



# **GREEN LAKE COUNTY**

**571 County Road A, Green Lake, WI 54941**

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December 16, 2016

The following documents are included in the packet for the *Green Lake County Board of Adjustment* business meeting and public hearing that is scheduled for **Friday, December 16, 2016**. The business meeting begins at 9:00 a.m. The public hearing will begin at 9:30 a.m.

**Packet Pages:**

1. Agenda
2. Public Hearing Notice
- 3-23. **Meeting materials for Public Hearing Item I: Five Friends, LLC**
- 24-25. Minutes of 11/18/16



# GREEN LAKE COUNTY BOARD OF ADJUSTMENT

Carole DeCramer,  
Board Secretary

Number: 920-294-4156  
Email: [cdecramer@co.green-lake.wi.us](mailto:cdecramer@co.green-lake.wi.us)

## Board of Adjustment Meeting Notice

**Date: December 16, 2016 Time: 9:00 AM**

**Green Lake County Government Center, 571 County Road A, Green Lake, WI  
West Wing, Lower Level, County Board Room #0902**

### AGENDA

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

**Board of  
Adjustment  
Members:**

*Janice Hardesty,  
Board Chair*

*Nancy Hill*

*Kathleen Moore  
Board Vice Chair*

*John Gende,  
Alternate 1*

*Ron Triemstra,  
Alternate 2*

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Certification of open meeting law
5. Agenda
6. Minutes: 11/18/16
7. Approve 2017 Board of Adjustment meeting calendar
8. Adjourn for field inspection

**Public hearing matters will not begin before 9:30 a.m.**

9. Public hearing matters

**Item I: Owner:** Five Friends, LLC **Agent:** Attorney Steven R. Sorenson  
**Site Description:** N5687, N5695, N5697, N5699 Klaver Street, Parcel #004-00974-0000, Part of the SW<sup>1</sup>/<sub>4</sub> of Section 22 and part of Government Lot 4 of Section 27, T16N, R13E, Town of Brooklyn **Request:** The owners are requesting a variance from Sections 350-13.B and 350-40.C(3) of the County Zoning Ordinance to remove two, two-family dwellings from their property and construct a single (two-family) dwelling.

- a) Public Hearing
- b) Board Discussion & Deliberation
- c) Board Decision

10. Correspondence
11. Next meeting date
12. Adjournment

**NOTE:** 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 the day before the meeting no later than noon.

## NOTICE OF PUBLIC HEARING

The Green Lake County Board of Adjustment will hold a Public Hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, Wisconsin, on **Friday, December 16, 2016, at 9:00 a.m.** The meeting will adjourn for site inspection of the following item:

**Item I: Owner:** Five Friends, LLC **Agent:** Attorney Steven R. Sorenson **Site Description:** N5687, N5695, N5697, N5699 Klaver Street, Parcel #004-00974-0000, Part of the SW¼ of Section 22 and part of Government Lot 4 of Section 27, T16N, R13E, Town of Brooklyn **Request:** The owners are requesting a variance from Sections 350-13.B and 350-40.C(3) of the County Zoning Ordinance to remove two, two-family dwellings from their property and construct a single (two-family) dwelling.

The Board of Adjustment will reconvene at approximately **9:30 a.m.** to consider the item listed above. All interested persons wishing to be heard at the public hearing are invited to be present. Please note that *it is not uncommon for an owner/applicant to withdraw a request at the last minute.* Call the Green Lake County **Land Use Planning and Zoning Department at (920) 294-4156** for further detailed information concerning this notice, to verify that the agenda item you may be interested in has not been withdrawn from the agenda, or for information related to the outcome of the public hearing item.

*Publish December 1, 2016 and December 8, 2016*



ITEM I                                          VARIANCE

**OWNERS:**  
Five Friends, LLC

**APPLICANT:**  
Attorney Steve Sorenson

**REQUEST:** The owners are requesting a variance from Sections 350-13.B and 350-40.C(3) of the County Zoning Ordinance to remove two, two-family dwellings from their property and construct a single (two-family) dwelling.

**PARCEL NUMBER / LOCATION:** Parcel number 004-00974-0000, being lot 1 of CSM 1863, located in the SE1/4 of the SW1/4 of Section 22 and in Government Lot 4 of Section 27, T16N, R13E, Town of Brooklyn. The subject site is located at N5687, N5695, N5697 and N5699 Klaver Street.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The subject site and two (2) adjacent properties to the west are zoned R-3, Multi-Family Residence District. The remainder of the surrounding properties are zoned R-1, Single-Family Residence District. Just east of the subject site is Klaver Street, which is a public boat launch to Green Lake. The predominant use of the subject site has been multi-family residential. The adjacent properties are mostly used for single-family residential. In addition to being subject to the County's General Zoning Ordinance, the subject site abuts Green Lake and is, therefore, within the jurisdiction of the Shoreland Zoning Ordinance.

**ADDITIONAL INFORMATION / ANALYSIS:** A historic analysis of the subject site reveals that the subject property was once part of Dering's Resort that existed around 1900. In 1949, after the passing of Alice Dering, the resort was owned and operated by Herbert Weeks. In 1972 Mr. Weeks subdivided the resort into two lots via CSM 546 and sold off Lot 1, which included the resort's lodge and another single-family dwelling. In 1977, Mr. Weeks rezoned the subject site from RC, Recreational to R-3, Multi-Family Residence District. His application expressed an interest in maintaining the dwellings on the property as apartments. Mr. Weeks died in 1980; however, the property has continued to be used as multi-family residential.

The current owners, "Five Friends, LLC", have owned the property since 2004. There are three residential structures on the property and a detached shed. Two of the three residential structures are two-family dwellings. The remaining residential structure is a single-family dwelling that is adjacent to Green Lake (a.k.a. the boathouse). The owners have downsized their use of the site and have proposed to remove the two, two-family dwellings and the detached shed and construct a single two-family dwelling. The boathouse dwelling would remain on the property and would be used as a summer rental to family and friends.

Section 350-13.B of the County Zoning Ordinance states that every residential building hereafter erected .... shall be located on a lot, **and in no case shall there be more than one main building on one lot.** Presently, there are three (3) main residential buildings on this lot and the proposal is calling for two (2) main residential buildings on this lot. This proposal still conflicts with Section 350-13.B **but does represent a reduction in nonconformity.** In addition, the existing detached shed is nonconforming to the front (street) yard setback, thus its removal would further reduce lot nonconformities.



Section 350-40.C.(3) contains a density standard whereby each building unit requires a minimum of 15,000 sqft of lot area. In addition to the two building units included in the proposal, there is an existing building unit that is the boathouse dwelling. Per the CSM 1863, the subject site area is ±35,284 sqft; based on the density standard above, the site area required for three building units is 45,000 sqft. Again, there is a reduction in nonconformity based on the proposal as presently there are 5 building units on 35,284 sqft (1b.u. to 7,057 sqft) where the request would yield 3 building units on the same area (1b.u. to 11,761 sqft).

The applicants applied for their land use permit prior to the new Shoreland Zoning Ordinance being adopted so the impervious surface requirements are not ordinance mandated; however, as a variance request, in the spirit of the “no harm to the public interest” criterion, the BOA may want to review impervious surfaces existing versus impervious surfaces proposed. Per the variance application, the existing impervious surfaces on the subject site amount to 7,030 sqft and the proposed impervious surfaces will be 8,277 sqft. Based on these numbers, the proposed project represents an increase of impervious surfaces and it is not understood, from their application, how the applicants intend to show a reduction in impervious surfaces. This issue could be easily resolved by adding a condition requiring stormwater infiltration.

**VARIANCE CRITERIA:** To qualify for a variance, it must be demonstrated that the property meets the following 3 requirements: **Staff comments in bold.**

1) Unnecessary Hardship

- compliance with standards would be unreasonably burdensome (Snyder)  
**It is understood that the removal of the boathouse dwelling would create favorable conditions for land use permit issuance. This would satisfy both the number of main residential buildings per lot as well as the 1b.u. to 15,000sqft density standard. The question for the BOA is whether this burden is “unreasonably burdensome”.**
- hardship may not be self-created (State ex rel. Markdale Corp. v. Board of Appeals)  
**A previous owner created the nonconforming conditions on the subject site.**
- circumstances of the applicant, such as a growing family or the need for a larger garage, are not factors in considering variances (Snyder)  
**The applicants have not claimed specific circumstances as driving factors for this variance request.**
- property, as a whole, must be considered, not just a portion (State v. Winnebago Cnty)  
**The entire property has been considered, especially with respect to the density standard.**
- economic or financial hardship is not a justification (State v. Winnebago Cnty)  
**The applicants have not used economics as a justification for this request.**

2) Unique Property Limitations

- limitations such as steep slope, wetland, shape or size that are not shared by other properties and prevent compliance with ordinance (State v. Kenosha BOA)  
**The subject lot does not contain limitations as described above; rather, the applicants' identified limitation is related to the existing condition of the property having two (2) duplexes and the boathouse dwelling.**

- limitations common to a number of properties are not a justification (*Arndorfer v. Sauk County BOA*)  
**The subject site's limitation does not exist on the neighboring properties.**
  - alternative designs and locations on the property have been investigated (*State v. Winnebago County*)  
**Only the removal of the boathouse and the subsequent design of a three (3) building unit (multi-family dwelling) would meet the required number of main residential dwellings on a single lot. However, the three (3) building unit (multi-family dwelling) would still need a variance to meet the required density standard.**
- 3) No Harm to Public Interest
- ordinance purpose and intent, variance may not harm public interest (*State v. Winnebago County*)  
**The purpose of the zoning ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics, and general welfare of Green Lake County. The intent is to regulate lot coverage, population density and distribution so as to prevent overcrowding and avoid undue population concentration. Clearly, the request is asking for two main residential dwellings at a reduced density ratio. The BOA must determine if the request is consistent with this purpose and this intent. If inconsistent, the variance must be denied.**
  - short-term, long-term, and cumulative effects on public interest in neighborhood, community, and even the state (*Ziervogel*)  
**As the present condition on-site is significantly more conflicting with ordinance standards, the variance request will not further harm the public interest. Future requests of a similar nature would also be measured against the public interests and, if those requests conflict, they should be denied.**
  - only allow minimal relief for use of property, may include conditions (*Robert M. Anderson, American Law of Zoning*)  
**The request appears to be the minimum relief achievable without requiring the removal of the boathouse dwelling.**

**If the BOA determines that the variance request meets all three, staff would suggest the approval include the following conditions:**

1. Create and install storm water management practices that will infiltrate all of the storm water runoff from **the proposed two-family dwelling**, for a 2-year rainfall event into appropriately sized rain gardens (in accordance with WDNR PUB-WT-776 (2003)) or any other infiltration method may be used as approved by the Land Use Planning & Zoning (LUP&Z) Department.
2. As shown on the site plan included in the applicant's variance application, the detached shed shall be removed from the property along with the two existing, two-family dwellings.



**GREEN LAKE COUNTY  
VARIANCE APPLICATION**

*Provide the following information and any other detailed information related to the variance.*

Date Received: 10-31-16

Fee Received: 375<sup>00</sup> C 4370

Five Friends LLC

Steve Sorenson

Owner Name

Applicant Name

[Signature] 10/31/16  
Owner Signature Date

[Signature] 10/26/2016  
Applicant Signature Date

944 S. Grove St. PO Box 201

P.O. Box 311

Mailing Address

Mailing Address

Ripon WI 54971  
City State Zip

Ripon WI 54971  
City State Zip

920-428-4682 SAME  
Home Phone Work/Cell Phone

(920) 232-4846  
Home Phone Work/Cell Phone

Site Address N987, N5695, N5697, N5699

Tax Parcel ID # 004 - 00974 - 0000

Lot 7 Block      Subdivision/Plat       
Lot 1 CSM # 1863 Town of Brooklyn

For the Board of Adjustment to grant a variance, the owner/applicant must clearly demonstrate that there is an unnecessary hardship present when strictly applying an ordinance standard; that the hardship is due to unique site limitations; and in granting a variance the public interest is being protected.

The burden of proof rest upon the property owner to show all 3 criteria are being met.  
A variance is not a convenience to the property owner and should not be granted routinely.

Attach additional sheets, if necessary, to provide the information requested.

1. Explain your proposed plans and how they vary from the required dimensional standards:

Proposed ~~structure~~ of two "stand alone" residential structures as opposed to a single multifamily residential structure which would be permitted in this zoning district.

2. Explain the hardship imposed by the Ordinance:

Present and historically this property was used and is being used as a multi-family property with 3 separate dwellings. It would be unreasonably burdensome to require the boathouse dwelling, that is in the best condition of the three, to be torn down, just to meet the ordinance standard of one main res. building per lot.

3. Describe unique property feature(s) that create the hardship:

There are 3 separate dwellings on this lot. Owners did not build them, this was not self-created. Lot size precludes any land division to make legal the ~~two~~ proposed dwelling configuration.

4. Explain why the proposed variance will not harm the public interest:

There is no harm to the public interest, in fact, the proposed project is less violative to the ordinance standard as there will be only 2 ~~two~~ main residential structures as opposed to <sup>the</sup> 3 that currently exist. And that the property owners are within their rights to rebuild in the same footprint.

5. Explain why the property can not be utilized without a variance:

Use variances only.



## ATTACHMENT TO APPLICATION FOR VARIANCE

### SUPPLEMENTAL INFORMATION

A variance application has been filed with the Green Lake County Planning & Zoning Department pursuant to an appeal of the denial of land use permit in Project #1: 2 Unit Home at N5687, N5695, N5697, and N5699 Klaver Street, Town of Brooklyn, Parcel # 004-00974-0000.

The property which is located in the NE1/4 of the NW1/4 of Section 27, Township 16 North, Range 13 East, known as Lot 1 of CSM 1863, currently contains three separate residential structures; two multi-family structures, and one single family structure which is on the waterfront as a boathouse facility. This property has been continuously used as a multi-family structure for over thirty (30) years in much the same configuration that it currently exists. The property contains approximately 35,284 square feet of land. The property is currently zoned as a multi-family lot. However, in order to permit the restoration of the current three building units on the property, the Ordinance would require at least 45,000 square feet. It is due to this conflict in the Ordinance that the Applicant has submitted the variance application which is being provided to the Planning and Zoning Committee.

As the Application notes, it is the intent of the owners of the property to consolidate what currently is a two multi-family structures and one single family structure into a single duplex structure with the maintenance of the current boathouse structure in its current condition. The boathouse structure, as shown by the accompanying photos, is well maintained and is usable as a seasonal structure. It is the intent of the owner to continue to use the structure as a summer rental unit to family and friends, but ultimately to turn the structure into an extra area for adult children and their families.

The principal structure which will be a single structure, rather than the current two separate structures, will result in a decrease in the impervious surface areas on the property and a significant upgrade to the current multiple structures which are in need of substantial repair and maintenance. The result will be to create a single residential structure that the Applicant intends to occupy as a primary residence and the seasonal boathouse that will be used by family and friends of the owners. Five Friends, LLC is owned by the Diedrich family and the Jorgenson family. These families have been in the area for over three generations and intend to maintain this property as their primary residence, and ultimately to utilize the boathouse for their extended family. It is the Applicant's intent to improve the lot by decreasing the impervious surface area, upgrading the structures, eliminate the current multiple family rentals and improving the sanitary sewer system.

The attached diagrams demonstrate the structural layout of the new building that will replace the existing structures. It also locates the boathouse on the property that the Applicant intends to continue to utilize in its upgraded condition.

The hardship that the Ordinance imposes is that the present historical use of the property as a multi-family property with three dwellings would be unreasonably burdensome if it were required that the structures would need to continue to be maintained in an as is condition. The Ordinance, as far as use, is consistent with the plans of the Applicant. The Applicant intends to

improve on the density condition and to eliminate the multiple structures, reducing them down to two residential structures that are in conformity with each other and that are in a better condition utilizing a usage pattern that is more consistent with the neighborhood. The Applicant recognizes they could have simply rebuilt on the current footprint, but believes it is in everyone's best interest, and is in greater conformity with the Ordinance to utilize the current plans.

Unique features of the property as indicated in the Application are that there are currently three buildings located on the lot which is zoned for multi-family use but the orientation of those three buildings does not conform with the intent of the ordinance. In fact, there is no way to maintain the current usage of the property and conform with the Ordinance other than by seeking a variance, which in this case, is a variance that would result in a less obtrusive use of the property.

The Applicant believes there is no harm to the public interest and in fact the Applicant perceives that the proposed project will be less violative of the intent of the Ordinance. The property will go from three residential units that are now housing multiple families into a single residential unit that will be the primary residence of only two families. The boathouse will continue to be used as it has been since its construction and ultimately the boathouse will be used for strictly family purposes as is characteristic of the Green Lake area. The public interest is maintained because there will be year-round residents at the property who will have a greater interest in maintaining the property in a quiet residential manner. The Applicant will also control the usage of the property. Certainly this proposal is better than the rights that the property owners currently have to rebuild on the same footprint which would be a more extensive use of the property and could continue the multi or several family usages in a rental capacity, rather than in an owner occupied capacity as is anticipated.

Since the variance requested is a variance from the setbacks and square footage requirements, and not a use variance, it is the Applicant's impression that they do not have the burden of establishing why the property cannot be used without a variance. As it stands the property could be used without the variance, but the use would be as a multi-family rental facility with multiple structures rather than their intended use as an owner occupied residential property with casual use of the boathouse by family and friends for now and eventually just their own extended immediate families.

This Application is being submitted with the understanding that the Applicant will provide any detail beyond what has already been provided as to the intended layout of the new structure, as well as the layout of the current structures on the property. It is the Applicant's opinion that the overall impact is an improvement, not only in the nature of the property with the owner occupied condition of the property supplanting the vacation rental usage, but also with the understanding that there will be less impervious surface and it will be more consistent with the neighborhood.

Respectfully submitted on behalf of Five Friends, LLC



Steven R. Sorenson, Attorney for Five Friends, LLC



# 5687, 97, 99 Klaver Street

JTJ/HJ dimensional by room

	<b>Current</b>	<b>Proposed 10/17 Construction</b>
<b>A</b>	4 Buildings	2 Buildings
<b>B</b>	3 of 4 Inhabitable	2 of 2 Inhabitable
<b>C</b>	3 of 4 setback non-conforming	1 of 2 setback non-conforming
<b>D</b>	"Boathouse" not to change	same
<b>Septic E</b>	2 of 3 on holding tank	no holding tank
<b>Septic F</b>	1 of 3 traditional drain field	both inhabitable on traditional drain field
<b>G</b>	Upper Bldg 3 Sq. Ft. = 3772	?
<b>H</b>	Drive, walk Sq Ft. = 3434	?
<b>Potential Hardship I</b>	current Zoning-multihousing	
<b>J</b>	existing non conforming	
<b>k</b>	existing to be removed	





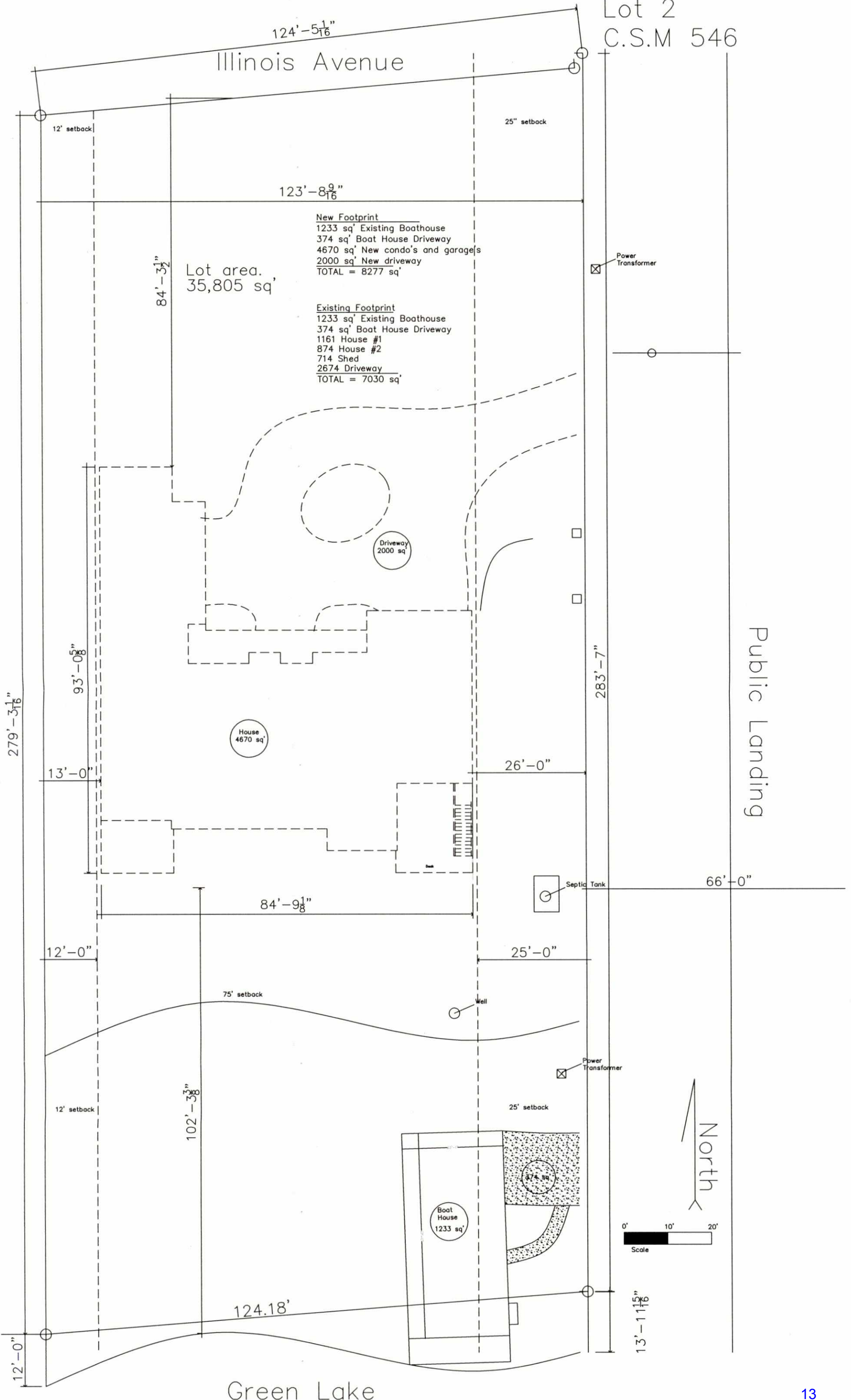






# Proposed Site Plan

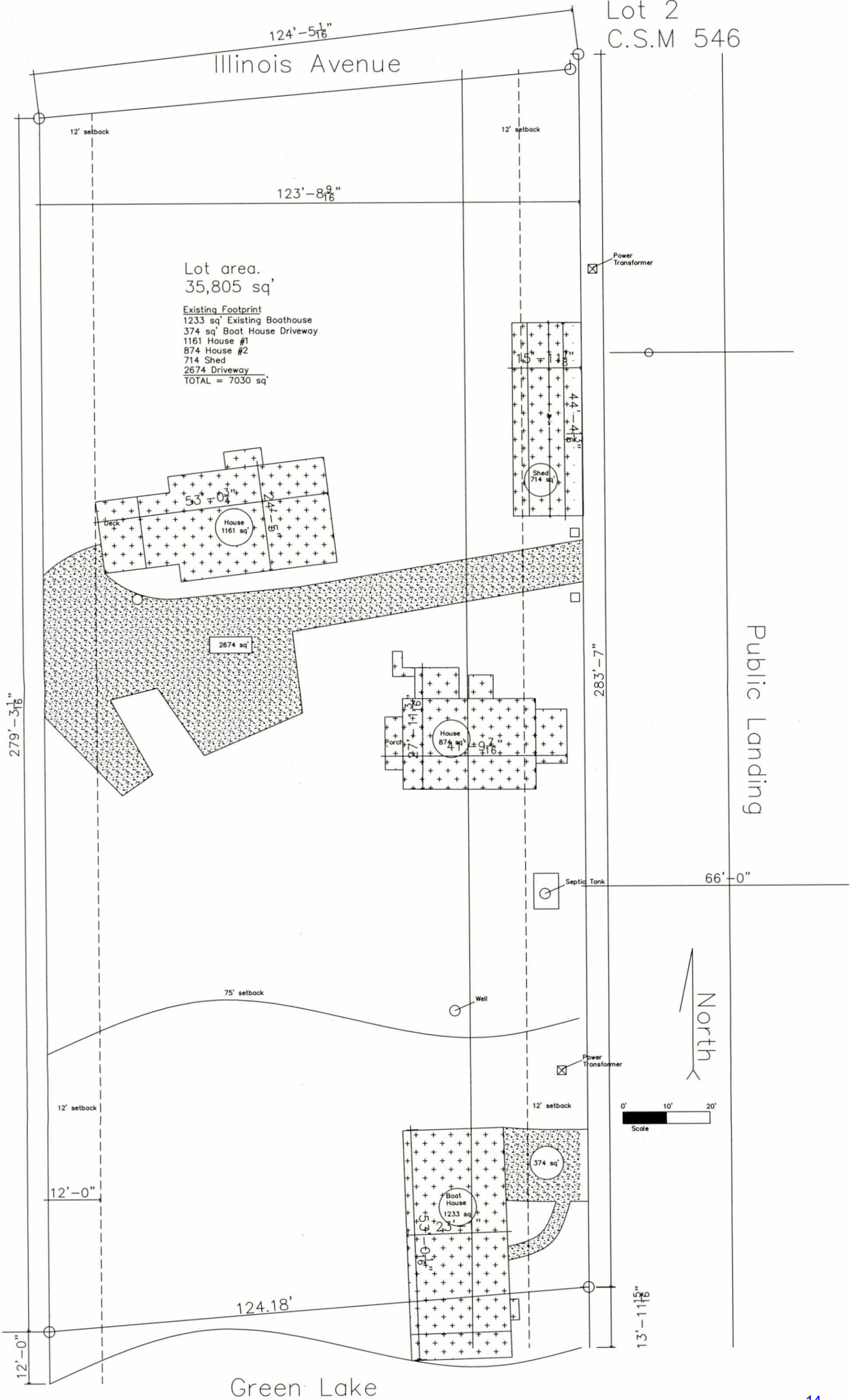
Five Friends LLC.  
 Lot 2  
 C.S.M 546

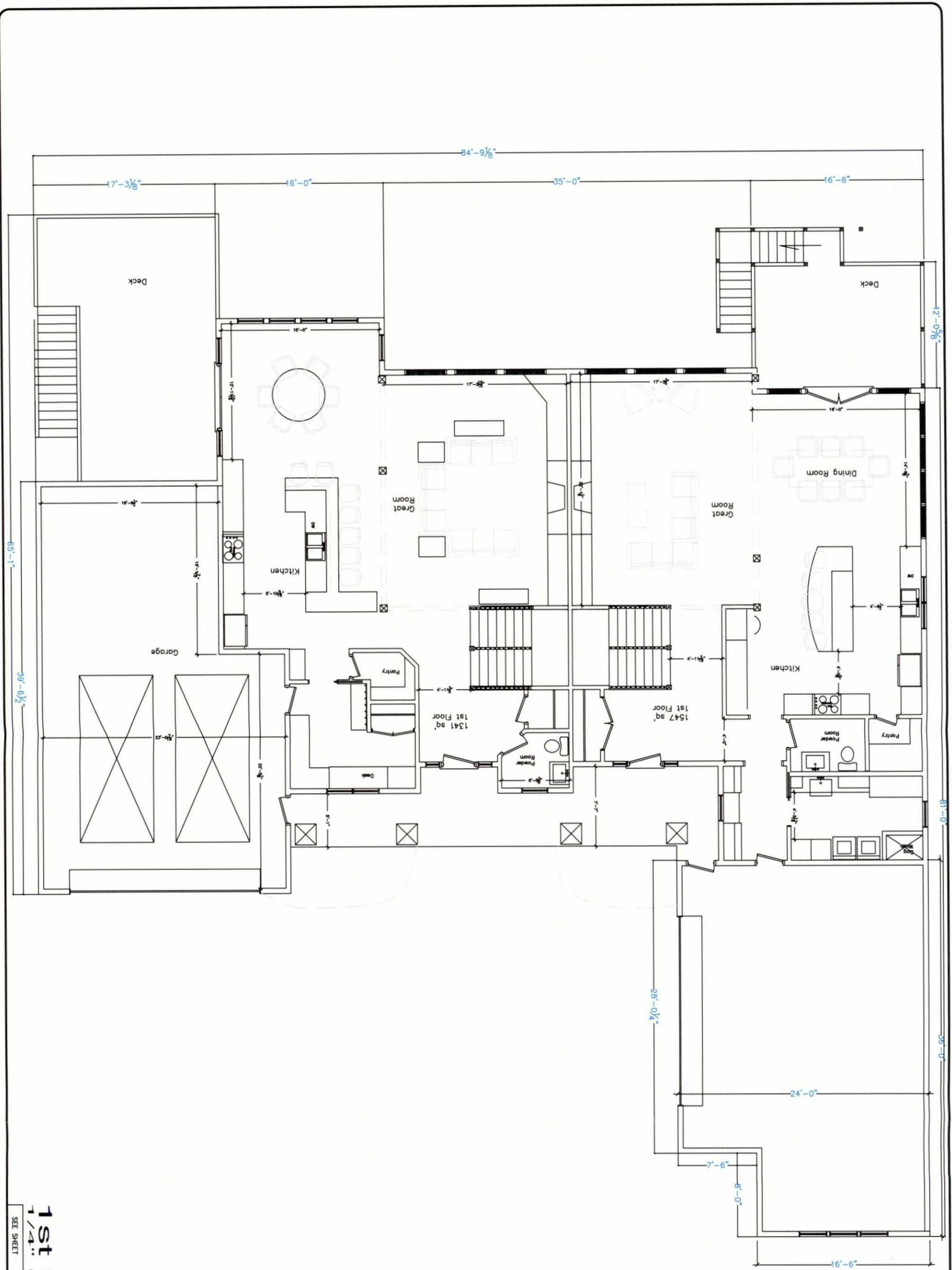




Existing Plot Plan

Five Friends LLC.  
 Lot 2  
 C.S.M 546





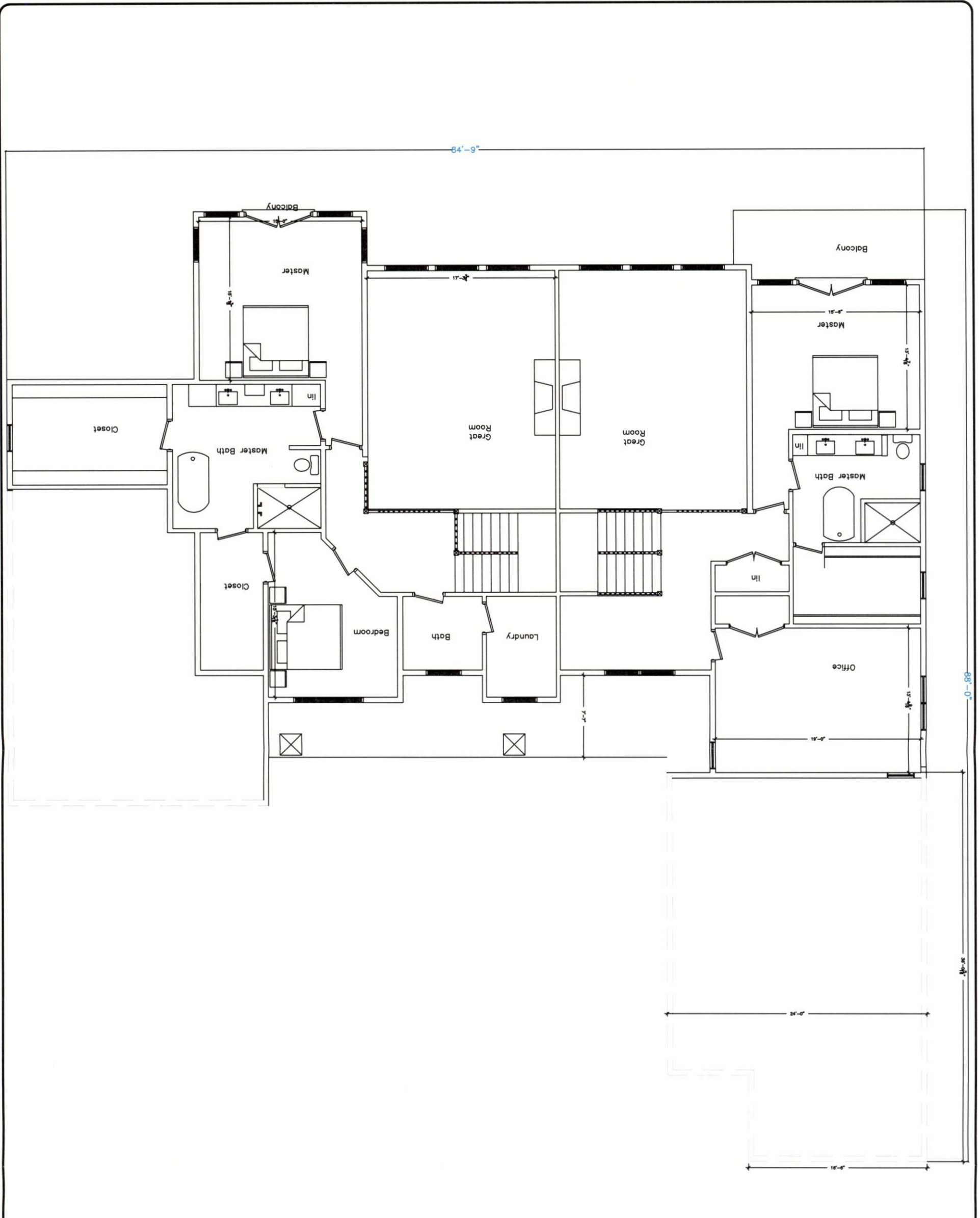
**1st Floor**  
 1/4" = 1'-0"  
 SEE SHEET FOR KEYED NOTES  
 2016

**New Construction**  
**Five Friends**  
 Illinois Ave.  
 Green Lake

**DESIGN SPECIALTY BUILDERS**  
 STAN & ERIC ARNETVEIT  
 BOX 589 509 SOUTH STREET  
 GREEN LAKE, WISCONSIN 54941  
 PHONE 920-294-6100 FAX 920-294-6114  
 RESIDENTIAL & LIGHT COMMERCIAL  
 DESIGN & CONSTRUCTION

REVISION	DATE	CHECKED BY	DRAWN BY	DATE
			ETA	2016





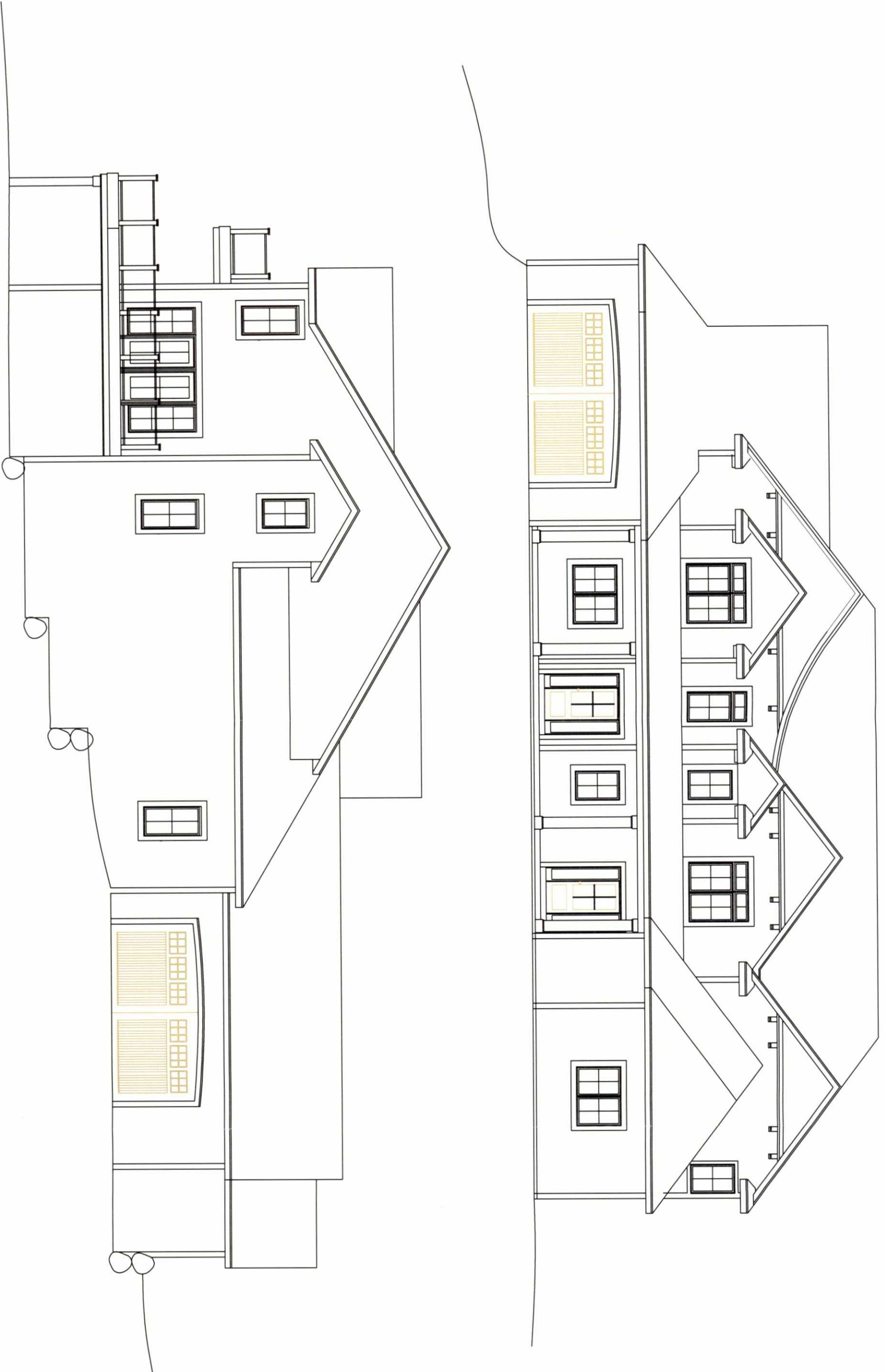
**2nd Floor**  
 1/4" = 1'-0"  
 SEE SHEET FOR KEYED NOTES.  
 2016

New Construction  
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 Illinois Ave.  
 Green Lake

**DESIGN SPECIALTY BUILDERS**  
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 GREEN LAKE, WISCONSIN 54941  
 PHONE 920-294-6100 FAX 920-294-6114  
RESIDENTIAL & LIGHT COMMERCIAL DESIGN & CONSTRUCTION

REVISION	DATE

DATE	2016
DRAWN BY	ETA
CHECKED BY	



**Elevations**  
 1/4" = 1'-0"

SEE SHEET FOR KEYED NOTES

© COPYRIGHT DESIGN SPECIALTY BUILDERS 2016

E-2

**New Construction**  
**Five Friends**  
 Illinois Ave.  
 Green Lake

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 BOX 589 509 SOUTH STREET  
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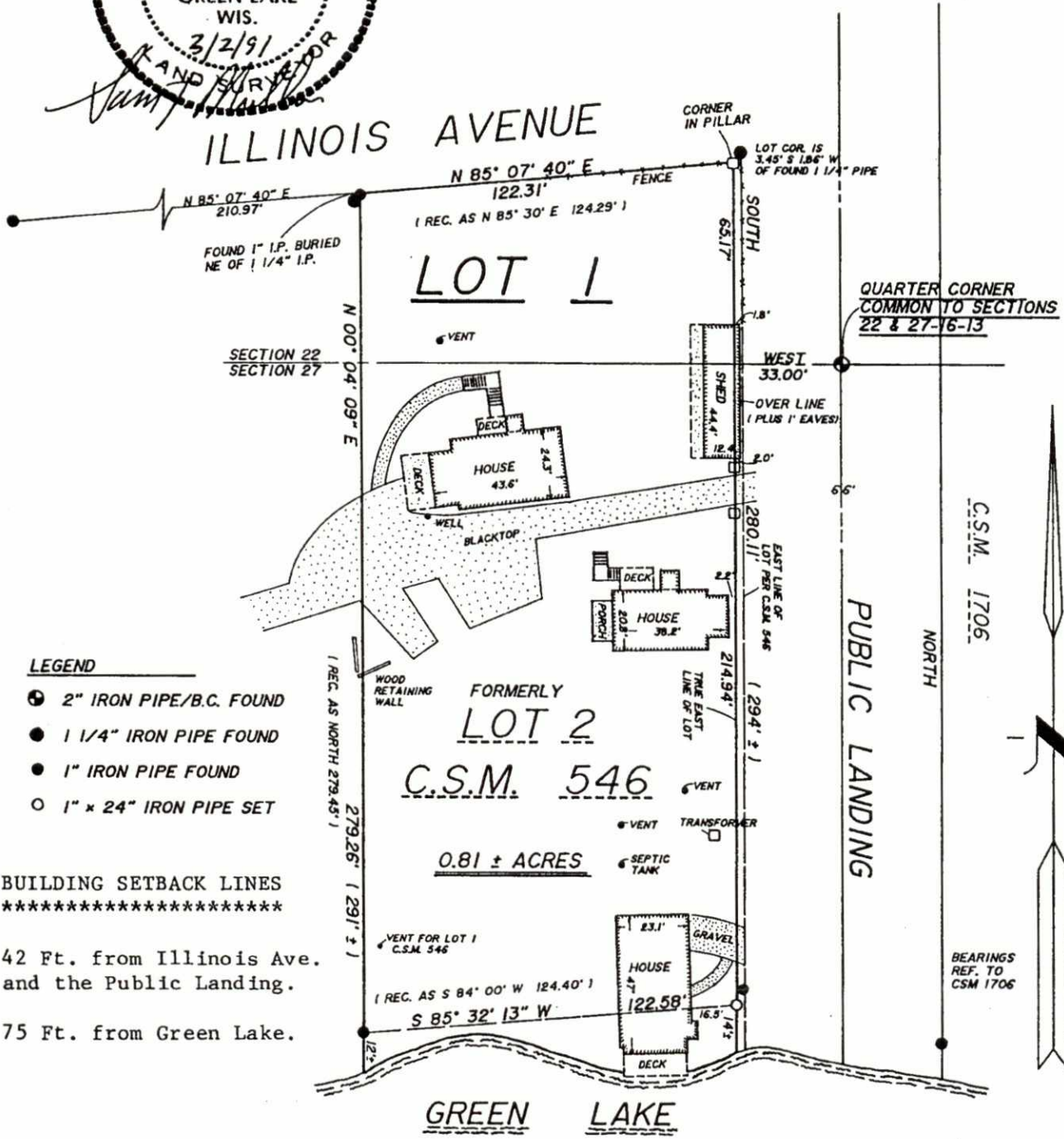
# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR THE "NATIONAL EXCHANGE BANK AND TRUST", OF FOND DU LAC, WISCONSIN, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 22 AND IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 27, T16N, R13E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

NOTE: THIS SURVEY IS FOR THE PURPOSE OF CORRECTING LOT 2 OF C.S.M. NO. 546. THE EAST LINE OF LOT 2 WAS IN ERROR. THE WEST LINE OF LOT 2 HAS REMAINED AS MONUMENTED BY C.S.M. 546.



GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 1863 VOLUME 8 PAGE 1863



**LEGEND**

- 2" IRON PIPE/B.C. FOUND
- 1 1/4" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- 1" x 24" IRON PIPE SET

**BUILDING SETBACK LINES**  
\*\*\*\*\*

42 Ft. from Illinois Ave. and the Public Landing.  
75 Ft. from Green Lake.



**GREEN LAKE SURVEYING CO.**

P.O. Box 131  
Green Lake, Wisconsin 54941  
Phone: (414) 294-6666





# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR THE "NATIONAL EXCHANGE BANK AND TRUST", OF FOND DU LAC, WISCONSIN, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 22 AND IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 27, T16N, R13E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**  
\*\*\*\*\*

I, Sam T. Mullen, Registered Land Surveyor of the State of Wisconsin, hereby certify that I have at the order of Ronald G. Hagstrom, Realtor and agent for the National Exchange Bank and Trust, of Fond du Lac, Wisconsin, as owners thereof, resurveyed Lot 2 of Certified Survey Map No. 546, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 22 and in part of Government Lot 4 of Section 27, Town 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 27 ( also being the South 1/4 Corner of said Section 22 ); thence West 33.00 ft. to the west right-of-way line of a Public Landing and being the Point of Beginning; thence South along the west right-of-way line of said Public Landing 214.94 ft. to a meander line of Green Lake; thence S 85°-32'-13" W along said meander line 122.58 ft. to the end of the meander line; thence N 00°-04'-09" E along the west line of Lot 2 of Certified Survey Map No. 546, 279.26 ft. to the southerly right-of-way line of Illinois Avenue , as established by Certified Survey Map No. 546; thence N 85°-07'-40" E along said right-of-way line 122.31 ft. to the west right-of-way line of said Public Landing; thence South 65.17 ft. to the Point of Beginning; together with all lands lying between the above described meander line and the ordinary high water mark of Green Lake, containing 0.81 acres more or less; 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 that I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes in surveying and mapping the same, to the best of my knowledge and belief.

GREEN LAKE SURVEYING CO.  
Green Lake, Wisconsin

*Sam T. Mullen*

Sam T. Mullen, R.L.S. 0981  
Dated this 2nd day of March, 1991

Revised June 6, 1991, - wood retaining wall and septic vent added. These were not found at time of original survey due to snow cover. *ATM*



RECEIVED FOR RECORDING THIS 11<sup>th</sup> DAY OF June, 1991, AT 10:00 O'CLOCK IN THE A. M. AND RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS OF GREEN LAKE COUNTY, WISCONSIN, ON PAGE 1863.

*Shirley A. Williams*  
Shirley A. Williams, Register of Deeds  
*Mary Ann Speckel, Deputy*

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 1863 VOLUME 8 PAGE 1863A



**GREEN LAKE SURVEYING CO.**  
P.O. Box 131  
Green Lake, Wisconsin 54941  
Phone: (414) 294-6666



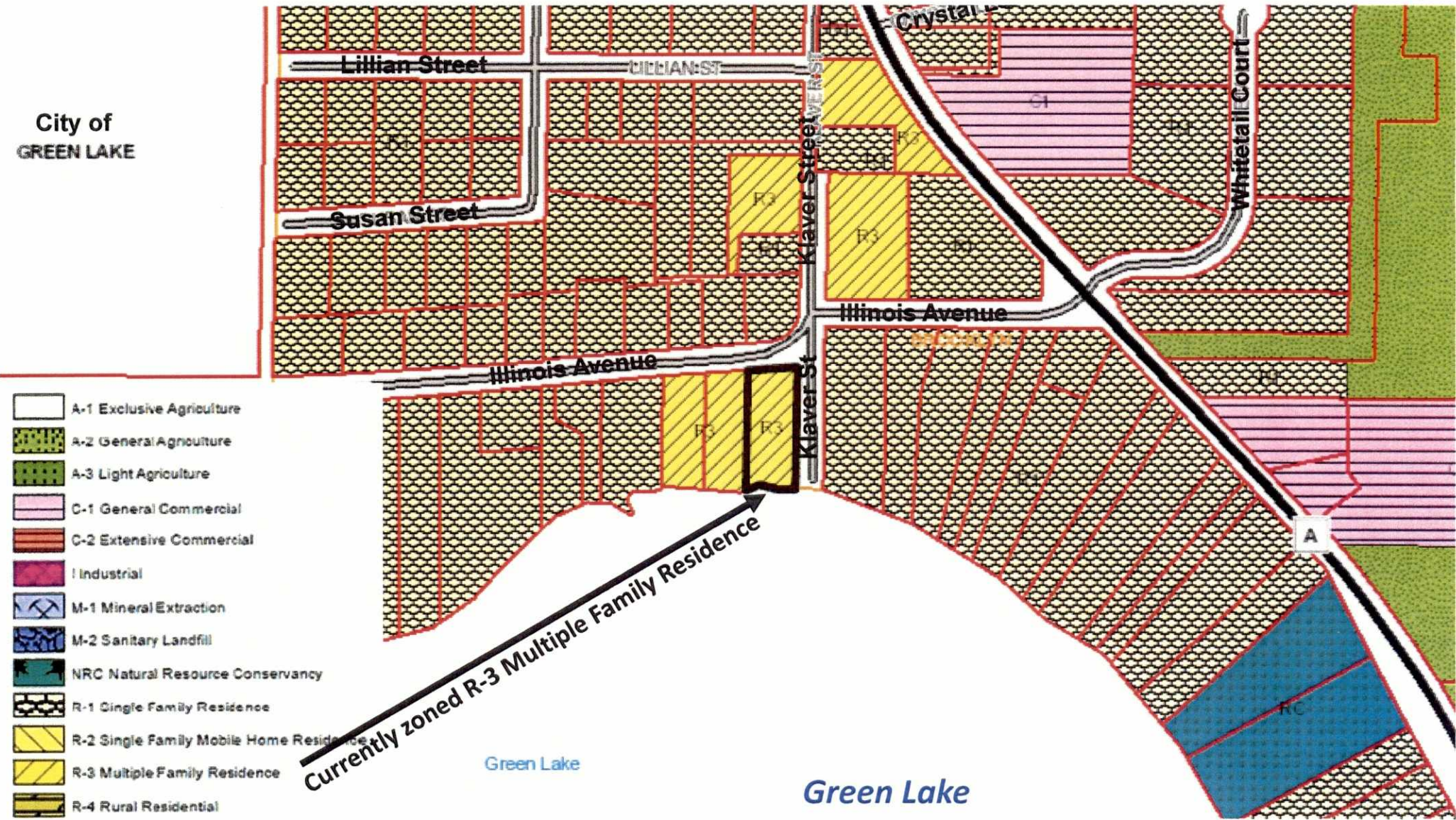
**Owner: Five Friends, LLC Agent: Attorney Steven R. Sorenson**  
**N5687, N5695, N5697, N5699 Klaver Street, Town of Brooklyn, Parcel #004-00974-0000**  
**Part of the SW¼ of Section 22 and Government Lot 4 of Section 27, T16N, T13E**



**Green Lake County Board of Adjustment Public Hearing 12/16/16**



Owner: Five Friends, LLC Agent: Attorney Steven R. Sorenson  
 N5687, N5695, N5697, N5699 Klaver Street, Town of Brooklyn, Parcel #004-00974-0000  
 Part of the SW¼ of Section 22 and Government Lot 4 of Section 27, T16N, T13E



Green Lake County Board of Adjustment Public Hearing 12/16/16



**Owner: Five Friends, LLC Agent: Attorney Steven R. Sorenson  
N5687, N5695, N5697, N5699 Klaver Street, Town of Brooklyn, Parcel #004-00974-0000  
Part of the SW¼ of Section 22 and Government Lot 4 of Section 27, T16N, T13E**



**Green Lake County Board of Adjustment Public Hearing 12/16/16**



**Owner: Five Friends, LLC Agent: Attorney Steven R. Sorenson  
N5687, N5695, N5697, N5699 Klaver Street, Town of Brooklyn, Parcel #004-00974-0000  
Part of the SW¼ of Section 22 and Government Lot 4 of Section 27, T16N, T13E**



**Green Lake County Board of Adjustment Public Hearing 12/16/16**



**GREEN LAKE COUNTY  
BOARD OF ADJUSTMENT  
Special Meeting Minutes – Friday, November 18, 2016**

**CALL TO ORDER**

The meeting of the Board of Adjustment was called to order by Chair Hardesty at 9:01 a.m. in County Board Room 0902 of the Government Center, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: John Gende, Janice Hardesty, Ron Triemstra  
Absent: Kathleen Moore, Nancy Hill  
Also present: Matt Kirkman, Land Use Planning and Zoning Director  
Krista Kamke, Code Enforcement Officer  
Carole DeCramer, Board Secretary

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion by Triemstra/Gende, unanimously carried, to approve the agenda.**

**APPROVAL OF MINUTES: 06/19/15, 01/15/16, 05/20/16, 06/16/16**

**Motion by Hardesty/Gende, unanimously carried, to approve the 06/19/15, 01/15/16, 05/20/16, and 06/16/16 minutes (with a correction to the 05/20/16 minutes, Triemstra was absent that day).**

**RECESS FOR FIELD INSPECTION**

Time: 9:04 a.m.

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

**PUBLIC HEARING MATTERS**

Board reconvened at 10:00 a.m.

Chair Hardesty read the Rules of Order.

**Item I: Owner:** Zodang, LLC **Applicant:** Matthew D. Greget **Site Description:** W4713 State Road 23/73, Parcel #016-00077-0000, Part of the SW¼, Section 19, T16N, R12E, Town of Princeton  
**Request:** The owner is requesting a variance from Section 338-23 of the Green Lake County Shoreland Zoning Ordinance to construct two advertising signs within the 25' streetyard setback.

- a. Public hearing

Matthew D. Greget, W4713 State Road 23/73 – Spoke in favor of the request.

Angela Zodrow, N7268 State Road D, Neshkoro – Spoke in favor of the request.

The committee asked questions about the construction and shape of the signs. The signs will be V-shaped, wood posts, and contain four different messages.

Kirkman – Explained the analysis on the staff report.

Public hearing closed at 10:16 a.m.

- b. Board discussion and deliberation to include relevant correspondence.

The board continued discussion and applied the criteria to the request.

- c. Board decision.

**Motion by Triemstra/Gende, unanimously carried on roll call (3-ayes, 0-nays), to grant a variance from Sections 338-23 of the Green Lake County Shoreland Zoning Ordinance to construct two advertising signs within the 25' streetyard setback.**

**CORRESPONDENCE**

Kirkman reported that Nancy Hill has informed staff that she will be resigning from the Board of Adjustment. County Board Chair Harley Reabe will be looking for someone to fill Mrs. Hill's term.

**ADJOURN**

**On a motion by Triemstra/Gende, unanimously carried, to adjourn.**

Time: 10:27 a.m.

**RECORDED BY:**

Carole DeCramer  
Board of Adjustment Secretary

**APPROVED ON:**