



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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

Packet Pages:

- 1 Agenda
- 2-6 Draft meeting minutes from November 2, 2017
- 7-11 Monthly reports
- 12-13 Land use permits and sanitary permits issued in October
- 14-19 Land use and sanitary septic violations
- 20 2018 Planning & Zoning Committee calendar
- 21 Notice of public hearing
- 22-30 Item I: Landmark Services Cooperative - Town of Mackford
Request: A modification to the conditional use permit approved in April, 2017, to install a 30,000 gallon anhydrous ammonia storage tank instead of the planned 12,000 gallon tank.

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



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee

Michael Starshak, Chair Robert Lyon, Vice Chair
Harley Reabe Rich Slate Peter Wallace

AGENDA

Date: Thursday, December 7, 2017 Time: 5:15 p.m.
Government Center, West Wing, Lower Level, County Board Room
All line items are subject to any and all action by this committee, unless noted.

1. Call to order
2. Pledge of Allegiance
3. Certification of open meeting law
4. Roll call
5. Approval of agenda
6. Approval of 11/02/17 minutes
7. Public comments: 3-minute limit
8. Public appearances
9. Correspondence
10. Department activity reports
 - a. Permits & others
 - b. Violation reports
11. Department/Committee Activity
 - a. Floodplain Zoning Ordinance update
 - b. 2018 committee meeting calendar
12. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
January 4, 2018
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

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

6:30 p.m. Public Hearing

Item I: Owner/Applicant: Landmark Services Cooperative **Agent:** Mike Elder, Chief Operating Officer **General legal description:** W1646 County Road S, Parcel #010-00151-0100, Lot 1 Certified Survey Map 865, Part of the NW¼ of Section 9, T14N, R13E, Town of Mackford, ±6.0 acres **Request:** A modification to the conditional use permit approved in April, 2017, to install a 30,000 gallon anhydrous ammonia storage tank instead of the planned 12,000 gallon tank.

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

13. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, November 2, 2017**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:18 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: **Robert Lyon, Harley Reabe, Rich Slate (5:22 p.m.), Michael Starshak, Peter Wallace**

Absent:

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Reabe/Lyon, unanimously carried, to approve the minutes of 10/05/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

Kirkman – Reminded the committee that he had emailed them the orders from DATCP regarding the comprehensive plan amendment and farmland preservation map amendment approvals.

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman discussed the monthly financial reports, land use permits, and septic permits reports.

b. Violations

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

DEPARTMENT/COMMITTEE ACTIVITY

a. Administrative Policy for Comprehensive Plan Amendments

Kirkman – Explained the three administrative policies that he wrote regarding comprehensive plan amendments. After further research, he created another option which is called *Unlimited 2*. This option doesn't use the map as the determiner of future property use; it looks at the text of the comprehensive plan. The Statutes mandate that the rezone request be consistent with the objectives, goals, and policies of the comprehensive plan. It does not mention the maps. The map is something that is amended following decisions that have been made. This policy is consistent with required Statutes and allows staff to do things as they are requested. It is important to remember that this is a policy; it can be changed. The proposed *Unlimited 2* policy has been reviewed and approved by Corporation Counsel and reviewed by other zoning administrators. Staff will be able to determine whether or not the request is consistent with the comprehensive plan and then move forward. If it is not consistent with the plan, it would be delayed with a comprehensive plan amendment.

The committee discussed the various options and the advantages/disadvantages of each one.

Motion by Slate/Wallace, carried on a roll call vote: Lyon – aye; Reabe – aye, Slate – aye, Starshak – nay; Wallace - aye, to approve the *Unlimited 2 Administrative Policy – Comprehensive Plan Amendments*.

b. Administrative Policy for Fee Exemptions

Kirkman – Explained that the proposed policy for *Fee Exemptions* would allow staff to determine whether or not a fee would be charged for governmental entities and nonprofit organizations without having to bring it to the committee each time for a decision.

The committee, after careful consideration, decided that they would prefer a policy that is consistent with all departments and not just a separate Land Use Planning and Zoning Department policy. They agreed that federal, state, and local governments should be exempt, but all other entities should be considered using a uniform county policy. The department, for other entities, will have to go through the normal process until a new policy is approved by the Administrative Committee.

Motion by Slate/Lyon, unanimously carried, to approve a policy that waives fees for governmental agencies only.

Motion by Slate/Wallace, unanimously carried, to direct Kirkman to forward the proposed *Fee Exemption Policy* to the Administrative Committee for their input and consideration.

c. Budget Adjustment Form

Kirkman – Explained the notice of budgetary adjustment form. 2017 yielded more survey activity than forecasted in the budget. Consequently, contracted County Surveyor expenditures need to be increased. Fortunately, the increase survey activity yielded enough additional revenue to offset these unforeseen expenditures. The adjusted amount will be the revenue account balance at the end of October less the 2017 budgeted amount (\$4,000).

Motion by Reabe/Lyon, unanimously carried, to approve the Budget Adjustment Form.

6:20 p.m. The committee recessed prior to the public hearing.

6:30 p.m. The committee reconvened.

PUBLIC HEARING ITEMS

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

Item I: (1) Owners/Applicants: Wilbur L. and Rachel H. Miller **General legal description:** N1998 Hilltop Road, Parcel #012-00114-0000, Part of the NE¼ of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres **Request:** Rezone from A-1 Exclusive Agriculture District to A-2 General Agriculture District. **(2) Owners/Applicants:** Chris J. Burkholder and Vera P. Burkholder **General legal description:** N1934 Hilltop Road, Parcel #012-00120-0100, Lot 2 Certified Survey Map 3195, Part of the NE¼ of Section 8, T14N, R12E, Town of Manchester, ±5.788 acres.

Request: Rezone from R-4 Rural Residential District to A-2 General Agriculture District.

a) Public hearing

No one appeared.

b) Committee Discussion & Deliberation

Kirkman – Explained the request.

c) Committee Decision

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

Item II: Owners/Applicants: George P. Vourvoulis, Jr. and Winnie Vourvoulis **General legal description:** W3177 Orchard Avenue, Parcels #004-01075-0000 & #004-01075-0100, Lots 1 and 2 Certified Survey Map 3055, Government Lot 2 of Section 2, T15N, R12E, Town of Brooklyn, ±1.08 acres **Request:** Variance request to modify their 2005 variance condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height.

a. Public hearing

George Vourvoulis - 438 Amethyst Street, New Orleans, LA, 70124 (Applicants' son) – Spoke in favor of the request. Pointed out the Burkart letter. The Burkart's stated that they are in favor of the request. Also pointed out the Town of Brooklyn's *town board action form* indicating that the town is in favor of the request.

Jeff Shaddick 3215 Bay Road, Special Properties – Reiterated what Mr. Vourvoulis stated.

Closed public hearing.

b) Committee Discussion & Deliberation

Corporation Counsel Klockow – Stated that she met with Jeff Shaddick (realtor), George Vourvoulis (son), and Matt Kirkman regarding this property. She advised the committee that the modification of the variance conditions two and three is a good solution to the issues that no longer exist.

c) Committee Decision

Motion by Reabe/Slate, unanimously carried on roll call (5-ayes, 0-nays), to approve the variance request to modify their 2005 variance condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height. The conditions will read as follows:

- 1) The new boundary line dividing the area into 2 lots will be equal distance and parallel to the current east and west boundary lines of this tax parcel.
- ~~2) The granting of this variance will require that all existing structures be removed.~~
- ~~3) That the maximum height of the principal structures be 35 feet from the lowest existing grade and not more than 2 ½ stories within that 35 foot height.~~
- 4) That a Grading and Drainage Plan be prepared at the time of construction, to be reviewed and approved by the County Land Conservation Department, that addresses grading for landscape activity, storm water management, erosion control and other items as required by the County Site Erosion Control and Stormwater Management Ordinance.
- 5) That a Certified Survey Map be prepared for the proposed 2 lots in accordance with the County Land Division Ordinance standards.

6:55 p.m. Slate was excused.

Item III: Applicant: Green Lake County Land Use Planning & Zoning Committee. **Explanation:** Green Lake County wishes to amend the Comprehensive Plan's *Farmland Preservation Map* affecting the Town of Berlin Sections: 1, 2, 5, 6, 7, 8, 11, 13, 14, 17, 22, 25, 29, 33, 36 of T17N R13E; the Town of Brooklyn Sections: 13, 23, 24, 25 of T16N R12E and 03, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 26, 27, 29, 30, 35 of T16N R13E; the Town of Green Lake Sections: 12, 25 of T15N R12E, 02, 03, 08, 09, 23, 29, 30, 31, 32, 35 of T15N R13E, and 32, 33 of T16N R13E; the Town of Mackford Sections: 02, 08, 09, 14, 19 of T14N R13E; the Town of Manchester Sections: 07, 08, 09, 10, 11, 12, 14, 15, 16, 18, 25, 29 of T14N R12E; the Town of Marquette Sections: 02, 23, 31, 35 of T15N R11E and 15, 16, 22, 30, 31 of T15N R12E.

a) Public Hearing

No one appeared.

b) Committee Discussion & Deliberation

c) Committee Decision

Motion by Reabe/Wallace, unanimously carried on roll call (4-ayes, 0-nays), to recommend to the County Board the adoption of the Proposed 2017 Farmland Preservation Plan maps for the Towns of Berlin, Brooklyn, Green Lake, Mackford, Manchester, and Marquette. (See attached maps.)

Item IV: Applicant: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350 of the Zoning Ordinance; more specifically, to amend the zoning map and various sections within the zoning ordinance to be consistent with Chapter 91 Wis. Stats. as well as other identified changes.

a) Public Hearing
No one appeared.

b) Committee Discussion & Deliberation

c) Committee Decision

Motion by Lyon/Wallace, unanimously carried on roll call (4-eyes, 0-nays), to amend Chapter 350, Zoning, Articles III, IV, VI, VII, VIII, IX, XI, XIII, and Appendix A. (See attached for ordinance text amendments.)

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

b. Meeting Date

December 7, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

7:03 p.m. Motion by Lyon/Reabe, unanimously carried, to adjourn the meeting.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

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

FEES RECEIVED		OCTOBER				YEAR TO DATE				BUDGET
		2016		2017		2016		2017		2017
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	10	2,750	1	400	63	16,600	33	12,100	-
	Alterations	5	1,400	11	1,550	54	8,350	71	10,450	-
Commercial	New	1	150	1	50	11	1,400	5	1,200	-
	Alterations	-	-	-	-	5	1,750	2	1,100	-
Agricultural	New	9	1,350	1	150	24	3,600	20	3,050	-
	Alterations	4	450	-	-	13	1,500	4	750	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		29	\$ 6,100	14	\$ 2,150	170	\$ 33,200	135	\$ 28,650	\$ 30,000 96%
SANITARY PERMITS (POWTS)										
Residential	New	4	1,120	2	635	18	5,265	19	5,770	-
	Replacement	3	840	2	635	43	12,265	47	13,670	-
	Reconnect	-	-	1	280	1	280	2	560	-
	Modify	-	-	-	-	8	1,200	3	300	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	2	635	-	-	3	990	-	-	-
	Replacement	1	280	-	-	2	560	1	280	-
	Reconnect	-	-	-	-	-	-	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Total		10	\$ 2,875	5	\$ 1,550	75	\$ 20,560	72	\$ 20,580	\$ 17,000 121%
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	14,300	18	14,500	-
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,500	\$ -
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	-	-	3	1,125	4	1,500	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	-	\$ -	3	\$ 1,125	4	\$ 1,500	\$ 750 200%
PLANNING & ZONING COMMITTEE										
Zoning Change		2	750	2	750	13	4,875	11	4,500	-
Conditional Use Permits		-	-	1	375	5	1,875	4	1,875	-
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-
Total		2	\$ 750	3	\$ 1,125	18	\$ 6,750	15	\$ 6,375	\$ 6,000 106%
MISC.										
Rental Weatherization		-	-	-	-	9	225	14	350	250
Wisconsin Fund		-	-	2	200	-	-	2	200	-
Total		-	\$ -	2	\$ 200	9	\$ 225	16	\$ 550	\$ 250 220%
SURVEYOR										
Certified Survey Maps		1	165	7	1,200	27	4,575	7	7,785	4,000
Preliminary Plats		-	-	-	-	-	-	31	-	-
Final Plats		-	-	-	-	-	-	2	-	-
Miscellaneous		-	-	-	-	-	-	34	125	-
Total		1	\$ 165	7	\$ 1,200	27	\$ 4,575	40	\$ 7,910	\$ 4,000 198%
GIS (Geographic Information System)										
Map Sales		-	-	-	-	2	295	-	192	500
Land Records Transfer		-	2,552	-	3,232	2	25,064	-	25,808	25,000
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080
Total		-	\$ 2,552	-	\$ 3,232	4	\$ 25,359	-	\$ 35,080	\$ 34,580 101%
GRAND TOTAL		42	12,442	31	9,457	320	106,094	300	115,145	\$ 92,580 124%

POWTS REIMBURSEMENT				
Septic Installation 10/07/15	\$ 6,360.00			
		Year- end 2016	Oct-17	YTD 2017
Principal & Interest Payments		\$ 3,344.11	\$ -	\$ 751.67
				Balance \$ 2,264.22

GREEN LAKE COUNTY

For 10/01/17 - 10/31/17

Revenue Summary Report

FJRES01A

Periods 10 - 10

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	.00	350.00	-100.00	140.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	2,150.00	28,650.00	1,350.00	95.50
17-100-10-44400-001-000 BOA Public Hearing	750.00	.00	1,500.00	-750.00	200.00
17-100-10-44400-002-000 PZ Public Hearing	6,000.00	1,125.00	6,375.00	-375.00	106.25
17-100-10-44400-003-000 Misc	.00	.00	125.00	-125.00	.00
17-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,500.00	-14,500.00	.00
17-100-10-44410-000-000 Sanitary Permits	17,000.00	1,550.00	20,580.00	-3,580.00	121.06
17-100-10-44411-000-000 Wisconsin Fund Applications	.00	200.00	200.00	-200.00	.00
17-100-10-46131-001-000 GIS Map Sales	500.00	.00	192.00	308.00	38.40
17-100-10-46131-002-000 Strategic Fund	9,080.00	.00	9,080.00	.00	100.00
17-100-10-46762-000-000 Certified Survey Maps	4,000.00	1,200.00	7,785.00	-3,785.00	194.63
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	92,580.00	6,225.00	89,337.00	3,243.00	96.50

GREEN LAKE COUNTY

For 10/01/17 - 10/31/17

Revenue Summary Report

FJRES01A

Periods 10 - 10

Land Use & Zoning Applied Funds

MER101-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
49320 Applied Funds					
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	.00	751.67	224,859.46	.33
49320 Applied Funds	225,611.13	.00	751.67	224,859.46	.33

For 10/01/17 - 10/31/17

Expenditure Summary Report

FJEXS01A

Periods 10 - 10

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
17-100-10-53610-110-000	Salaries	265,433.17	.00	20,955.29	213,213.21	52,219.96 80.33
17-100-10-53610-140-000	Meeting Payments	1,000.00	.00	.00	.00	1,000.00 .00
17-100-10-53610-151-000	Social Security	20,305.64	.00	1,542.33	16,977.39	3,328.25 83.61
17-100-10-53610-153-000	Ret. Employer Share	18,049.46	.00	1,421.02	15,578.71	2,470.75 86.31
17-100-10-53610-154-000	Health Insurance	41,214.64	.00	4,685.09	51,985.49	-10,770.85 126.13
17-100-10-53610-155-000	Life Insurance	467.92	.00	41.97	398.90	69.02 85.25
17-100-10-53610-210-001	Professional Services-LD	5,000.00	.00	1,098.50	4,855.50	144.50 97.11
17-100-10-53610-210-002	Professional Services-SRV	5,000.00	.00	1,100.00	7,675.00	-2,675.00 153.50
17-100-10-53610-210-003	Miscellaneous Fees	1,000.00	.00	300.00	500.00	500.00 50.00
17-100-10-53610-310-000	Office Supplies	200.00	.00	.00	94.79	105.21 47.40
17-100-10-53610-312-000	Field Supplies	300.00	.00	100.00	100.00	200.00 33.33
17-100-10-53610-320-000	Publications-BOA Public Hearing	1,000.00	.00	.00	609.50	390.50 60.95
17-100-10-53610-320-001	Publications-P2 Public Hearing	2,000.00	.00	366.50	2,541.25	-541.25 127.06
17-100-10-53610-321-000	Seminars	1,000.00	122.00	108.32	670.76	207.24 79.28
17-100-10-53610-324-000	Member Dues	800.00	.00	.00	740.00	60.00 92.50
17-100-10-53610-330-000	Travel	1,000.00	.00	57.25	341.34	658.66 34.13
17-100-10-53610-352-000	Vehicle Maintenance	1,000.00	.00	80.13	989.97	10.03 99.00
17-100-10-53610-810-000	Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00 .00
53610 Code Enforcement		366,770.83	122.00	31,856.40	317,271.81	49,377.02 86.54
10 Land Use Planning and Zoning		366,770.83	122.00	31,856.40	317,271.81	49,377.02 86.54

For 10/01/17 - 10/31/17

Expenditure Summary Report

FJEXS01A

Periods 10 - 10

Land Use & Zoning Carryover

MEE101-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
53610 Code Enforcement						
17-101-10-53610-999-000 Carryover Non-Metallic Mining	77,162.00	.00	.00	.00	77,162.00	.00
17-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
17-101-10-53610-999-004 Professional Services - Land Development	43,532.00	.00	409.50	5,021.13	38,510.87	11.53
17-101-10-53610-999-007 Professional Services - Surveyor	79,009.93	.00	.00	.00	79,009.93	.00
53610 Code Enforcement	225,611.13	.00	409.50	5,021.13	220,590.00	2.23

Land Use Permits: 10/01/17 - 10/31/17



Parcel #	Town	Owner Name	Site Address	Project Cost	Fee	Project
002-00566-0100	TBE	Brian/Karla Thiem	N7715 County Road A	15,000.00	150.00	Agricultural building
004-00280-1801	TBY	David M Siekierke	W750 State Road 23/49	300.00	50.00	Sign
004-00481-0000	TBY	Joseph Gaffney	W1944 S Lawson Dr	28,500.00	150.00	Detached garage
004-00786-0000	TBY	Donald E Kinas	N5112 Brooklyn G Rd	273,000.00	400.00	Single-family dwelling
004-01024-0000	TBY	Patricia A Dusterhoft	N Lawson Dr	16,000.00	150.00	Pole shed
006-00810-0000	TGL	Steven/Terrie Sterett	W2848 Oak Terrace Ln	15,000.00	150.00	Detached garage
006-01065-0000	TGL	Southshore Terrace Homeowners Assoc Inc	W1325 Spring Grove Rd	6,700.00	150.00	Addition to mobile home
006-01065-0000	TGL	Southshore Terrace Homeowners Assoc Inc	W1325 Spring Grove Rd	99,000.00	150.00	Mobile home with deck & patio
010-00260-0000	TMC	Shawn R Wienke	N1598 County Road Q	900.00	50.00	Deck addition to dwelling
010-00685-0000	TMC	Bobbie/Judith Bosveld	W1044 County Road AW	25,000.00	150.00	Deck addition
012-00650-0300	TMN	Daniel E/Ruthie Mae Bontrager	W4048 County Line Rd	15,000.00	150.00	House addition
014-00393-0000	TMQ	Gregory J Schaller	N3160 Central Ave	76,175.00	150.00	Detached garage
016-00349-0900	TPR	Richard/Sara Wachholz Ruhl	W3651 Beyers Cove Rd	10,000.00	150.00	Three-season room addition
016-01054-0000	TPR	Mark G/Morna Halbech	W3423 Orchard Ave	5,000.00	150.00	Repair-replace garage foundation
Totals				\$ 585,575.00	\$ 2,150.00	

Septic Permits 10/01/17 - 10/31/17



Parcel #	Town	Site Address	Owners	Permit Fee	Permit Type
002-00292-0000	TBE	N8716 Landing Rd	Robert J Chikowski	355.00	Replacement System
004-00284-0402	TGL	N6199 Westwind Rd	Donald M/Luanne C Raatz	280.00	Replacement System
004-00786-0000	TGL	N5112 Brooklyn G Rd	Donald E Kinas	280.00	New System
012-00163-0000	TMN	W3699 Heritage Rd	Ervin Miller	280.00	Reconnect
014-00393-0000	TMQ	N3160 Central Ave	Gregory J Schaller	355.00	New System
Total				\$ 1,550.00	

Land Use Violations: December 7, 2017



Municipality	Property Owner	Site Address	Type	Violation	Date
Green Lake	Barbin, Chris	W1966 TULETA HILL RD	Shoreland	338-32 A.(b) - Patio/open-sided structure in 75ft setback	2017-07-21
Green Lake	Barbin, Chris	W1966 TULETA HILL RD	Shoreland	338-63 A. - LUP req'd for any new development	2017-07-21
Green Lake	Richardson, Robert	W968 SPRING GROVE RD	Shoreland	338-63A - No Land Use Permit applied for or issued for a patio in shoreland jurisdiction	2017-10-02
Marquette	Sueann/Matthew Okpalaek-Hutton	W6853 PUCKAWAY RD	Zoning	The site visit on July 25, 2017, revealed that three vehicles are located on the property	2017-08-03
Princeton	Weslee Wickus Trust	N4442 S LAKESHORE DR	Shoreland	338-63A - No land use permit applied for or issued for a patio in the shoreland jurisdiction	2017-10-02
Princeton	Weslee Wickus Trust	N4442 S LAKESHORE DR	Shoreland	338-32 A - Patio constructed in shoreland setback (75ft from OHWM, patio is not permitted)	2017-10-02



Sanitary Septic Violations: December 7, 2017

Municipality	Property Owner	Site Address	Violation Type	Violation	Date
Berlin (City)	Doro, Richard	459 HALLMAN ST	POWTS Violation	Tank failure, not structurally sound.	2017-05-10
Berlin (Town)	Krebs, Christopher	W925 W FOREST RIDGE RD	POWTS Failure	Probable surface discharge.	2017-06-06
Berlin (Town)	Krebs, Christopher	W925 W FOREST RIDGE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-06
Brooklyn	Chier, Sharon	W2005 IRVING PARK RD	POWTS Failure	Probable surface discharge.	2017-05-19
Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-07-24
Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	1916-07-13
Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-08-08
Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-09-29
Brooklyn	Ahlbom, Ragnar	W1969 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-06-07
Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-07-24
Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	1916-07-13
Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-08-08
Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2016-09-29
Brooklyn	Ahlbom, Ragnar	W1973 S LAWSON DR	POWTS Violation	Tank lid not properly secured.	2017-06-07
Brooklyn	Benz, Raymond	W1049 STATE ROAD 23 49	POWTS Violation	Tank failure, not structurally sound.	2017-10-23
Brooklyn	CLCC/ABA	N5325 LAWSON DR	POWTS Violation	Holding tank overflowing to ground.	2017-05-09
Brooklyn	CLCC/ABA	N5325 LAWSON DR	POWTS Violation	Faulty alarms/floats in tank.	2017-05-09
Brooklyn	Heritage Farm Apts LLC	N6057 ROBIN LN	POWTS Violation	Filter not functioning properly.	2017-07-20
Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Holding tank overflowing to ground.	2017-06-29
Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Faulty alarms/floats in tank.	2017-06-29
Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Holding tank overflowing to ground.	2017-08-29
Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Faulty alarms/floats in tank.	2017-08-29
Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Holding tank overflowing to ground.	2017-10-02
Brooklyn	Hynes, James	W2201 HICKORY RD	POWTS Violation	Faulty alarms/floats in tank.	2017-10-02
Brooklyn	Kelma, Bruce	N6219 SUNNYSIDE RD	POWTS Violation	Tank failure, not structurally sound.	2017-06-06
Brooklyn	Lawsonia Golf Course	W2615 S VALLEY VIEW DR	POWTS Violation	Lid on tank not properly secured.	2017-11-08
Brooklyn	Pischke, Alfred	W1773 COUNTY ROAD J	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Brooklyn	Bostelmann, Robert	W2136 STATE ROAD 23	POWTS Violation	Tank failure, not structurally sound.	2017-05-16
Brooklyn	Bostelmann, Robert	W2136 STATE ROAD 23	POWTS Violation	Tank baffles not present or secure.	2017-05-16
Brooklyn	Werner, Robert	W2354 STATE ROAD 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-16
Brooklyn	Werner, Robert	W2354 STATE ROAD 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
Brooklyn	Werner, Robert	W2354 STATE ROAD 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-07-06
Brooklyn	Schrader, Robert	W586 STATE ROAD 23 49	POWTS Violation	Tank failure, not structurally sound.	2017-07-21
Brooklyn	Machkovich, Steven	W239 PRAIRIE RD	POWTS Violation	Tank lid not properly secured.	2017-08-21
Brooklyn	Hobba, Walter/Mary	W516 BROOKLYN J RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-10

Brooklyn	Wickman, Dean	W2035 TAYLOR LEE LN	POWTS Violation	Filter not functioning properly.	2017-04-21
Brooklyn	Wilkes, Fred	W740 STATE ROAD 23 49	POWTS Violation	Tank baffles not present or secure.	2017-04-26
Brooklyn	Yukon Storage LLC,	W1734 NORTH ST	POWTS Violation	Alarm/floats/pump failure in dose tank.	2017-06-12
Brooklyn	Koehn, Paul	W2466 PRINCETON RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
Brooklyn	Koehn, Paul	W2466 PRINCETON RD	POWTS Failure	Top of drywell collapsed.	2017-06-27
Brooklyn	Koehn, Paul	W2466 PRINCETON RD	POWTS Violation	Tank lid not properly secured.	2017-06-27
Green Lake	Amend, Matthew	W2899 COUNTY ROAD K	POWTS Failure	Surface discharge of sewage/effluent	2017-05-05
Green Lake	Kemnitz, Irving	N4253 COUNTY ROAD N	POWTS Failure	Surface Discharge of Effluent	2017-08-29
Green Lake	Kemnitz, Irving	N4253 COUNTY ROAD N	POWTS Failure	Probable surface discharge.	2017-08-29
Green Lake	Amend, Matthew	W2899 COUNTY ROAD K	POWTS Violation	Tank lid not properly secured.	2017-05-05
Green Lake	Hess, Vic	W1128 SCOTT HILL RD	POWTS Violation	Tank failure, not structurally sound.	2017-06-19
Green Lake	Kemnitz, Irving	N4253 COUNTY ROAD N	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-29
Green Lake	Munro, Eugene	N3129 LAKE SHORE DR	POWTS Violation	Tank overfull and discharging to ground surface.	2017-10-30
Green Lake	Munro, Eugene	N3129 LAKE SHORE DR	POWTS Violation	Tank baffles not present or secure.	2017-10-30
Green Lake	Thomas Mills	W2710 COUNTY ROAD K	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-09
Green Lake	Wilke, David	W326 CENTER RD	POWTS Violation	Generated alert	2017-05-11
Kingston	Zellmer, Mark	W7291 COUNTY ROAD B	POWTS Violation	No vents on dispersal cell to check system for function	2017-06-09
Mackford	Larmay Construction Inc	N1842 N BRAVE RD	POWTS Violation	DSPS 382.10(2)(d); Section 145.135(1); Section 334-4C	2016-11-18
Manchester	Rasmussen, William	N1615 MADISON ST	POWTS Violation	Holding tank overflowing to ground.	2017-11-01
Manchester	Rasmussen, William	N1615 MADISON ST	POWTS Violation	Lid on tank not properly secured.	2017-11-01
Manchester	Rasmussen, William	N1615 MADISON ST	POWTS Violation	Faulty alarms/floats in tank.	2017-11-01
Marquette	Martin, Susan	W6848 JOLIN RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-03
Marquette	Schwandt, Schultz	W5620 PINE RD S	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-22
Marquette	Trussel, Wayne	W6260 LAKEVIEW DR N	POWTS Violation	Tank lid not properly secured with locking device.	2017-07-25
Princeton	Graetz, Daniel	N5792 COUNTY ROAD D	POWTS Failure	Surface discharge of sewage/effluent	2017-10-04
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29

Princeton	Kamedulski, Raymond	N5587 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Princeton	Kamedulski, Raymond	N5589 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-06-09
Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Probable surface discharge.	2017-06-09
Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-08-09
Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Probable surface discharge.	2017-08-09
Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Surface Discharge of Effluent	2017-09-29
Princeton	Kamedulski, Raymond	N5591 LOCK RD	POWTS Failure	Probable surface discharge.	2017-09-29
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-06-12
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-08-09
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Surface Discharge of Effluent	2017-10-19
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-10-19
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-06-12
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-08-09
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Surface Discharge of Effluent	2017-10-19
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Failure	Probable surface discharge.	2017-10-19
Princeton	Sorensen, Patrick	W4537 STATE ROAD 23 73	POWTS Failure	Surface discharge of sewage/effluent	2017-05-16
Princeton	Uerling, Karla	N6140 PLEASANT DR	POWTS Failure	Probable surface discharge.	2017-03-17
Princeton	1st Wisc Bank Princeton	W4406 OLD GREEN LAKE RD	POWTS Violation	Generated alert	2017-09-25
Princeton	1st Wisc Bank Princeton	W4406 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-09-25
Princeton	Home of Divine Mercy Inc	W3464 OLD GREEN LAKE RD	POWTS Violation	No vents on dispersal cell to check system for function	2017-05-04
Princeton	Gagne Auto Body	W4706 STATE ROAD 23 73	POWTS Violation	Holding tank overflowing to ground.	2017-05-01
Princeton	Gagne Auto Body	W4706 STATE ROAD 23 73	POWTS Violation	Faulty alarms/floats in tank.	2017-05-01
Princeton	Giese, Glen	W4860 KRISTINE CT	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-27
Princeton	Puerto, Joe	N4570 ELM ST	POWTS Violation	Tank failure, not structurally sound.	2017-07-10
Princeton	Kallas, Joseph	N4682 COUNTY ROAD D	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-06-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-29
Princeton	Kamedulski, Raymond	N5579 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-09-29
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank lid not properly secured.	2017-05-11
Princeton	Kamedulski, Raymond	N5585 LOCK RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09

Princeton	Kieck, William	N5141 FOX RIVER LN	POWTS Violation	Faulty alarms/floats in tank.	2017-06-22
Princeton	Kitchen, Dennis	No Address Available	POWTS Violation	Filter not functioning properly.	2017-05-04
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-06-12
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-10-19
Princeton	Leinweber, Joe	W4016 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-10-19
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-06-12
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-08-09
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-10-19
Princeton	Leinweber, Joe	W4022 OLD GREEN LAKE RD	POWTS Violation	Tank lid not properly secured.	2017-10-19
Princeton	McCurdy, Donald	N5698 SODA RD	POWTS Violation	Tank lid not properly secured with locking device.	2017-10-02
Princeton	Schultz, Ed	W5482 LOSINSKI RD	POWTS Violation	Tank failure, not structurally sound.	2017-09-05
Princeton	Schultz, Ed	W5482 LOSINSKI RD	POWTS Violation	Tank baffles not present or secure.	2017-09-05
Princeton	Smith, Earl	N4611 OAK RD	POWTS Violation	Tank lid not properly secured with locking device.	2017-08-07
Princeton	Smith, Earl	N4611 OAK RD	POWTS Violation	Tank lid not properly secured.	2017-08-07
Princeton	Sorensen, Patrick	W4537 STATE ROAD 23 73	POWTS Violation	Tank lid not properly secured.	2017-05-16
Princeton	Sumanis, Robert	N4621 OAK RD	POWTS Violation	Tank lid not properly secured.	2017-08-21
Princeton	Swanson, Jerry D	W5431 OXBOW TRL	POWTS Violation	Tank lid not properly secured.	2017-06-26
Princeton	Uerling, Karla	N6140 PLEASANT DR	POWTS Violation	Tank overfull and discharging to ground surface.	2017-03-17
Princeton	WCS Trust, c/o Roy Derksen	W4834 EVERGREEN DR	POWTS Violation	Tank lid not properly secured.	2017-11-02
Princeton	Williams, Albert	N5580 SANDCREST LN	POWTS Violation	Tank failure, not structurally sound.	2017-06-27
St. Marie	Hammen, Martin	N7335 LOCK RD	POWTS Violation	Lid on tank not properly secured.	2017-08-15
St. Marie	Hammen, Martin	N7335 LOCK RD	POWTS Violation	Lid on tank not properly secured.	2017-02-13
St. Marie	Hammen, Martin	N7335 LOCK RD	POWTS Violation	Lid on tank not properly secured.	2017-05-22
St. Marie	Witte, John	N6425 RIVER RD	POWTS Violation	Tank baffles not present or secure.	2017-07-11
St. Marie	Wolter, Kenneth	N6736 PUCHYAN MARSH RD	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-20

2018

Green Lake County Land Use Planning & Zoning Committee Meetings

Business Meeting: 5:15 p.m.
Public Hearing: 6:30 p.m.

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

Phone: (920)294-4156
www.co.green-lake.wi.us



January 2018							February 2018							March 2018							April 2018										
W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S
1		1	2	3	4	5	6	5					1	2	3	9					1	2	3	14	1	2	3	4	5	6	7
2	7	8	9	10	11	12	13	6	4	5	6	7	8	9	10	10	4	5	6	7	8	9	10	15	8	9	10	11	12	13	14
3	14	15	16	17	18	19	20	7	11	12	13	14	15	16	17	11	11	12	13	14	15	16	17	16	15	16	17	18	19	20	21
4	21	22	23	24	25	26	27	8	18	19	20	21	22	23	24	12	18	19	20	21	22	23	24	17	22	23	24	25	26	27	28
5	28	29	30	31				9	25	26	27	28				13	25	26	27	28	29	30	31	18	29	30					

May 2018							June 2018							July 2018							August 2018										
W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S
18			1	2	3	4	5	22						1	2	27	1	2	3	4	5	6	7	31				1	2	3	4
19	6	7	8	9	10	11	12	23	3	4	5	6	7	8	9	28	8	9	10	11	12	13	14	32	5	6	7	8	9	10	11
20	13	14	15	16	17	18	19	24	10	11	12	13	14	15	16	29	15	16	17	18	19	20	21	33	12	13	14	15	16	17	18
21	20	21	22	23	24	25	26	25	17	18	19	20	21	22	23	30	22	23	24	25	26	27	28	34	19	20	21	22	23	24	25
22	27	28	29	30	31			26	24	25	26	27	28	29	30	31	29	30	31					35	26	27	28	29	30	31	

September 2018							October 2018							November 2018							December 2018										
W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S	W	S	M	T	W	T	F	S
35							1	40		1	2	3	4	5	6	44					1	2	3	48							1
36	2	3	4	5	6	7	8	41	7	8	9	10	11	12	13	45	4	5	6	7	8	9	10	49	2	3	4	5	6	7	8
37	9	10	11	12	13	14	15	42	14	15	16	17	18	19	20	46	11	12	13	14	15	16	17	50	9	10	11	12	13	14	15
38	16	17	18	19	20	21	22	43	21	22	23	24	25	26	27	47	18	19	20	21	22	23	24	51	16	17	18	19	20	21	22
39	23	24	25	26	27	28	29	44	28	29	30	31				48	25	26	27	28	29	30		52	23	24	25	26	27	28	29
40	30																							1	30	31					

= Committee Meetings # = County Board Meetings

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

Item I: Owner/Applicant: Landmark Services Cooperative **Agent:** Mike Elder, Chief Operating Officer **General legal description:** W1646 County Road S, Parcel #010-00151-0100, Lot 1 Certified Survey Map 865, Part of the NW¼ of Section 9, T14N, R13E, Town of Mackford, ±6.0 acres **Request:** A modification to the conditional use permit approved in April, 2017, to install a 30,000 gallon anhydrous ammonia storage tank instead of the planned 12,000 gallon tank.

All interested persons wishing to be heard at the public hearing are invited to attend. The public can direct written comments to the Land Use Planning & Zoning Department, P.O. Box 3188, Green Lake, WI 54941 or zoning@co.green-lake.wi.us. For information related to the outcome of this public hearing item, contact the Green Lake County Land Use Planning and Zoning Department at (920) 294-4156.

Publish: November 17, 2017

ITEM I: CONDITIONAL USE PERMIT

OWNER:

Landmark Services Cooperative

AGENT:

Mike Elder - Landmark Services Co-op

REQUEST: The owner/agent is requesting a modification to the conditional use permit approved in April 2017, to install a 30,000 gallon anhydrous ammonia storage tank instead of the planned 12,000 gallon tank. This request does not impact the previously-approved two (2) 18,000 gallon tanks.

PARCEL NUMBER / LOCATION: The parcel affected related to this request is 010-00151-0100, located in the NW¼ of Section 9, T14N, R13E, Town of Mackford. The site is located at W1646 County Road S and consists of ±6.0 acres.

EXISTING ZONING AND USES OF ADJACENT AREA: The subject site is located along a commercial / industrial corridor that includes scattered residential uses. The subject site is bordered to the north and west by lands zoned A-2, General Agriculture District which appear to be croplands. To the east is a ±9 acre parcel zoned R-1, Single-Family Residence District, ±8 acres of which are croplands the remaining acre contains a single family residence. Across County Road S are lands mostly zoned Industrial and appear to be used for industrial pursuits.

ADDITIONAL INFORMATION / ANALYSIS: In September of 2016, Landmark Services Cooperative was on this Committee's agenda relating to Landmark's desire to establish an office, warehouse, and equipment storage use on the lands that were previously used as a bowling alley. A rezone to Industrial was also recommended and eventually approved by the County Board. In September's public hearing, Landmark eluded to their interest in relocating their anhydrous ammonia storage tanks and associated vehicle scale from the main industrial site (just south and across County S) to the subject site. In April of 2017, a conditional use permit was approved for two (2) 18,000 gallon and one (1) 12,000 gallon anhydrous ammonia storage tanks, along with associated transfer station and parking of nurse tanks on site.

Presently, according to their application, Landmark Services Cooperative wishes to increase the capacity of the ammonia storage system from 48,000 gallons to 66,000 gallons. A 30,000 gallon ammonia storage tank would be installed instead of the previously-approved 12,000 gallon tank. Also according to their application, the storage tanks would still be located in the northwest corner of the property with a 50ft setback to property lines and the system would be compliant with Chapter SPS 343 – Anhydrous Ammonia, including all necessary plan examination and approval.

The Committee has this opportunity to fully review Landmark Services Cooperative's conditional use permit application. The Committee may create any conditions necessary to protect the public interest. The following criteria are to be used by the Committee in determining if the conditional use request should be granted. Any and all conditions must assist the applicant in meeting the purpose and intent of the Green Lake County Zoning Ordinance.

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

- Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- 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
- a) Will not be hazardous or disturbing to existing or future neighboring uses; and
- b) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- c) 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
- d) 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 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. 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. 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.
4. Where outside lighting fixtures are used, the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
5. Outside storage of LP tanks, fertilizer buggies, and trailers must be limited to the designated area on the CUP site plan.
6. Landmark Services Cooperative to provide the Land Use Planning & Zoning Department with State approvals of anhydrous ammonia tank and transfer station installation prior to land use permit issuance.
7. Landmark Service Cooperative to notify the Sherriff's Department, local Fire Department and Emergency Services of new anhydrous ammonia storage and distribution system installation.

TOWN OF MACKFORD: An Action Form requesting the Town of Mackford's input related to this zoning change request was mailed to the Town Clerk on October 6, 2017. At their November 13th meeting, the Town did not object to and approved of this CUP request.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375 (not refundable) Date September 22, 2017

Zone Change from N/A to _____

Conditional Use Permit for Additional capacity of anhydrous ammonia tanks.

Other

PROPERTY OWNER / APPLICANT

Name Landmark Services Cooperative

Mailing Address PO Box 277, Cottage Grove, WI 53527

Phone Number 608-819-3117

Signature *[Handwritten Signature]* Date 9/22/2017

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Mackford _____ Parcel Number 010-00151-0100 Acres 6

Lot ___ Block ___ Subdivision _____

Section 09 Town 14N North Range 13E East

Location of Property W1646 County Road S, Town of Mackford

Legal Description _____

Current Zoning Classification I-Industrial Current Use of Property Office/Warehouse

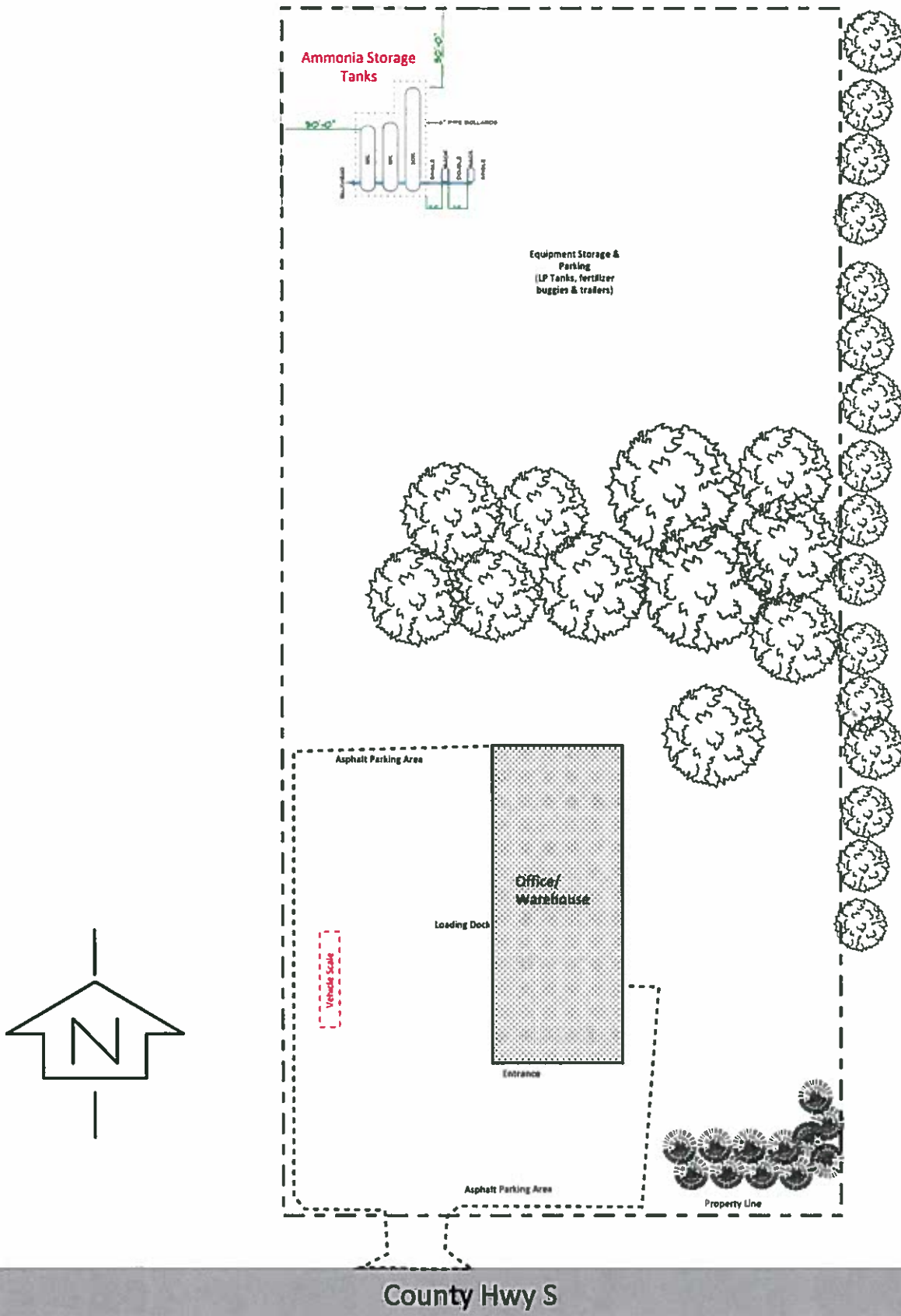
Detailed Description of Proposed Use: Increasing total capacity of ammonia bulk tank storage system from 48,000 gallons to 66,000 gallons. Previously approved 12,000-gallon tank will be replaced by a 30,000-gallon tank. This increased storage capacity will improve efficiency and provide needed supply. Tanks will be placed at northwest corner of property, with 50' setback from property lines. System will be compliant with Wisconsin Chapter SPS 343 – Anhydrous Ammonia, including all necessary plan examination and approval.

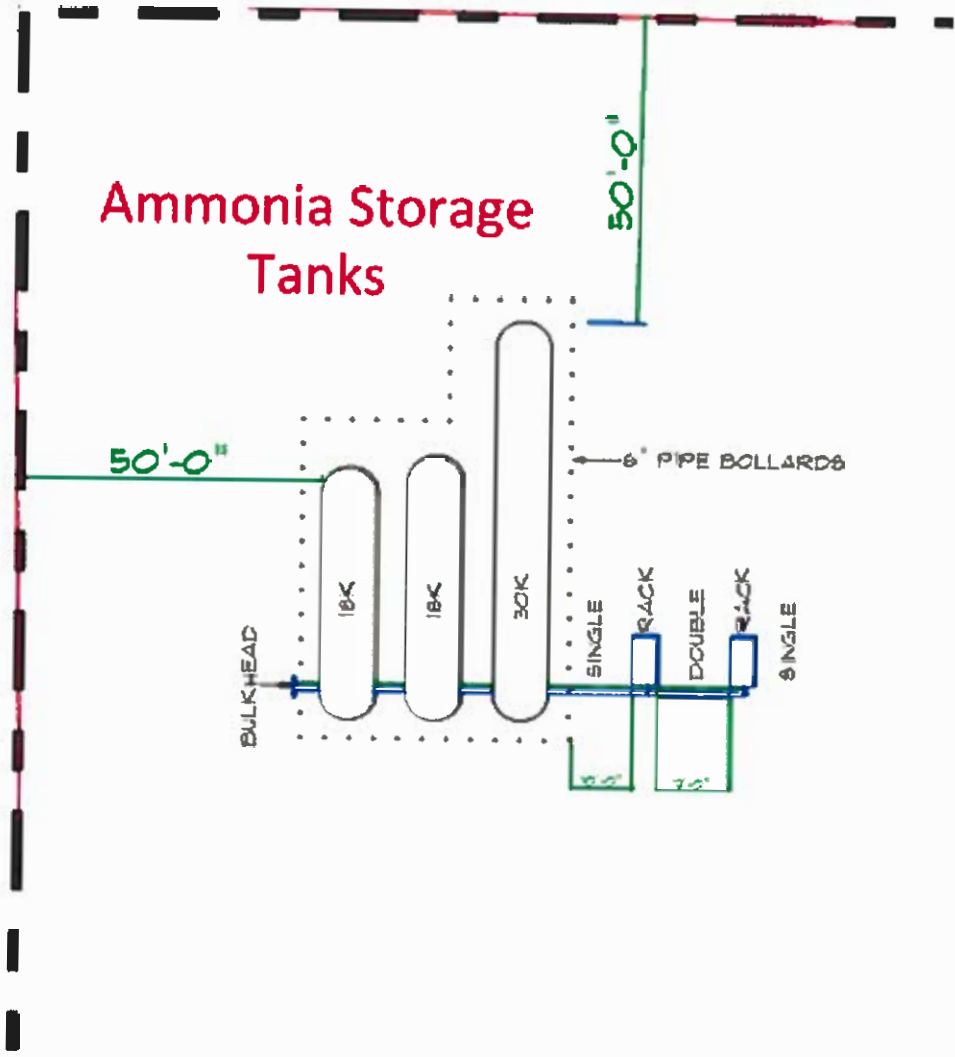
PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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



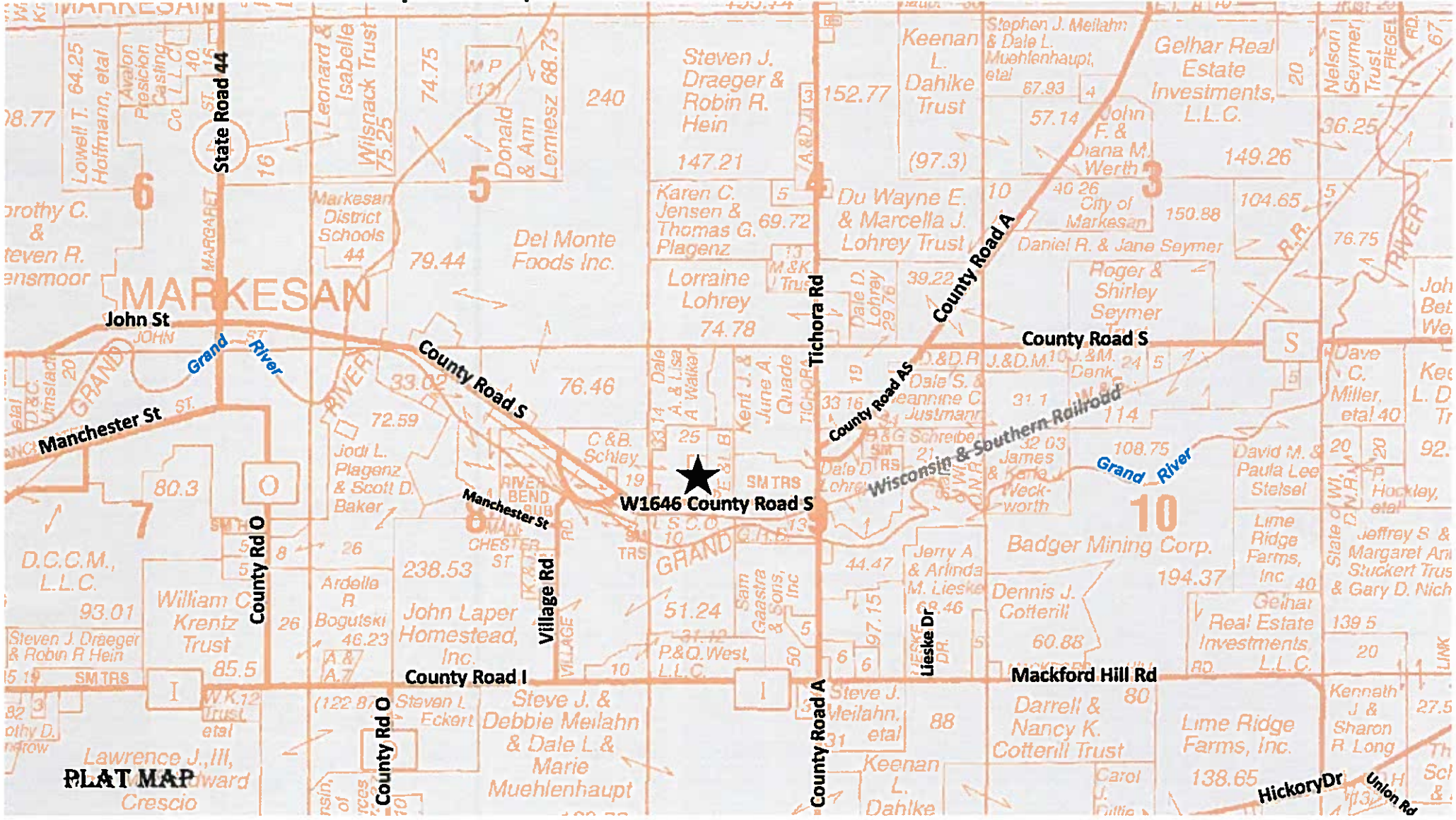
Landmark Services Coopertive Markesan Office/Warehouse





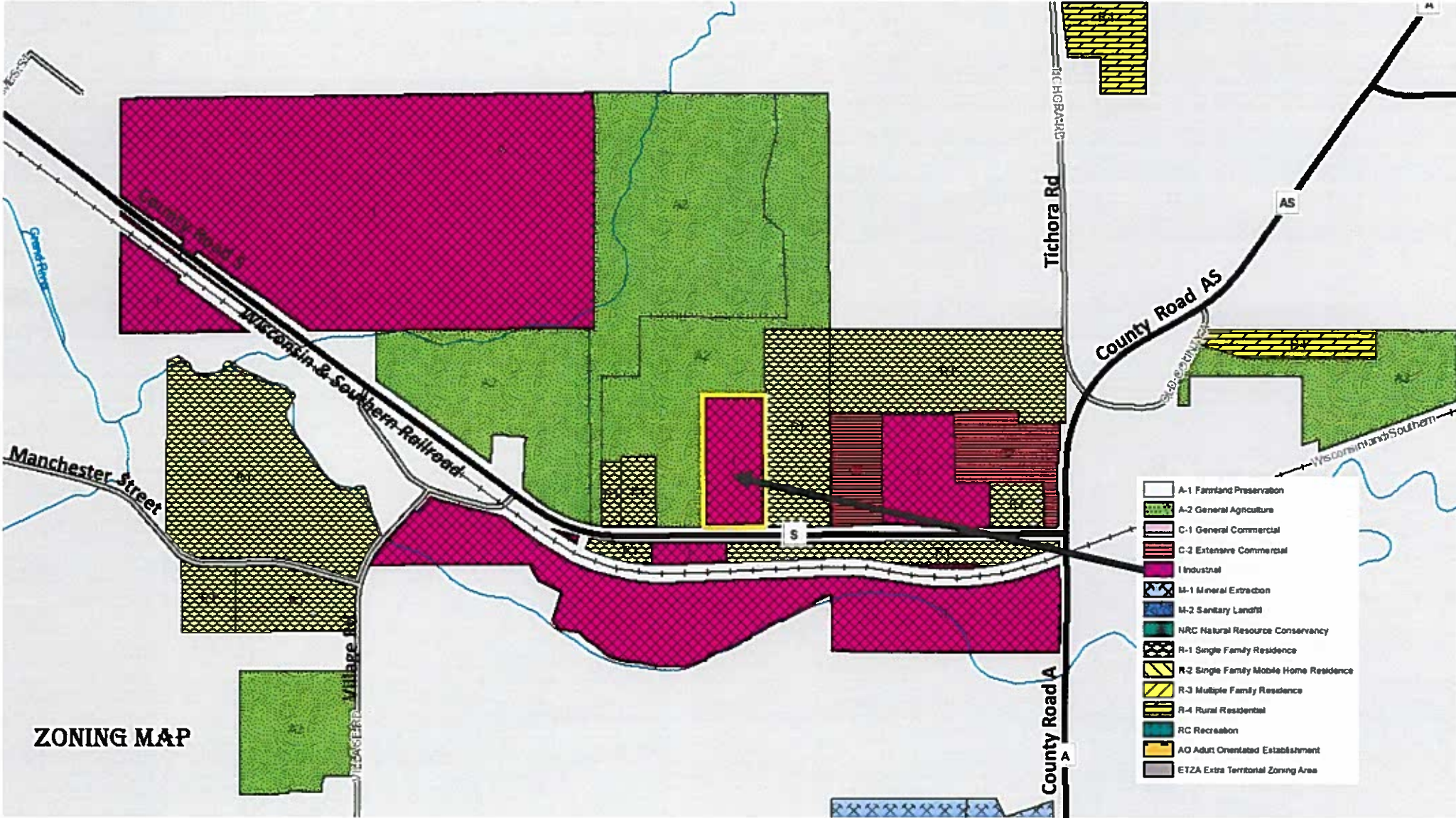
Ammonia Storage Tanks

Owner: Landmark Services Cooperative Agent: Mike Elder, Chief Operating Officer
W1646 County Road S, Parcel #010-00151-0100, Lot 1 Certified Survey Map 865
Part of the NW¼ of Section 9, T14N, R13E – Town of Mackford
Conditional use permit request for additional capacity of anhydrous ammonia tanks.



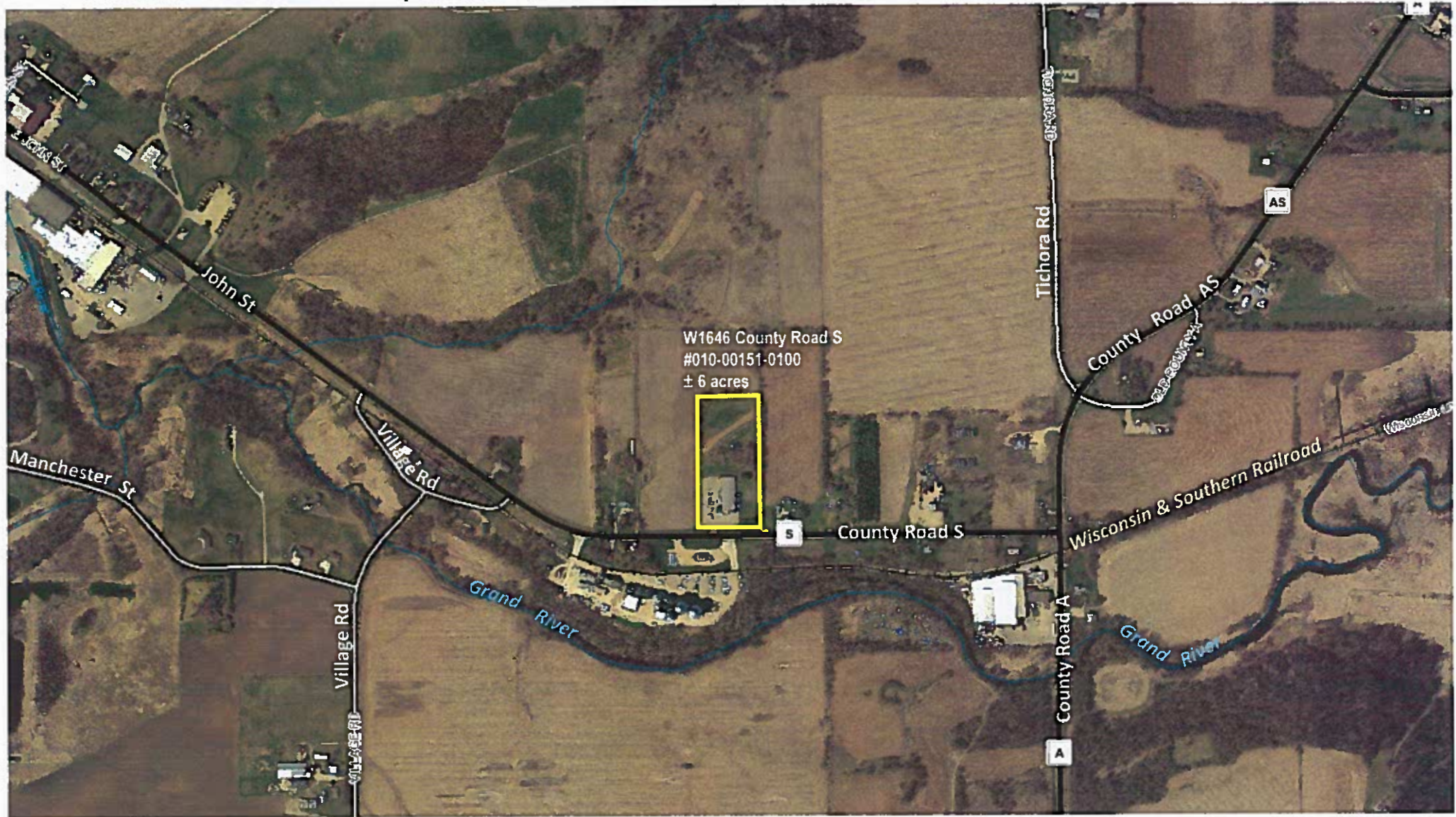
Green Lake County Land Use Planning & Zoning Committee Public Hearing 12/07/17

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Green Lake County Land Use Planning & Zoning Committee Public Hearing 12/07/17