ron Triemstra, Tom Schwark, Gordon Farrell, Commissioners; Marian Mildebrandt, Clerk
2. Pledge of Allegiance said by all in attendance.
3. Approve minutes of the last Plan Commission from June 4, 2015. **M/S Triemstra/Bierman to approve minutes as presented. Discussion – None, Motion carried 4 – 0 oral vote.**
4. Consideration and Action on:
 - Owner: John S. Loberg
 - General legal description: Lot 1 Certified Survey Map 3523, Part of the SE ¼ of Section 17, T16N, R13E, Town of Brooklyn, 0.80 acres.
 - Parcel number: #004-00410-0503
 - Location of request: North Street
 - Planned public hearing date: November 5, 2015 – No one present in favor or against. Public hearing closed.
 - Request: Conditional Use Permit for a contractor's yard.
 - Commission: Discussion on request. Bierman, It's on top of the hill, you can't see it from the highway. Triemstra agreed, you can't see what's up there from the road. Bierman, on a conditional use, you can't allow storage of non-used vehicles, inoperable vehicles. You can't burn any construction materials or garbage, you cannot use as a junkyard. Storm water management as recommended by the county. **M/S Triemstra/Farrell to approve Conditional Use Permit for a contractor's yard with the following conditions: Not to allow the storage of non-operable vehicles or equipment or the accumulation of waste materials, trash, or junk. Not to burn or allow any burning of waste construction material, refuse or garbage on the property. And follow any storm water management as the county of Green Lake recommends. Discussion. Roll Call: Triemstra, Yes; Farrell, Aye; Schwark, Yes; Bierman, Yes. Motion carried 4 – 0. Wuest, waiting for the Town Board to vote.**
5. Suggested items for further meetings.
6. Adjourn. M/S Farrell/Triemstra to adjourn. Motion carried. 4 – 0 6:20 p.m.

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the Town Office at 294-6600 with as much advance notice as possible.

Respectfully submitted,

Marian Mildebrandt, Clerk

TOWN BOARD ACTION
Rezone Request

PAGE 49

Dear Land Use Planning and Zoning Committee:

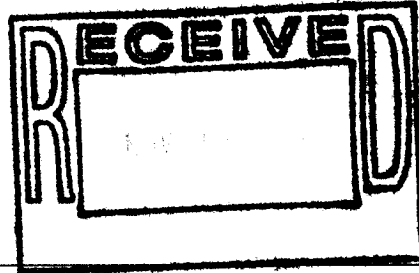
Please be advised that the Town Board of Berlin, County of Green Lake, took the following action on Nov 16, 2015.

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: William E. & Jeanette M. Krebs

General legal description: Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin, ±8.3262 acres

Parcel numbers: #002-00651-0000, #002-00652-0000, #002-00652-0200

Location of request: N7545 Forest Ridge Road

Planned public hearing date: December 3, 2015

Request: Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture.

Brenda Muckley, Clerk
Town Representative

11/16/15
Date Signed

NOTES: _____

Please return this form to the Land Use Planning Office by: November 23, 2015