



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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August 4, 2016

**The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, July 7, 2016:**

Packet Pages:

- 1-2. **Amended Agenda 08/02/16**
- 3-6. Draft meeting minutes from 07/07/16
- 7. Claims
- 8-12. Monthly reports for June
- 13-16. Permit reports
- 17. Abbreviation key
- 18-20. Violation Reports
- 21-23. Farmland Preservation Zoning Ordinance Update – Memo to Committee
- 24. Public hearing notice
- 25-35. Item I: Jerome & Debra Trapp rezone request information
- 36-48. Item II: Yukon Storage, LLC – John Loberg conditional use permit request information



**GREEN LAKE COUNTY**  
**Land Use Planning & Zoning Committee**

**Michael Starshak, Chairman**  
**Harley Reabe**

**Robert Lyon**  
**Rich Slate**

**\*AMENDED AGENDA** (amended 08/02/16)

**Date: Thursday, August 4, 2016 Time: 4:30 p.m.**

**Government Center, West Wing, Lower Level, County Board Room**

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

1. Call to order
2. Pledge of Allegiance
3. Certification of open meeting law
4. Roll call
5. Approval of agenda
6. Approval of 07/07/16 minutes
7. Public comments – 3 minute limit
8. Public appearances
9. Correspondence
10. Purchases
11. Claims
12. Department activity reports
  - a. Permits & others
  - b. Violation reports
13. Ken Jaworski, Martenson & Eisele
  - a. Exclusive agriculture zoning district update
  - b. Agricultural Enterprise Zoning Areas
14. Department/Committee Activity
  - a. Chickens in residential zoning districts update
  - b. Update on shoreland zoning ordinance
  - c. Cell tower siting language
  - d. Permit tracking software update
  - \*e. John DeMontmollin, UW-Extension 4-H Youth Development Educator, permit fee**
15. 2017 Budget
- \*16. Closed Session per Wisconsin State Statute 19.85 (1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.  
Re: Land Use Planning & Zoning Director**
- \*17. Reconvene to open session for findings of closed session.**
18. Future Committee Activities
  - a. Future agenda items
  - b. Meeting date(s)  
September 1, 2016  
Business meeting 4:30 p.m.  
Public hearing 5:30 p.m.

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

**Item I: Owners/Applicants:** Quality Aggregate, LLC, Jerome & Debra L Trapp **General legal description:** W710 State Road 23/49, Parcel #004-00281-0000, Lot 1 Certified Survey Map 1712, Part of the SW¼ of Section 14, T16N, R13E, Town of Brooklyn, ±4.19 total affected acres **Request:** Rezone request from C-2 Extensive Commercial District to R-1 Single-Family Residence District, ±1.45 acres; ±2.74 acres will remain zoned C-2.

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

**Item II: Owner/Applicant:** Yukon Storage, LLC – John Loberg **General legal description:** W1734 North Street, Parcel #004-00410-0600, Lot 1 Certified Survey Map 3541, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, ±.4618 total affected acres **Request:** Conditional use permit request to expand a mini-warehouse building.

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

19. 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, July 7, 2016**

**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.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

Absent:

Also Present: **Missy Sorenson**, Code Enforcement Officer

**Matt Kirkman**, Interim Department Head/Code Enforcement Officer

**Carole DeCramer**, Committee Secretary

**Dawn Klockow**, Corporation Counsel

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**Motion by Reabe/Lyon, unanimously carried, to approve the minutes of 06/02/16.**

**PUBLIC COMMENT** - None

**PUBLIC APPEARANCES** - None

**CORRESPONDENCE**

Kirkman – Reported that the county clerk’s office requested that the 2017 budget have a zero levy increase. A copy of that email request and the preliminary 2017 copies were given to each of the committee members. This will be discussed further at the August meeting.

Kirkman – Stated that he received an opinion from Corporation Counsel Dawn Klockow regarding the possibility of instituting fines or fees as a condition of a conditional use permit. Her opinion advised that fines are not allowed as a condition of a conditional use permit.

**PURCHASES** - None

**CLAIMS**

Claims totaling \$539.30 were submitted.

**Motion by Reabe/Slate, unanimously carried, to approve for payment the claims in the amount of \$539.30.**

**DEPARTMENT ACTIVITY REPORTS**

**a. Permits & others**



Kirkman – Discussed the monthly financials and the permits.

**b. Violations**

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

**DEPARTMENT/COMMITTEE ACTIVITY**

**a. Chickens in residential zoning districts update**

Kirkman – Explained that individuals had appeared at the last meeting regarding changing the county zoning ordinance to allow chickens in residential areas. The committee asked them to bring back a proposed ordinance for further discussion at the July meeting. The individuals sent the Oneida County ordinance to Kirkman and, prior to the meeting, was forwarded to the committee members.

Kristen Annoye, Montello – Explained the health benefits of raising chickens. Asked that the committee consider amending the ordinance.

Kassiani Walejko, Town of Brooklyn - Reiterated what Ms. Annoye had said and further stated that people are already doing this in Green Lake County.

Lyon reported that he had made some calls to the Manitowoc Police Chief and the City Administrator of Fort Atkinson. Fort Atkinson allows six domestic animals, which may include chickens. The police chief of Manitowoc explained that they have a permitting process that is quite extensive with strict rules. They have not had issues because of the many restrictions. They get approximately seven applications per year. The chief oversees the application process himself. All of the neighbors must approve the request. The chief said that they rarely have problems because those that go through the permitting process are very serious about having and keeping chickens. They have not, to date, had to pull a permit.

Reabe stated that the Town of Brooklyn will, undoubtedly, be against chickens in the residential areas.

Starshak asked that the individuals who are interested promote this with the public. Ms. Annoye stated that they have started that endeavor by starting a petition.

Slate stated that the City of Markesan is going through this process right now. It is best to make it a rigid system to weed out those that are not serious about having chickens.

The committee discussed further who would enforce this ordinance, if adopted. Slate advised the individuals not to give up the fight. More discussion needs to take place before any amendment can be made.

**b. Update on shoreland zoning ordinance**

Kirkman – Last month the committee went through the proposed ordinance, page by page, and ended at the appendices. The committee continued to review the appendices. Changes to Article VI, that were made at the previous meeting, were also reviewed.

**5:32 p.m. Committee Chairman Starshak convened the meeting of the Land Use Planning and Zoning Committee for public hearing items and read the rules of public hearing.**

## PUBLIC HEARING ITEMS

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

**Item I: Owners:** John F. and Diana M. Werth **General legal description:** N2347 County Road A, Parcel #010-00052-0000, Part of the NW¼ of Section 3, T14N, R13E, Town of Mackford, ±25 acres  
**Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District.

a) Public Hearing

No one appeared.

Public hearing closed.

b) Committee Discussion & Deliberation

Kirkman reviewed the request and reported that the request is consistent with the County's comprehensive plan, and the Town of Mackford did not object to the request.

c) Committee Decision

**On a motion by Slate/Reabe, unanimously carried on roll call (4-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.**

Slate asked Kirkman to contact the county clerk's office to see if this rezone request could be put on the county board's special meeting agenda that is scheduled for July 19<sup>th</sup>.

d) Execute Determination Form/Ordinance

**5:38 p.m. On a motion by Lyon/Reabe, unanimously carried, the public hearing was adjourned. Starshak reconvened the business portion of the meeting.**

**b. Update on shoreland zoning ordinance (continued)**

Kirkman continued the review of the proposed ordinance continuing with exempt structures. This includes boathouses.

**On a motion by Slate/Lyon to restrict boathouse colors to earth tones. Carried on a 3 to 1 vote (Reabe – nay).**

At the completion of the review, the committee discussed the timeframe/deadline for completing the update. The deadline date is October 1, 2016. This will be on next month's agenda.

**c. Cell tower siting language**

Kirkman reviewed the proposed siting language with the committee. This will also be back on next month's agenda.

**d. Exclusive agriculture zoning district update**

Kirkman will meet with Ken Jaworski next Thursday to strategize on updating the agriculture zoning district. The contract has been reviewed by Corporation Counsel Klockow and signed by all parties.

**e. Agricultural Enterprise Zoning Areas**

Kirkman asked if the committee had a chance to view the video on agricultural enterprise zoning areas. Starshak asked that this be discussed further with Ken Jaworski.

**f. Permit tracking software update**

Kirkman – Reported that staff has met with two companies regarding software for permit tracking. The two companies that have submitted bids are Transcendent and GCS. The bids are almost identical in price. This committee doesn't approve the expenditure. It would come out of the IT budget. Paul Gunderson has been involved in the discussions, since Land Conservation will also be able to use the software. Bill Hutchison, Paul Gunderson, and Kirkman will meet to see which of the two will better meet the county's needs. Land Information will cover the initial cost; maintenance will be covered by the IT Department. Kirkman will keep the committee apprised of further discussions.

**g. Hiring processes**

The committee discussed the hiring processes for the department head and code enforcement positions. The committee decided that, when interviewing for these positions, a committee representative should be included.

**Motion by Slate/Lyon, unanimously carried, to appoint Mike Starshak as the committee representative.**

**h. Board of Adjustment update**

Corporation Counsel Klockow reported that the Board of Adjustment recently met on June 16<sup>th</sup> and reconsidered a decision they had made on May 20, 2016.

**FUTURE COMMITTEE ACTIVITIES**

**a. Future agenda items**

- Chickens in residential areas of the zoned townships
- Update on shoreland zoning ordinance
- Cell tower siting language
- Exclusive agriculture zoning district update
- Agricultural Enterprise Zoning areas

**b. Meeting dates**

September 1, 2016

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m.

**ADJOURN**

**6:42 p.m. On a motion by Slate/Reabe, unanimously carried, the meeting adjourned.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**

**GREEN LAKE COUNTY**  
**LAND USE PLANNING AND ZONING COMMITTEE**  
**August 4, 2016**

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

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Berlin Journal P&Z Public Hearing Notice 07/07/16	16-100-10-53610-320-001	203.50
Ripon Land Surveying Company Dennis Green, RLS CSM reviews – Cotterill (\$150) & Schreiber (\$200)	16-100-10-53610-210-002	350.00
<b><u>Total Claims</u></b>		<b><u>\$553.50</u></b>

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**Michael Starshak, Committee Chair**

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**Harley Reabe**

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**Robert Lyon**

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**Rich Slate**

\_\_\_\_\_  
**Vacant**

FEES RECEIVED		JUNE				YEAR TO DATE				BUDGET	
		2015		2016		2015		2016		2016	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>											
Residential	New	4	800	6	900	34	5,400	26	5,850	-	
	Alterations	7	1,150	9	1,200	36	5,000	29	3,950	-	
Commercial	New	-	-	1	150	9	1,100	5	750	-	
	Alterations	1	50	2	1,300	2	350	2	1,300	-	
Agricultural	New	-	-	2	300	17	3,000	8	1,050	-	
	Alterations	1	300	3	300	4	750	5	600	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
<b>Total</b>		13	\$ 2,300	23	\$ 4,150	102	\$ 15,600	75	\$ 13,500	\$ 25,000	54%
<b>SANITARY PERMITS (POWTS)</b>											
Residential	New	1	280	5	1,475	11	3,155	8	2,315	-	
	Replacement	7	1,960	6	1,680	20	5,675	24	6,870	-	
	Reconnect	-	-	-	-	2	560	-	-	-	
	Modify	1	150	-	-	5	750	2	300	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	1	355	1	355	-	
	Replacement	-	-	-	-	-	-	1	280	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
	<b>Total</b>	9	\$ 2,390	11	\$ 3,155	39	\$ 10,495	36	\$ 10,120	\$ 15,000	67%
<b>NON-METALLIC MINING PERMITS</b>											
Annual Permit Fees		-	-	-	-	18	14,300	18	14,300	-	
<b>Total</b>		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,300	\$ -	
<b>BOARD OF ADJUSTMENT</b>											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		-	-	-	-	1	375	2	750	-	
Appeals		-	-	-	-	-	-	-	-	-	
<b>Total</b>		-	\$ -	-	\$ -	1	\$ 375	2	\$ 750	\$ 2,000	38%
<b>PLANNING &amp; ZONING COMMITTEE</b>											
Zoning Change		4	1,500	1	375	5	1,875	9	3,375	-	
Conditional Use Permits		1	375	1	375	2	750	2	750	-	
Variances/Amendments		-	-	-	-	-	-	-	-	-	
<b>Total</b>		5	\$ 1,875	2	\$ 750	7	\$ 2,625	11	\$ 4,125	\$ 5,000	83%
<b>MISC.</b>											
Rental Weatherization		2	50	-	-	5	150	4	100	500	
Wisconsin Fund		-	-	-	-	-	-	-	-	500	
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	11,010	-	
<b>Total</b>		2	\$ 50	-	\$ -	5	\$ 150	-	\$ 11,110	\$ 1,000	1111%
<b>SURVEYOR</b>											
Certified Survey Maps		2	360	2	345	10	1,740	13	2,220	4,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
<b>Total</b>		2	\$ 360	2	\$ 345	10	\$ 1,740	13	\$ 2,220	\$ 4,000	56%
<b>GIS (Geographic Information System)</b>											
Map Sales		-	-	-	-	-	120	2	200	500	
Land Records Transfer		-	2,760	-	2,704	-	13,440	2	13,576	25,000	
<b>Total</b>		-	\$ 2,760	-	\$ 2,704	-	\$ 13,560	4	\$ 13,776	\$ 25,500	
<b>GRAND TOTAL</b>		31	9,735	38	11,104	182	58,845	155	69,901	\$ 77,500	90%

GREEN LAKE COUNTY

For 06/01/16 - 06/30/16

Revenue Summary Report

FJRES01A

Periods 06 - 06

Land Use & Zoning Month End Revenue

MER100-10-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
16-100-10-43589-000-000 Rental Weatherization	500.00	.00	100.00	400.00	20.00
16-100-10-44400-000-000 Land Use Permits	25,000.00	4,150.00	13,500.00	11,500.00	54.00
16-100-10-44400-001-000 BOA Public Hearing	2,000.00	.00	750.00	1,250.00	37.50
16-100-10-44400-002-000 PZ Public Hearing	5,000.00	750.00	4,125.00	875.00	82.50
16-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,300.00	-14,300.00	.00
16-100-10-44410-000-000 Sanitary Permits	15,000.00	3,155.00	10,120.00	4,880.00	67.47
16-100-10-44411-000-000 Wisconsin Fund Applications	500.00	.00	.00	500.00	.00
16-100-10-46131-001-000 GIS Map Sales	500.00	.00	200.00	300.00	40.00
16-100-10-46762-000-000 Certified Survey Maps	4,000.00	345.00	2,220.00	1,780.00	55.50
16-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
16-101-10-49320-000-000 Applied Funds Code Enforcement	197,385.31	.00	11,255.71	186,129.60	5.70
10 Land Use Planning and Zoning	274,885.31	8,400.00	56,570.71	218,314.60	20.58

For 06/01/16 - 06/30/16

Expenditure Summary Report

FJEXS01A

Periods 06 - 06

Land Use & Zoning Month End Expenses

MEE100-10-SHUTE

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
16-100-10-53610-110-000 Salaries	290,700.80	.00	16,635.38	150,707.58	139,993.22	51.84
16-100-10-53610-140-000 Meeting Payments	1,000.00	.00	269.34	269.34	730.66	26.93
16-100-10-53610-151-000 Social Security	22,238.61	.00	1,247.86	12,683.46	9,555.15	57.03
16-100-10-53610-153-000 Ret. Employer Share	19,186.25	.00	1,090.32	8,592.29	10,593.96	44.78
16-100-10-53610-154-000 Health Insurance	47,888.58	.00	2,318.90	22,029.78	25,858.80	46.00
16-100-10-53610-155-000 Life Insurance	885.24	.00	35.66	326.11	559.13	36.84
16-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	.00	.00	5,000.00	.00
16-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	450.00	700.00	4,300.00	14.00
16-100-10-53610-210-003 Miscellaneous Fees	1,000.00	.00	150.00	150.00	850.00	15.00
16-100-10-53610-310-000 Office Supplies	200.00	.00	.00	85.00	115.00	42.50
16-100-10-53610-312-000 Field Supplies	300.00	.00	.00	.00	300.00	.00
16-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	284.50	879.00	121.00	87.90
16-100-10-53610-320-001 Publications-PZ Public Hearing	1,500.00	.00	406.00	1,298.75	201.25	86.58
16-100-10-53610-321-000 Seminars	1,000.00	99.00	.00	493.00	408.00	59.20
16-100-10-53610-324-000 Member Dues	500.00	.00	.00	380.00	120.00	76.00
16-100-10-53610-330-000 Travel	1,000.00	.00	.00	135.54	864.46	13.55
16-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	.00	120.31	879.69	12.03
16-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
<b>53610 Code Enforcement</b>	<b>401,399.48</b>	<b>99.00</b>	<b>22,887.96</b>	<b>198,850.16</b>	<b>202,450.32</b>	<b>49.56</b>
<b>53610 Code Enforcement</b>						
16-101-10-53610-999-000 Carryover Non-Metallic Mining	62,862.00	.00	.00	.00	62,862.00	.00
16-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
16-101-10-53610-999-004 Professional Services	108,616.11	.00	.00	812.45	107,803.66	.75
<b>53610 Code Enforcement</b>	<b>197,385.31</b>	<b>.00</b>	<b>.00</b>	<b>812.45</b>	<b>196,572.86</b>	<b>.41</b>
<b>10 Land Use Planning and Zoning</b>	<b>598,784.79</b>	<b>99.00</b>	<b>22,887.96</b>	<b>199,662.61</b>	<b>399,023.18</b>	<b>33.36</b>

GREEN LAKE COUNTY  
Revenue Summary Report

Periods 06 - 06

Land Use & Zoning Month End Revenue

MER100-20-SHUTE

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
20 GIS					
16-100-20-43691-000-000 Land Info Bd Grant	75,000.00	.00	71,912.00	3,088.00	95.88
16-100-20-43691-301-000 WLIP Education Grant	1,000.00	.00	1,000.00	.00	100.00
16-100-20-43691-301-001 WLIP Strategic Grant	50,000.00	.00	25,000.00	25,000.00	50.00
16-100-20-46131-000-000 County Land Records	25,000.00	2,704.00	13,576.00	11,424.00	54.30
20 GIS	151,000.00	2,704.00	111,488.00	39,512.00	73.83



For 06/01/16 - 06/30/16

Expenditure Summary Report

FJEXS01A

Periods 06 - 06

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						
16-100-20-51711-120-000 GIS Specialist Wage Cont Interdept Trans	25,000.00	.00	.00	.00	25,000.00	.00
16-100-20-51711-240-000 WLIP Base Grant	75,000.00	.00	.00	14,602.00	60,398.00	19.47
16-100-20-51711-246-000 WLIP Education Grant	1,000.00	.00	.00	565.36	434.64	56.54
16-100-20-51711-301-000 WLIP Strategic Grant	50,000.00	.00	.00	.00	50,000.00	.00
100 General Fund	151,000.00	.00	.00	15,167.36	135,832.64	10.04
20 GIS	151,000.00	.00	.00	15,167.36	135,832.64	10.04

## Land Use Permits      May 2016

<i>Mncp</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Prn/Acc</i>	<i>New/Alt</i>	<i>Res/Com/Ag</i>	<i>Project Cost</i>	<i>LUP Fee</i>
<i>TBE</i>								
	Properties	Ptro	N8878 County Road F	Acc	New	Ag	\$25,000.00	\$150.00
	Stellmacher	Jon E	N7860 Forest Ridge Road	Acc	Alt	Res	\$34,000.00	\$150.00
<i>Summary for 'Mncp' = TBE (2 detail records)</i>								
<b>Sum</b>							\$59,000.00	\$300.00
<b>Standard</b>							3.58%	7.23%
<i>TBY</i>								
	Yukon Storage, LLC		W1740 North St	Acc	New	Com	\$20,000.00	\$150.00
	Peggy Lamb Ramette Rev. Tru		W3111 Orchard Ave	Acc	Alt	Res	\$30,000.00	\$150.00
	Zuehls	Emily	N6020 Schwartz Ln	Acc	Alt	Res	\$2,900.00	\$150.00
	Pike	Andrew	W594 Maug Rd	Prn	Alt	Res	\$88,000.00	\$150.00
	Nissen	Justin	W1802 County Road A	Prn	Alt	Com	\$500.00	\$50.00
<i>Summary for 'Mncp' = TBY (5 detail records)</i>								
<b>Sum</b>							\$141,400.00	\$650.00
<b>Standard</b>							8.57%	15.66%
<i>TGL</i>								
	Wrenn	Michael/Laura	N5215 County Road A	Acc	New	Res	\$5,690.00	\$150.00
	Kasuboski	Ronald	W540 Center Rd	Acc	Alt	Res	\$1,500.00	\$0.00
	Kasuboski	Ronald	W540 Center Rd	Acc	New	Res	\$15,000.00	\$150.00
<i>Summary for 'Mncp' = TGL (3 detail records)</i>								
<b>Sum</b>							\$22,190.00	\$300.00
<b>Standard</b>							1.34%	7.23%
<i>TMC</i>								
	Grahn	Rick	N1546 County Road O	Acc	New	Ag	\$91,790.00	\$150.00
<i>Summary for 'Mncp' = TMC (1 detail record)</i>								
<b>Sum</b>							\$91,790.00	\$150.00
<b>Standard</b>							5.56%	3.61%

<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>TMN</i>								
	Bontrager	Harley	W4376 State Road 44	Acc	Alt	Ag	\$3,000.00	\$150.00
	Bontrager	Harley	W4376 State Road 44	Acc	Alt	Ag	\$7,500.00	\$150.00
	Wengerd	Marvin	W3975 County Road X	Prn	Alt	Res	\$15,000.00	\$150.00
	Lang	Billie J	N1984 Marquette Rd	Acc	New	res	\$4,000.00	\$150.00
	Schrock	Samuel	N703 County Road M	Acc	Alt	Ag	\$500.00	\$0.00
	Properties	Canaan	W4481 County Road GG	Prn	Alt	Com	\$1,000,000.00	\$1,250.00
	Schrock	Fannie	N749 County Road M	Prn	Alt	Res	\$3,000.00	\$150.00
	Schrock	Samuel	N703 County Road M	Prn	Alt	Res	\$2,000.00	\$150.00
<i>Summary for 'Mncp' = TMN (8 detail records)</i>								
<b>Sum</b>							\$1,035,000.00	\$2,150.00
<b>Standard</b>							62.72%	51.81%
<i>TMQ</i>								
	Klawitter	Rick/Theresa	County Road B	Prn	New	Res	\$280,000.00	\$400.00
	Klawitter	Rick/Theresa	County Road B	Acc	New	Res	\$0.00	\$0.00
	Fenstra	Monte	W6764 Marine Dr	Acc	Alt	Res	\$20,000.00	\$150.00
	Gruber	John R/Gretche	N3150 Fiann St	Acc	New	Res	\$900.00	\$50.00
<i>Summary for 'Mncp' = TMQ (4 detail records)</i>								
<b>Sum</b>							\$300,900.00	\$600.00
<b>Standard</b>							18.23%	14.46%
<b>Grand Total</b>							\$1,650,280.00	\$4,150.00

## Sanitary Permits June 2016

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>TBE</i>						
	New	Silloway	James & Vicky	N7752 Forest Ridge Rd	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TBE (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						8.87%
<i>TGL</i>						
	New	LLC	Green Lake	W1796 Sandstone Ave	cottage	\$355.00
<i>Summary for 'Mncp Code' = TGL (1 detail record)</i>						
<b>Sum</b>						\$355.00
<b>Standard</b>						11.25%
<i>TMC</i>						
	New	Schreiber	Dale	Old County Road A	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TMC (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						8.87%
<i>TMQ</i>						
	New	Klawitter	Ricky	CTH B	single fam frame new	\$280.00
<i>Summary for 'Mncp Code' = TMQ (1 detail record)</i>						
<b>Sum</b>						\$280.00
<b>Standard</b>						8.87%
<i>TPR</i>						
	Repl	Markel	Brian	W4885 Village Acres Ln	single fam frame exist	\$280.00
	Repl	Wollersheim	Jason	N4699 Oak Rd	single fam frame exist	\$280.00
	Repl	Walther	Bradley	N5498 CTH T	single fam frame exist	\$280.00
	New	Calbaum	Jonathan	Oak Tree Ln	single fam frame new	\$280.00

Wednesday, July 06, 2016

Page 1 of 2

<i>Mncp Code</i>	<i>New/Repl</i>	<i>Last Name</i>	<i>First Name</i>	<i>Site Address</i>	<i>Structure</i>	<i>Prmt Fee</i>
<i>Summary for 'Mncp Code' = TPR (4 detail records)</i>						
<b>Sum</b>						\$1,120.00
<b>Standard</b>						35.50%
<i>TST</i>						
	Repl	Family Trust	Zrinsky	N6930 STH 73	single fam frame exist	\$280.00
	Repl	Mashuda	Norman	W5429 Town Line Rd	single fam frame exist	\$280.00
	Repl	Walker	Zachary	W5706 Oak Ln	mobil home exist	\$280.00
<i>Summary for 'Mncp Code' = TST (3 detail records)</i>						
<b>Sum</b>						\$840.00
<b>Standard</b>						26.62%
<b>Grand Total</b>						\$3,155.00

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

**Municipalities are abbreviated using three letters:**

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

**Other abbreviations:**

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



## *Land Use 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(6-10-16) CUP applied for on 5-23-16.
	Keith A	Meyer	N6640 County Road PP	1/22/2010	2/17/2010		Subdivided lands without CSM and proper rezone (Update 6-10-16) Phone Status Conference July 13th.
<i>TMC</i>							
	Randall/Deborah	Schure	Schure Rd	4/5/2010			Land division without CSM or rezone. C.Counsel to resolve after Meyer violation or if lot sizes are amended in A-1 District.

# Sanitation Violation Report

<i>Mncp</i>	<i>Current First</i>	<i>Current Last</i>	<i>Site Address</i>	<i>Complaint Invest</i>	<i>Vio Notice</i>	<i>C Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
<i>CBE</i>								
	Robert & Dawn	Voss	481 Hallman St		7/6/2016			
	David	Dewhurst	484 Van Horn St		7/6/2016			
<i>TBE</i>								
	Kain J	Schuster	W2143 CTH F		5/2/2016			New permit onfile for a new system
	Michael J	Eagen	W1555 CTH V		5/2/2016	7/6/2016		
	James H	Janes	N8190 CTH A		7/6/2016			
	Robert H & Carol L	Trampf	N8629 Seward Dr		7/6/2016			
	Duane A & Carolin	Schmudlach	W596 STH 91		7/6/2016			
	Timothy E	Lind	W302 White Ridge R		7/6/2016			
	Jeffrey & Yolanda	Meincke	N7664 Forest Ridge		7/6/2016			
	Howard	Aabye & Joni Lindr	N8815 CTH F		7/6/2016			
<i>TBY</i>								
	James	Kaiser	W2635 Princeton Rd		7/6/2016			
	Keith A	Meyer	N6640 CTH PP		7/1/2015	8/27/2015		Al's Pumping found a problem with the pump. Mr. Meyer called a plumber to fix. Gave him a two week extension.
	Matthew & Kimberl	Bond	N6304 CTH A		5/2/2016	7/6/2016		
		Lawsonia Inc	W2511 STH 23		5/2/2016			
	c/o Rodney Kemnit	Jehovah's Witness	N6235 Forest Ridge		7/6/2016			
	Stellmacher Family	Irrevocable Trust	N9860 Forest Ridge		7/6/2016			
		Lawsonia Inc	Valley View Dr (club		5/2/2016			
<i>TGL</i>								
	Kevin J	Affeldt	W3478 CTH B		5/2/2016	7/6/2016		
	Allen & Jill	Bartell	N3091 N Kearley Rd		7/6/2016			
	Lois & Angela	Graff	N3141 Lakeshore Dr		7/6/2016			Jeff's Pumping has this site scheduled when it dries out
	Roland F	McGurk	N2922 N Kearley Rd		7/6/2016			
	Jason & Sara	Lemke	W1605 STH 44		5/2/2016	7/6/2016		
	Richard & Carla	Hargrave	W620 Miller Rd		7/6/2016			
	David M & Paula L	Stelsel	W2043 Twin Lakes		7/6/2016			
	James	Stickles	W742 Utley Rd		7/6/2016			
	Scott & Barbara	Georgeson	N3353 CTH A		7/6/2016			
<i>TKG</i>								
	Omer A & Mabel	Schwartz	N1417 CTH FF/H		7/6/2016			
	Gerald D	Spears	W6398 E Oak St		5/2/2016	7/6/2016		
<i>TMC</i>								
	Stephen A	Boelter	W2461 CTH I		7/6/2016			
	Jon & Carrie	Martinez	W619 Hickory Dr		7/6/2016			



<i>Mncp</i>	<i>Current First</i>	<i>Current Last</i>	<i>Site Address</i>	<i>Complaint Invest</i>	<i>Vio Notice</i>	<i>C Counsel</i>	<i>Disposition</i>	<i>Violation Notes</i>
	Chad & Marsha	Boelter Trust	W1275 Sunny Dr		7/6/2016			
	Russell J & Janet	Rupp	W440 CTH AW		7/6/2016			
	Jason	Dykstra	N1395 CTH O		7/6/2016			
	Anita A	Keplin	N1419 N Brave Rd		7/6/2016			
<i>TMN</i>								
	Corey J & Kim M	Hunter	W3671 North Rd		7/6/2016			
	Todd M	Boelter	N1551 CTH S		5/2/2016	7/6/2016		
	Dawn R	Jones	N1648 Madison St		7/6/2016			
	Scott	Kono	W4302 S Gate Rd		7/6/2016			
<i>TMQ</i>								
	Libby A	Nehring	N3152 Oak Rd		7/6/2016			
	Anthony	Metzger	W5690 Riverview Dr		7/6/2016			
	Joshua	Rohde & Samanth	N3168 Oak Rd		7/6/2016			
	Charles & Jeannin	Johnson	W5681 Riverview Dr		7/6/2016			
	Kyle & Gena	Ades	N2865 Cedar Rd		7/6/2016			
<i>TPR</i>								
	Ryan D	Westfield	W5840 Losinski Rd		7/6/2016			
	Carrie M	Brooks c/o T Wilso	N5614 Sandcrest Ln		7/6/2016			
	Maria	Williams	N5580 Sandcrest Ln		7/6/2016			
	Monina	Thatcher	N5818 Oak Tree Acr		11/5/2015	4/6/2016		
	Wayne H & Janice	Belke Rev Trust	W4816 CTH T		7/6/2016			
	Richard & Linda	Swanke	N6725 STH 73		7/6/2016			
<i>TSE</i>								
	Leo J	Sances & Michael	W3566 CTH E		7/6/2016			
	Kelly	Drover	N9455 N Fountain R		7/6/2016			
	Kao	Thao & Melissa Jo	W3197 Taylor Rd		7/6/2016			
	Kevin & Natosha	Franke	W2595 CTH F		7/6/2016			
<i>TST</i>								
	Sheldon	Krueger	W2769 CTH CC		7/6/2016			
	Zrinsky Family	Irrevocable Trust	N6930 STH 73		7/6/2016			Has a permit onfile for a new system
	Hans & Cecylia	Ceisel	N7701 CTH D		7/6/2016			
	Zeb & Melanie	Zuehls	W5387 County Line		7/6/2016			
	Terrance & Annett	Wargula	W5135 Mile Rd		7/6/2016			
	Clifford G	Mashuda Jr	N7709 CTH D		7/6/2016			
<i>VMQ</i>								
	Kathleen	Turner	361 W 2nd St		7/6/2016			

# MEMORANDUM

TO: LAND USE PLANNING AND ZONING COMMITTEE

FROM: MATT KIRKMAN, (INTERIM) LAND DEVELOPMENT DIRECTOR

DATE: JULY 14, 2016

RE: Farmland Preservation Zoning Ordinance Update

Please review the latest details from my July 14, 2016 meeting with Ken Jaworski of Martenson & Eisele, Inc. There were seven action items that Ken and I wanted the Committee to provide guidance on.

1. The County has two options to adopt Farmland Preservation Zoning. Option A is to require property owner to rezone any lands that would be utilized for nonfarm purposes. Option B is to allow nonfarm lots to stay zoned A-1 and be surveyed off from a base farm tract, but must meet a density ratio established by DATCP.

**Director comments:** *Option A is a process that this Department is familiar with and it includes a built in tracking system whereby all lands zoned out of A-1 are reported annually to DATCP. Option B is a new system that would require tracking all land divisions from a base farm tract that is not owner dependent. I am in favor of Option A.*

2. The County has options under Option A (above) to set a minimum acreage for lands that would be zoned A-1. Recall that presently Green Lake County has three agricultural zoning districts; R-4 (Rural Residential), A-2 (General Agriculture) and A-1 (Farmland Preservation – NEW).

**Director comments:** *It seems the most appropriate acreage for the new A-1 zoning district is 8 acres, not including the right-of-way. Based on new farming practices as well as creative agricultural trends, it seems plausible that a farm could operate on as few as 8 acres (example fish farms, bee keeping, etc.). Further, past practice of rezoning lands where 35 acres was required for A-1 zoning, has resulted in numerous large (20 acres plus) parcels being rezoned out of A-1 just to meet the zoning ordinance's minimum area requirements. With the A-1 minimum acreage requirement being the same as the A-2 acreage requirement, there seems opportunity for almost all new farm lots to remain in the A-1 zoning district and for those farm properties already zoned A-2, these can be easily rezoned to A-1. In addition, the 8 acres is consistent with Section 5.1 of the FPP which provides the rationale in determining farmland preservation areas.*



3. Presently, the A-1 zoning district is incorporated into the zoning ordinance and referenced through-out. An option is to create a subchapter that encompasses all things A-1, Farmland Preservation Zoning.

**Director Comments:** *This is a deviation from how we have operated in the past; however there will be an ease in enforcing these ordinance standards as everything applicable Farmland Preservation will be under one subchapter. The goal is to avoid additional A-1 standards in multiple places in the ordinance. Further, when an ordinance amendment is proposed, we can simply reference the subchapter as opposed to the entire zoning ordinance. An added benefit is that DATCP will find it much easier to certify with everything A-1 in the same place. In addition, changes to other sections of the ordinance (non A-1 district details) won't require a review and approval by DATCP. Only those changes that pertain to this new separate A-1 Zoning District chapter.*

4. We have options as to the level of public participation. The purpose would be to inform the public of the changes and allow for input before certification is obtained. We could hold a public information meeting prior to submitting the ordinance to DATCP, we could hold a public informational meeting DURING DATCP review, and/or we could hold a public meeting after DATCP review. Obviously a public hearing will be held (required by statute) to adopt the final ordinance language.

**Director comments:** *My advice is to initially hold a public meeting prior to submitting to DATCP for their initial review and then hold a second public comment session to discuss DATCP's finding as part of a customary Planning and Zoning Committee Meeting. Finally, the public hearing would occur for adoption.*

5. There will need to be a process to amend the FPP map whenever a land owner wants to designate land into the farmland preservation program. This is occurring in other counties like Dodge and Fond du Lac so we should address it sooner than later. I should note that DATCP certification is not contingent on this detail.

**Director Comments:** *An annual FPP map update should occur in October or November where property owners can position their properties into the appropriate FPP designation. This would eliminate multiple disruptive amendments having to occur over the year to the planning document. Further, for those wishing to do so, applications for rezone can occur subsequently. As long as the rezone into an A-1 District would occur before December 31, the landowner would become eligible for tax credits that year.*

6. This new and hopefully improved planning world we now live in dictates that all inconsistent rezones not only include the rezone application, but a request to

amend the comprehensive plan's future land use map, and in cases of farmland preservation an additional amendment to the Farmland Preservation Plan map might be required. Does the Committee have any interest in adding fees for Comprehensive Plan and Farmland Preservation Plan Amendments? DATCP certification is not contingent on this detail.

**Director Comments:** *When a property owner comes to rezone a property consistent with all the plans, we as a County, have adopted them. There should be a certain level of ease associated with the review process. The Committee could decide, as an added incentive, not to charge a property owner to rezone to A-1. In contrast, when a property owner wants to rezone a property that requires one or two plan amendments I think that process should carry additional fees proportional to the impact of the request. My suggestion is \$250 per plan amendment. So the most a property owner would pay is \$875. That would include their rezone application, their Comp Plan amendment and their FPP amendment.*

7. Finally, the current zoning ordinance includes the fee schedule. Counties and other municipalities are moving to having a countywide "fee schedule." Would the Committee be in favor of eliminating the fees in the ordinance and just reference the County's Fee Schedule? DATCP certification is not contingent on this detail.

**Director Comments:** *Based on Green Lake County's looking to move a fee schedule to County Board in August, the zoning ordinance might now benefit as a result. With a fee schedule in place... an ordinance amendment would not be required to add a fee or adjust a fee. Although, the County Board would still have to annually approve the fee schedule. Using an annual fee schedule system gives the County more opportunity to adjust fees based on associated costs, without having to do an ordinance amendment.*

# 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, August 4, 2016, at 5:30 p.m.* to consider the following items:

**Item I: Owners/Applicants:** Quality Aggregate, LLC, Jerome & Debra L Trapp **General legal description:** W710 State Road 23/49, Parcel #004-00281-0000, Lot 1 Certified Survey Map 1712, Part of the SW<sup>1</sup>/<sub>4</sub> of Section 14, T16N, R13E, Town of Brooklyn, ±4.19 total affected acres **Request:** Rezone request from C-2 Extensive Commercial District to R-1 Single-Family Residence District, ±1.45 acres; ±2.74 acres will remain zoned C-2.

**Item I: Owner/Applicant:** Yukon Storage, LLC – John Loberg **General legal description:** W1734 North Street, Parcel #004-00410-0600, Lot 1 Certified Survey Map 3541, Part of the SE<sup>1</sup>/<sub>4</sub> of Section 17, T16N, R13E, Town of Brooklyn, ±.4618 total affected acres **Request:** Conditional use permit request to expand a mini-warehouse building.

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: July 21, 2016  
July 28, 2016*



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

August 4, 2016

**ITEM I: ZONING CHANGE**

**OWNERS:**

Quality Aggregate LLC

**APPLICANTS:**

Jerome & Debra Trapp

**REQUEST:** The owners/applicants are requesting a zoning change from C-2 Extensive Commercial District to R-1 Single-Family Residence District, ±1.45 acres

**PARCEL NUMBER / LOCATION:** The affected parcel number is 004-00281-0000, Lot 1 of CSM 1712, located in the SW¼, Section 14, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at W710 State Highway 23/49.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The subject site is zoned C-2, Extensive Commercial and has been used commercially. Immediately west are lands zoned A-2, General Agriculture and are used residentially. Just east are lands zoned A-1, Exclusive Agriculture and these lands are used commercially. To the north are lands zoned I, Industrial, and these lands are used for agriculture. To the south and across State Road 23/49, are lands zoned R-1, Single-Family Residential and are used residentially.

According to Flood Boundary and Floodway Map Panel 55047C0131C, all lands under consideration for this request are located out of the general floodplain.

**ADDITIONAL INFORMATION / ANALYSIS:** The owners/applicants would like to rezone the ±1.45 acres to R-1 Single-Family Residence. The property has been proposed to be divided into Lot 1 (±1.45 acres) and Lot 2 (±2.74 acres). The applicants would like to build a new single-family home on Lot 1 and keep Lot 2 zoned in the C-2 Extensive Commercial district to develop in the future. In order to accomplish this, the north half of the existing parcel needs to be rezoned.

Green Lake County's comprehensive plan map designates the future land use of this area to be a mix use of commercial, residential, agricultural, and industrial. The future land use of this specific parcel is designated as commercial.

**SUGGESTED ZONING CHANGE CRITERIA:** When considering a request for zoning change, recent court cases have cited the following decision-making criteria:

- a) consistency with long-range planning (comprehensive plan)
- b) nature and character of parcel
- c) use of surrounding land
- d) overall scheme or zoning map
- e) consideration of interest of public health, morals, and safety
- f) promote public welfare, convenience, and general prosperity

**STAFF COMMENTS:** The following county staff comments are based on the previously-stated criteria:

- The County's comprehensive plan proposes this area as commercial; however, the surrounding uses are residential in nature. The proposed rezone is consistent with the County's comprehensive plan.
- The nature and character of the parcel is conducive to the historical and current uses.
- The proposed zoning change may be compatible with the surrounding land use. Future land use is listed as commercial, however, there are several smaller, residentially zoned parcels surrounding the subject site.
- The proposed zoning request is compatible with the overall scheme of the zoning map.
- The proposed zoning request does not harm the interest of public health, morals, or safety.
- The proposed use of this land may promote public welfare, convenience, and general prosperity. Residential and commercial uses have existed in harmony for many years in this location.

**TOWN OF BROOKLYN:** An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on June 3, 2016. It was returned to the Land Use Planning & Zoning Department stating that the Town of Brooklyn does not object to and approves of the rezone request.

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 (not refundable)

Date 6-2-16

Zone Change from C-2 to R-1

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

Other \_\_\_\_\_

**PROPERTY OWNER / APPLICANT**

Name Quality Aggregate LLC

Mailing Address W2461 CTH CC, Green Lake, WI 54941

Phone Number \_\_\_\_\_

Signature Debra L. Trapp Date 6-2-16

**AGENT IF OTHER THAN OWNER**

Name same

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY INFORMATION**

Town of Brooklyn Parcel Number 004-00281-0000 Acres ± 1.45 <sup>Affected</sup>

Lot 1 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Section 14 Town 16 North Range 13 East

Location of Property W710 STH 23/49

Legal Description Lot 1 of CSM 1712, Located in the NE 1/4 of the SW 1/4

Current Zoning Classification C-2 Current Use of Property \_\_\_\_\_

Detailed Description of Proposed Use \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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



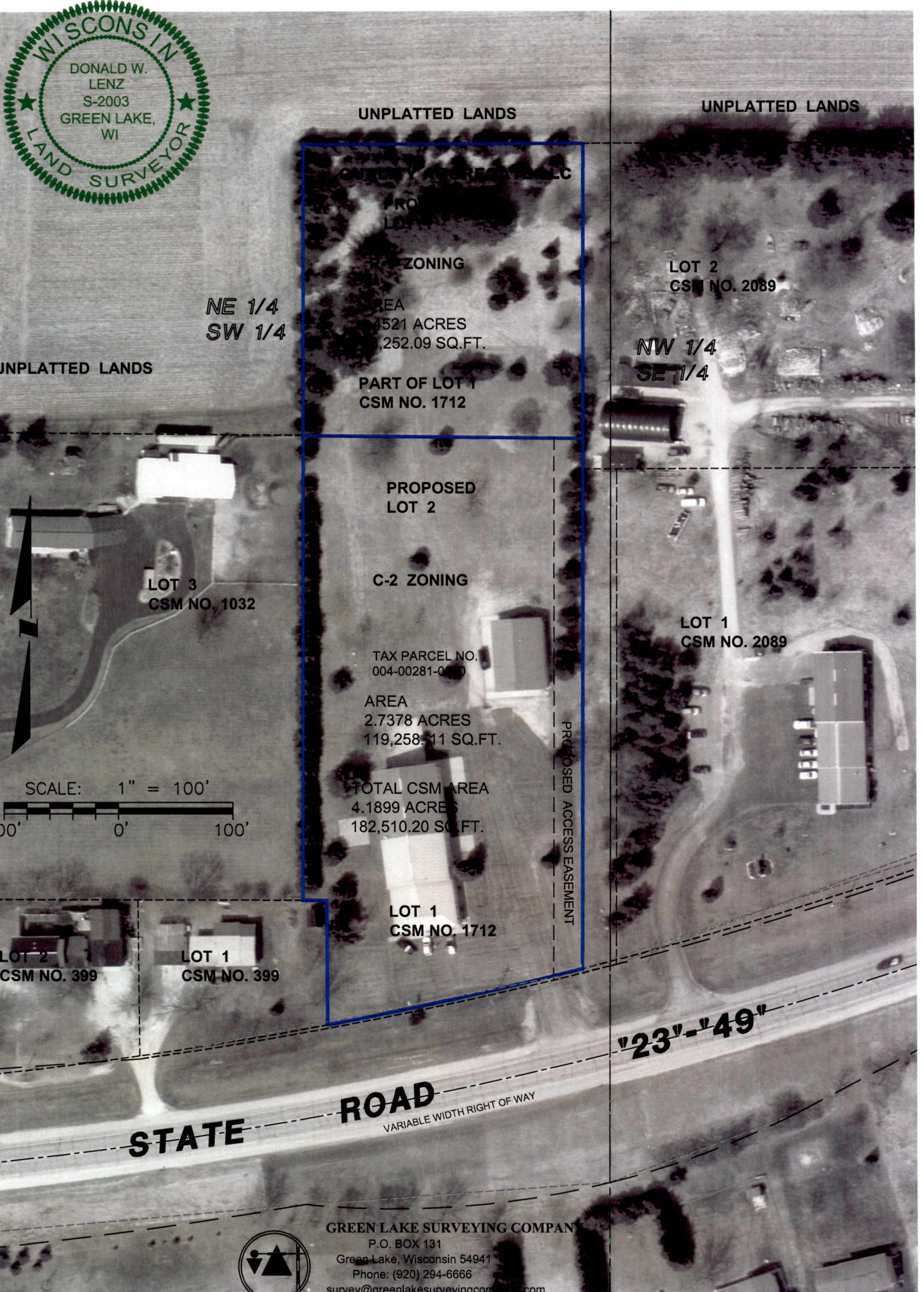
**CONCEPT PLAN**

CONCEPT PLAN FOR QUALITY AGGREGATE LLC BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1712, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

*Donald W. Lenz*

DONALD W. LENZ -  
 WI Professional Land Surveyor License No. S-2003  
 Dated this 1st Day of June 2016

OWNER(S)  
 QUALITY AGGREGATE LLC  
 JERRY TRAPP  
 W710 STATE ROAD "23-49"  
 GREEN LAKE, WISCONSIN 54941



NE 1/4  
 SW 1/4

UNPLATTED LANDS

UNPLATTED LANDS

QUALITY AGGREGATE LLC

PROPOSED LOT 1

C-2 ZONING

AREA  
 1.521 ACRES  
 102,252.09 SQ.FT.

PART OF LOT 1  
 CSM NO. 1712

LOT 2  
 CSM NO. 2089

NW 1/4  
 SE 1/4

UNPLATTED LANDS

PROPOSED LOT 2

C-2 ZONING

TAX PARCEL NO.  
 004-00281-0000

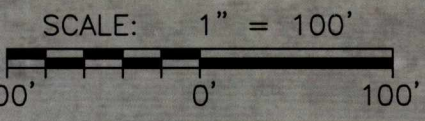
AREA  
 2.7378 ACRES  
 119,258.11 SQ.FT.

TOTAL CSM AREA  
 4.1899 ACRES  
 182,510.20 SQ.FT.

PROPOSED ACCESS EASEMENT

LOT 1  
 CSM NO. 2089

LOT 3  
 CSM NO. 1032



LOT 1  
 CSM NO. 1712

LOT 2  
 CSM NO. 399

LOT 1  
 CSM NO. 399

"23"-49"

STATE ROAD  
 VARIABLE WIDTH RIGHT OF WAY

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





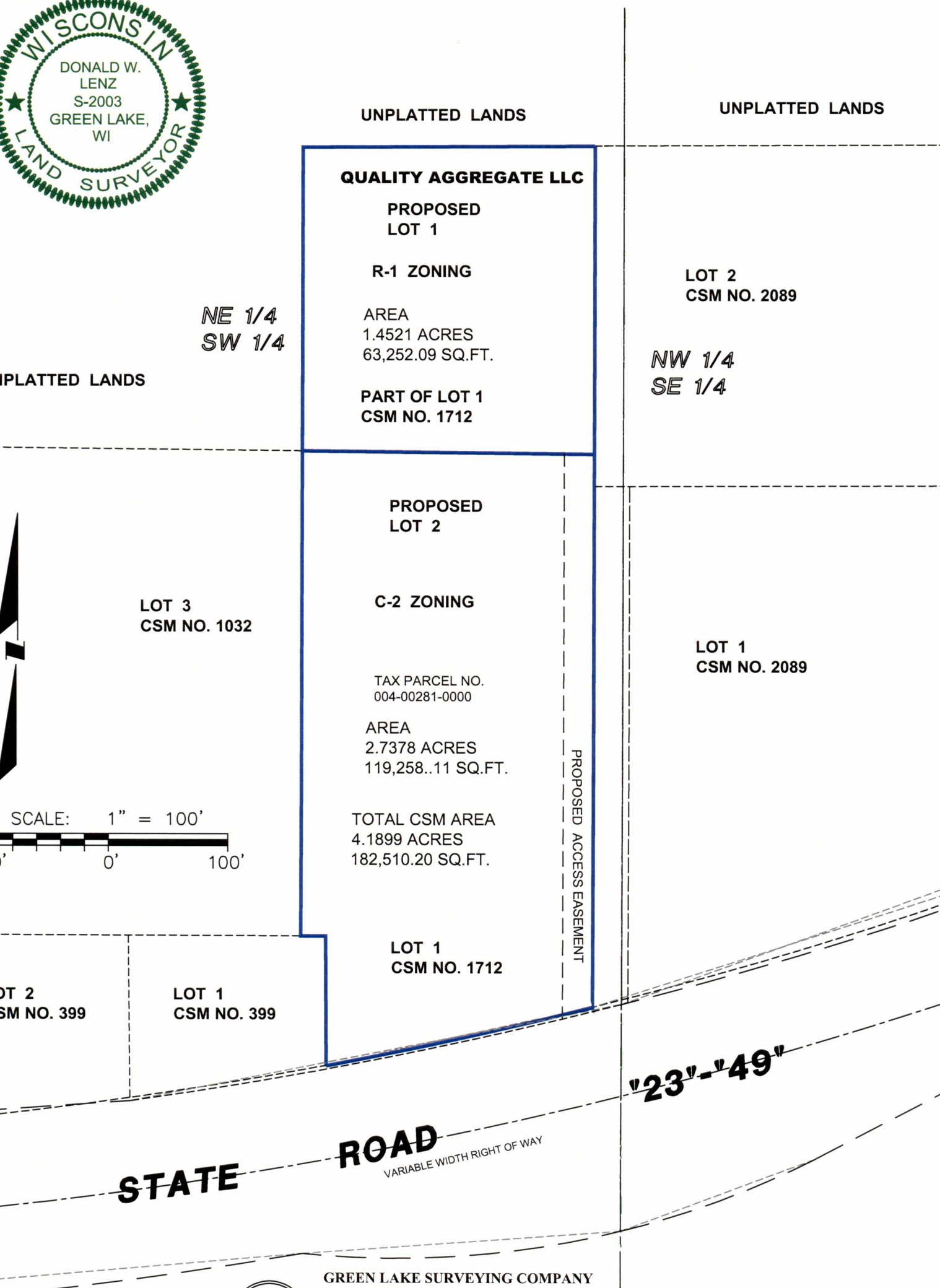
CONCEPT PLAN

CONCEPT PLAN FOR QUALITY AGGREGATE LLC BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1712, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

*Donald W. Lenz*

DONALD W. LENZ -  
Professional Land Surveyor License No. S-2003  
dated this 1st Day of June 2016

OWNER(S)  
QUALITY AGGREGATE LLC  
JERRY TRAPP  
W710 STATE ROAD "23-49"  
GREEN LAKE, WISCONSIN 54941



NE 1/4  
SW 1/4

UNPLATTED LANDS

UNPLATTED LANDS

QUALITY AGGREGATE LLC

PROPOSED  
LOT 1

R-1 ZONING

AREA  
1.4521 ACRES  
63,252.09 SQ.FT.

PART OF LOT 1  
CSM NO. 1712

LOT 2  
CSM NO. 2089

NW 1/4  
SE 1/4

UNPLATTED LANDS

PROPOSED  
LOT 2

C-2 ZONING

TAX PARCEL NO.  
004-00281-0000

AREA  
2.7378 ACRES  
119,258.11 SQ.FT.

TOTAL CSM AREA  
4.1899 ACRES  
182,510.20 SQ.FT.

PROPOSED ACCESS EASEMENT

LOT 3  
CSM NO. 1032

LOT 1  
CSM NO. 2089

SCALE: 1" = 100'

LOT 2  
CSM NO. 399

LOT 1  
CSM NO. 399

LOT 1  
CSM NO. 1712

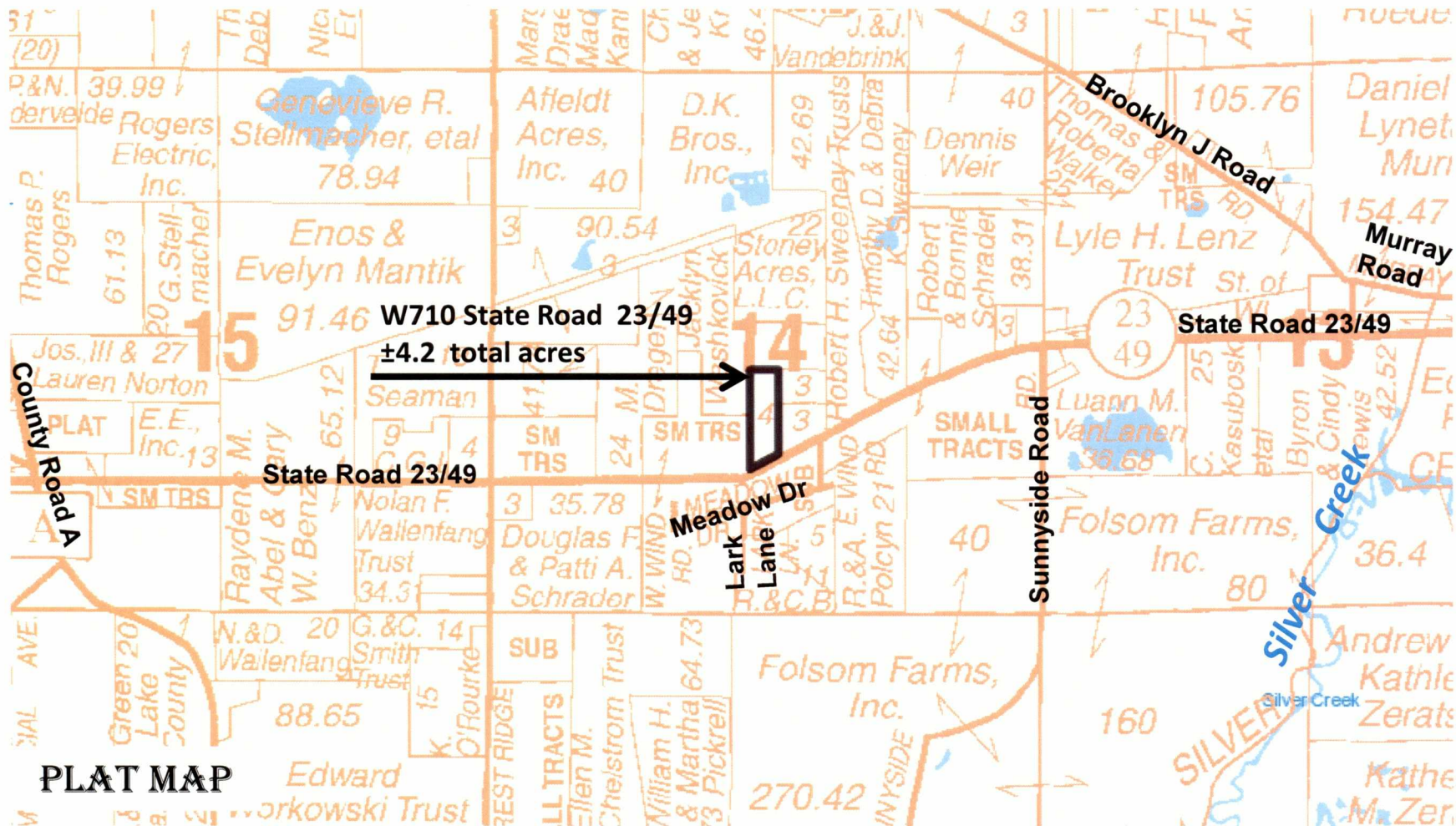
STATE ROAD  
VARIABLE WIDTH RIGHT OF WAY

"23"-49"



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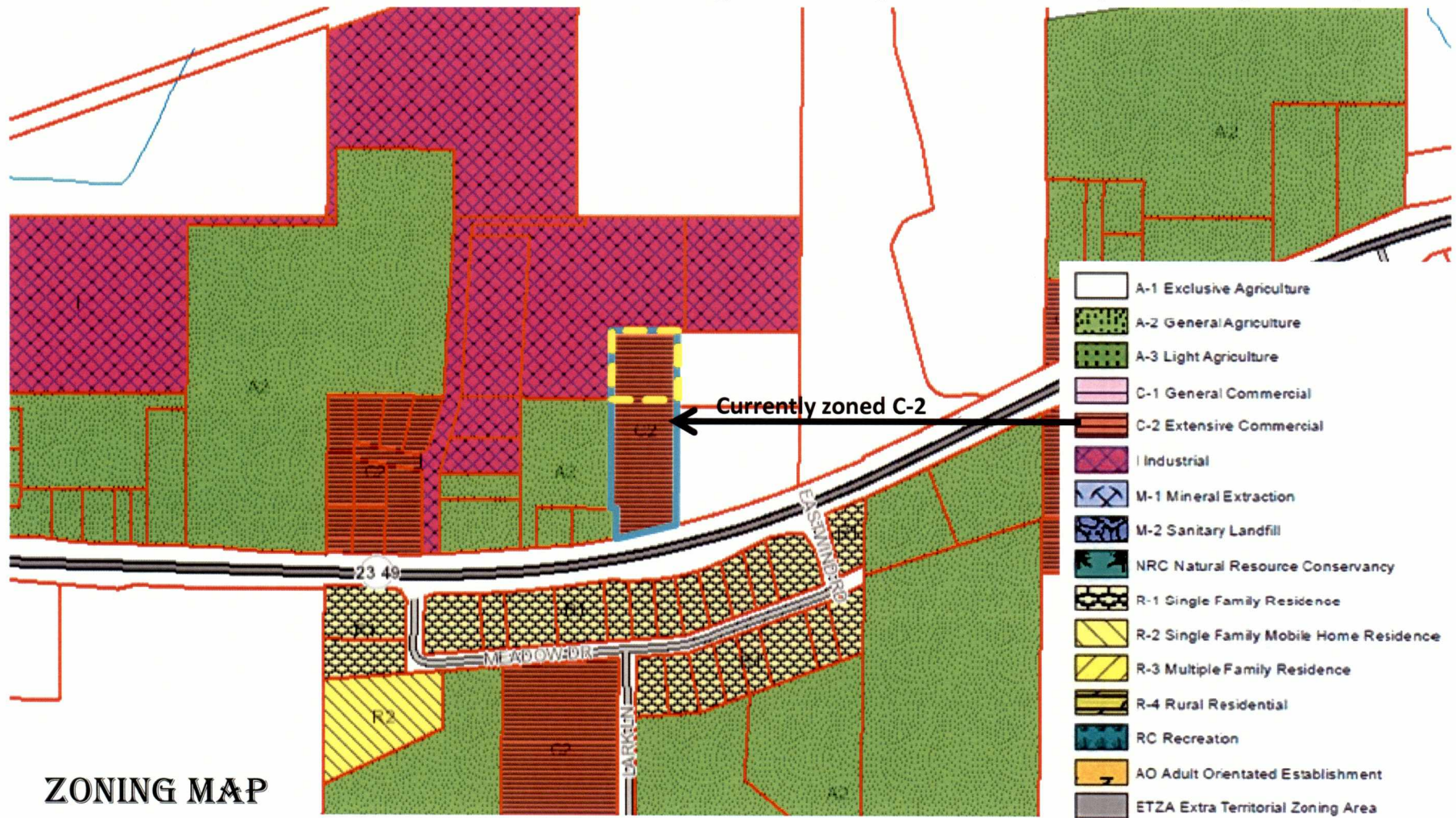
**Quality Aggregate, LLC – Jerome & Debra L. Trapp, W710 State Road 23/49  
Parcel #004-00281-0000, Lot 1 Certified Survey Map 1712, Part of the SW¼ of  
Section 14, T16N, R13E, Town of Brooklyn, Request to rezone ±1.45 acres from  
C-2 Extensive Commercial to R-1 Single-Family Residence District.**



Land Use Planning & Zoning Public Hearing 08/04/16



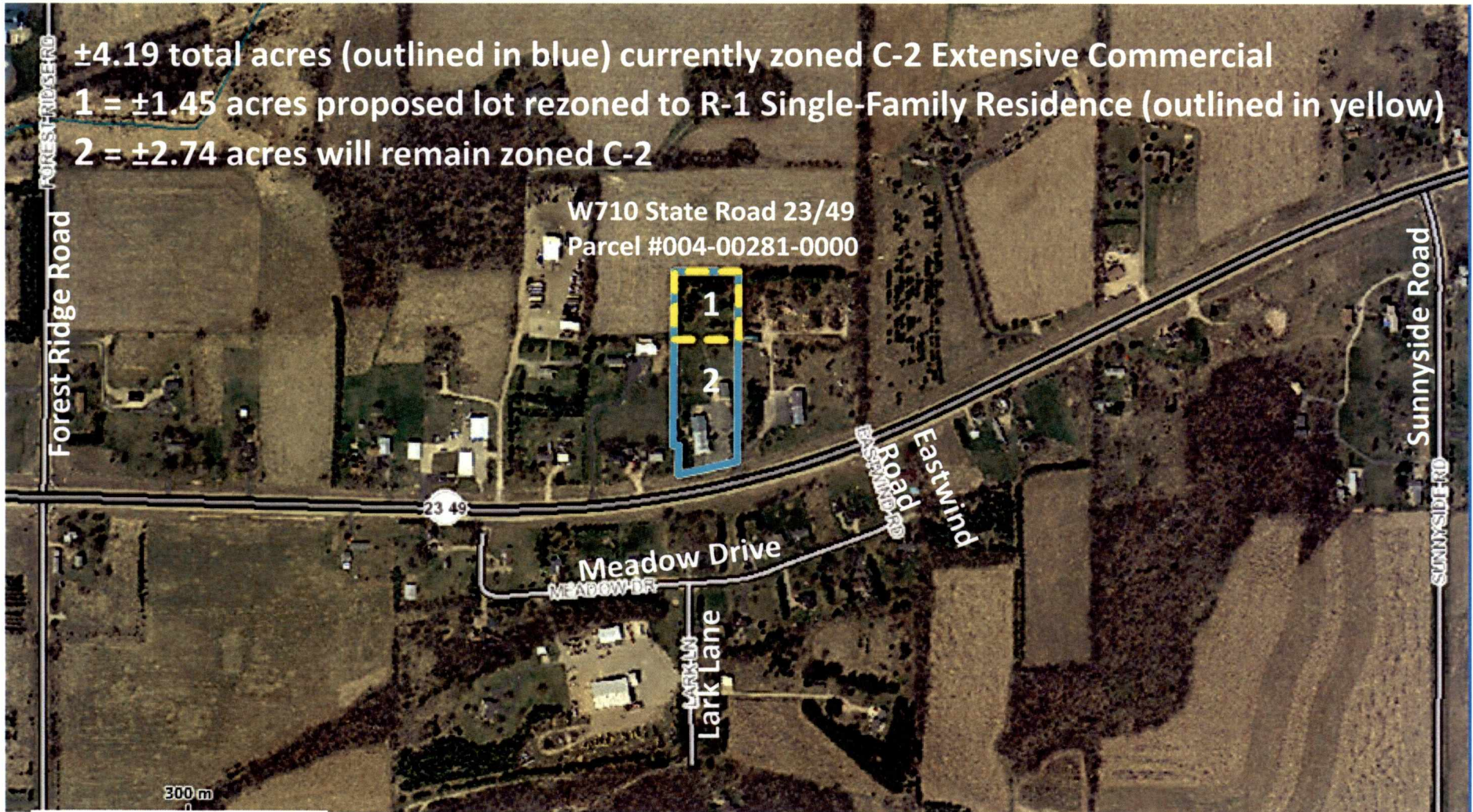
**Quality Aggregate, LLC – Jerome & Debra L. Trapp, W710 State Road 23/49  
Parcel #004-00281-0000, Lot 1 Certified Survey Map 1712, Part of the SW¼ of  
Section 14, T16N, R13E, Town of Brooklyn; Request to rezone ±1.45 acres from  
C-2 Extensive Commercial to R-1 Single-Family Residence (dotted yellow).**



Land Use Planning & Zoning Public Hearing 08/04/16



**Quality Aggregate, LLC – Jerome & Debra L. Trapp, W710 State Road 23/49  
Parcel #004-00281-0000, Lot 1 Certified Survey Map 1712, Part of the SW¼ of  
Section 14, T16N, R13E, Town of Brooklyn, Request to rezone ±1.45 acres from  
C-2 Extensive Commercial to R-1 Single-Family Residence District.**



**AERIAL MAP**

Land Use Planning & Zoning Public Hearing 08/04/16



**Quality Aggregate, LLC – Jerome & Debra L. Trapp, W710 State Road 23/49  
Parcel #004-00281-0000, Lot 1 Certified Survey Map 1712, Part of the SW¼ of  
Section 14, T16N, R13E, Town of Brooklyn, Request to rezone ±1.45 acres from  
C-2 Extensive Commercial to R-1 Single-Family Residence District.**

**±4.19 total acres  
(outlined in blue)  
currently zoned C-2  
Extensive  
Commercial**

**1 = ±1.45 acres  
proposed lot  
rezoned to R-1  
Single-Family  
Residence (outlined  
in yellow)**

**2 = ±2.74 acres will  
remain zoned C-2**

**AERIAL  
MAP**



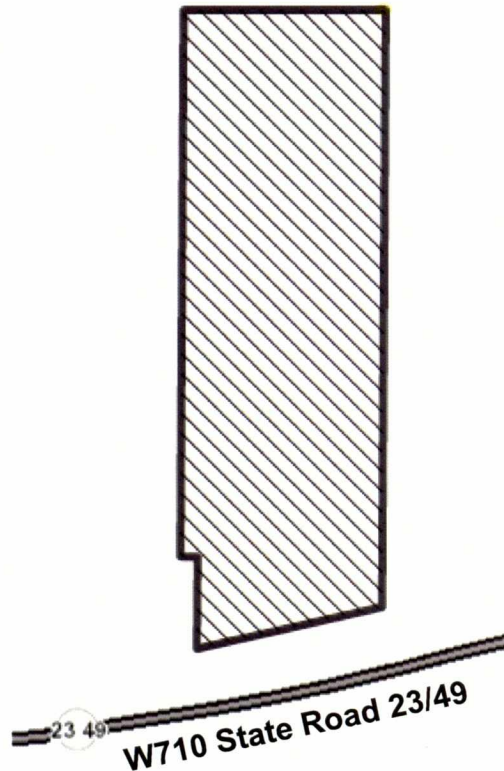
Land Use Planning & Zoning Public Hearing 08/04/16



**Quality Aggregate, LLC – Jerome & Debra L. Trapp, W710 State Road 23/49  
Parcel #004-00281-0000, Lot 1 Certified Survey Map 1712, Part of the SW¼ of  
Section 14, T16N, R13E, Town of Brooklyn, Request to rezone ±1.45 acres from  
C-2 Extensive Commercial to R-1 Single-Family Residence District.**

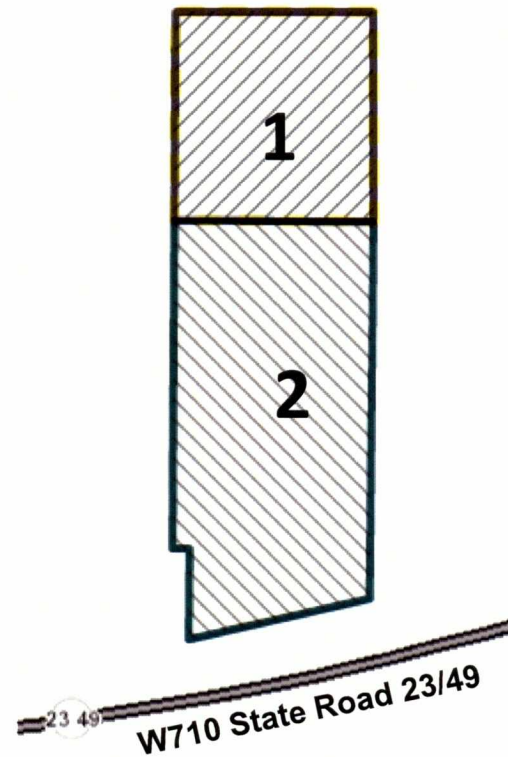
**Existing Configuration:**

**Parcel #004-00281-0000, ±4.19 total acres  
Zoned C-2 Extensive Commercial**



**Proposed Configuration:**

**Parcel 1 = ±1.45 acres zoned R-1 Single-Family Residence District  
Parcel 2 = ± 2.74 acres remain zoned C-2 Extensive Commercial**



# TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on 12 July 2016.

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:** Quality Aggregate, LLC – Jerome and Debra L. Trapp

**General legal description:** Lot 1 Certified Survey Map 1712, Part of the SW¼ of Section 14, T16N, R13E, Town of Brooklyn, ±4.19 total affected acres

**Parcel number:** #004-00281-0000

**Location of request:** W710 State Road 23/49

**Planned public hearing date:** August 4, 2016

**Request:** Rezone request from C-2 Extensive Commercial District to R-1 Single-Family Residence District, ±1.45 acres; ±2.74 acres will remain zoned C-2

  
Town Representative

12 July 2016  
Date Signed

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the Land Use Planning & Zoning Office by: July 25, 2016



## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

August 4, 2016

### ITEM II: CONDITIONAL USE PERMIT

**OWNER:**

Yukon Storage, LLC

**APPLICANT:**

John Loberg

**REQUEST:** The owner is requesting a conditional use permit to expand a mini-warehousing building.

**PARCEL NUMBER / LOCATION:** Parcel 004-00410-0600, Lot 1 of Certified Survey Map 3541, located in the SE¼ of Section 17, T16N, R13E, Town of Brooklyn. The subject site is located at W1734 North Street.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The subject site is zoned C-2, Extensive Commercial and has been used commercially. Lands to the east, west and north are also zoned C-2 and are used accordingly. To the south and across North Road, are lands zoned R-1, Single-Family Residence District. These lands are being used residentially.

**ADDITIONAL INFORMATION / ANALYSIS:** The mini-warehouse building on the subject site was constructed by a previous owner back in 1983. At that time, the property had the same zoning it has today. Presently, the County zoning ordinance requires a conditional use permit to operate a mini-warehousing use on lands zoned C-2, Extensive Commercial. This was not the ordinance requirement back in 1983.

Recently, the Land Use Planning & Zoning Department was made aware that the owner had placed an addition onto the mini-warehousing building resulting in 4 additional rental storage units. Per the applicant, the 18.2 foot by 48.1 foot addition was constructed September of 2014. This addition would have required the owner to obtain a conditional use permit as well as a land use permit. Neither of which were obtained. Furthermore, the addition was located 11.5 feet from the west side lot line and within the 12-foot required side-yard setback. This setback issue will have to be resolved either by the Committee-approved conditional use permit or by the property owner removing the addition from the existing mini-warehouse building.

Presently, the owner would like to bring his property into compliance with the County zoning ordinance. This conditional use permit request should be reviewed from a perspective whereby the addition is not yet constructed. There should be no influence as to the issuance of or denial of a CUP based on the fact that the addition is already constructed. The CUP process is also not the appropriate body to levy fines or additional fees as Corporation Counsel has issued a legal opinion addressing this very issue. It is the charge of the Green Lake County Land Use Planning and Zoning Committee to place any conditions related to the following general criteria:

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

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

**TOWN OF BROOKLYN:** An Action Form requesting the Town of Brooklyn's input related to this conditional use permit request was provided to the Town on June 7, 2016. It was returned on July 13<sup>th</sup> stating that the Town of Brooklyn does not object to and approves the request.

**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/applicant shall apply for and receive an after-the-fact Land Use Permit to approve the addition and to approve the required alterations that will provide the required 12-foot side-yard setback.
- 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.



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 5-23-16

Zone Change from      to     

Conditional Use Permit for Expand Mini-Warehouse Building

Other     

**PROPERTY OWNER / APPLICANT**

Name Yukon Storage, LLC

Mailing Address W1734 North St.

Phone Number 228-6957

Signature [Signature] Date 5-23-16

**AGENT IF OTHER THAN OWNER**

Name     

Mailing Address     

Phone Number     

Signature      Date     

**PROPERTY INFORMATION**

Town of Brooklyn Parcel Number 004-00410-0600 Acres 0.4618

Lot 1 Block      Subdivision CSM 3541

Section 17 Town 16 North Range 13 East

Location of Property W1734 North St.

Legal Description Lot 1 of CSM 3541

Current Zoning Classification C-2 Current Use of Property Mini-warehousing

Detailed Description of Proposed Use Add Qty 4 (9'x24') storage units to existing mini-warehousing building. After-the-fact as addition is already present.

**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

Dear Green Lake County Zoning Commission,

I am here to apply for a permit (post building) for a mistake I made at my business Yukon Mini Storage . Two years ago I was told that it would be OK to add a few small units to the existing ones, and I mistakenly put the permit form that was given to me to fill out into a folder and forgot to send it in. I take full responsibility for this error, and hope that you will grant me the proper permits to keep these units, as they are rented out to Yukon Customers .

This property has been used as mini storage since 1983. George Watson built these units originally. Yukon Storage purchased the land from Mr. Watson's estate.

The proposed use is for the same – four additional units for storage. Each unit is 9'X24' in dimension and 216SqFt in area.

I am asking for approval for this addition.

I have owned this property for 11 years, but was not aware of any special zoning restrictions regarding the number of units allowed. I am extremely repentant for adding these units without the proper paperwork, which was my mistake, and for which I am extremely sorry. In the future I will make my best effort to keep informed of any zoning changes before starting any new building.

Please take this into consideration. Thank You.

Respectfully ,

A handwritten signature in black ink, appearing to read "John John", with a large, stylized flourish at the end.

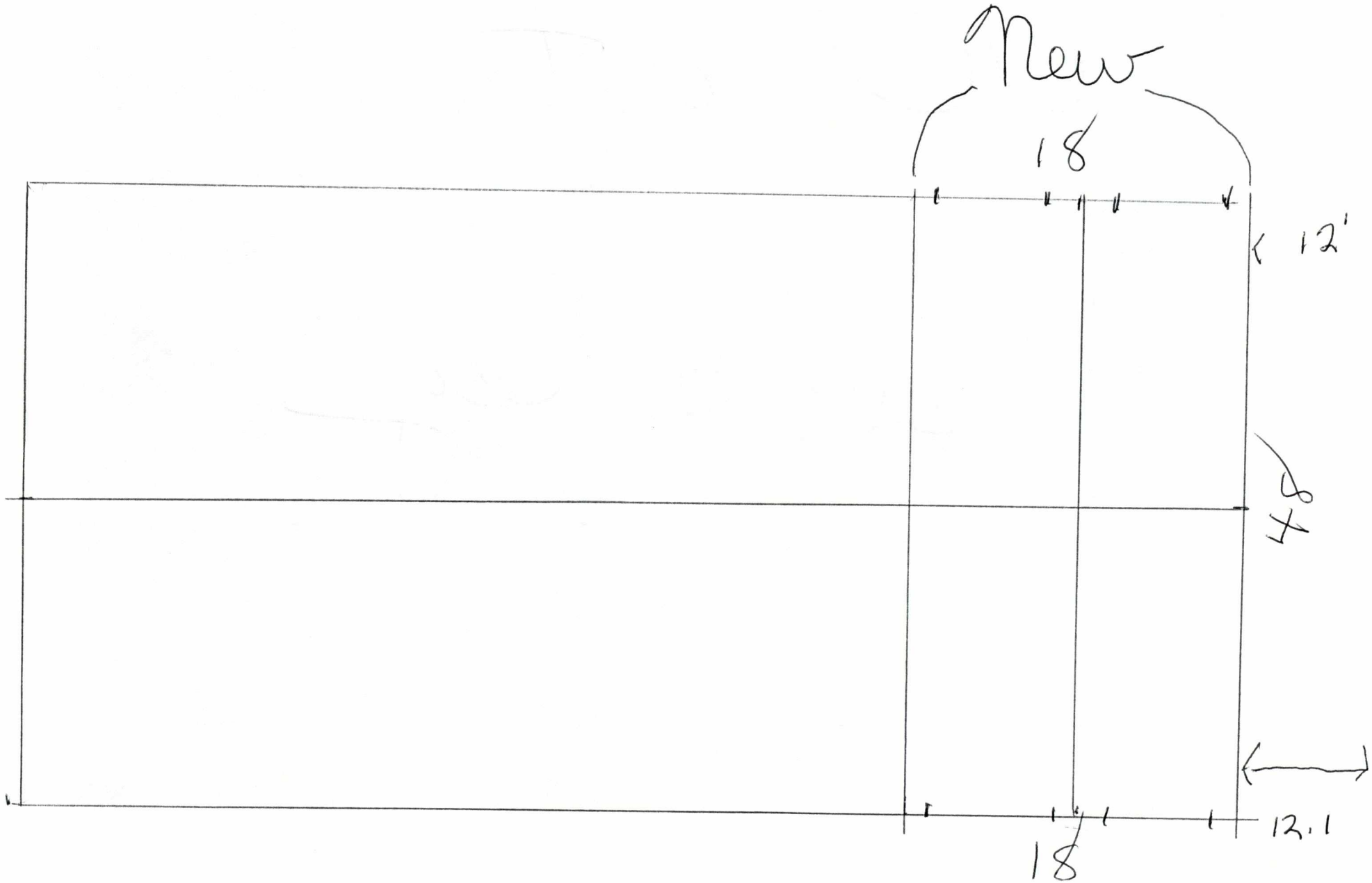
5/25/2016



10-1-2015 MEK



See New Survey







\* C S 3 5 4 1 7 \*

CSM3541

RECORDED ON:  
01/07/2016 01:30PM

REC FEE: \$30.00

VOL. 20 OF CSM PG. 3541

SARAH GUENTHER  
REGISTER OF DEEDS  
GREEN LAKE, WI  
TRANSFER FEE:

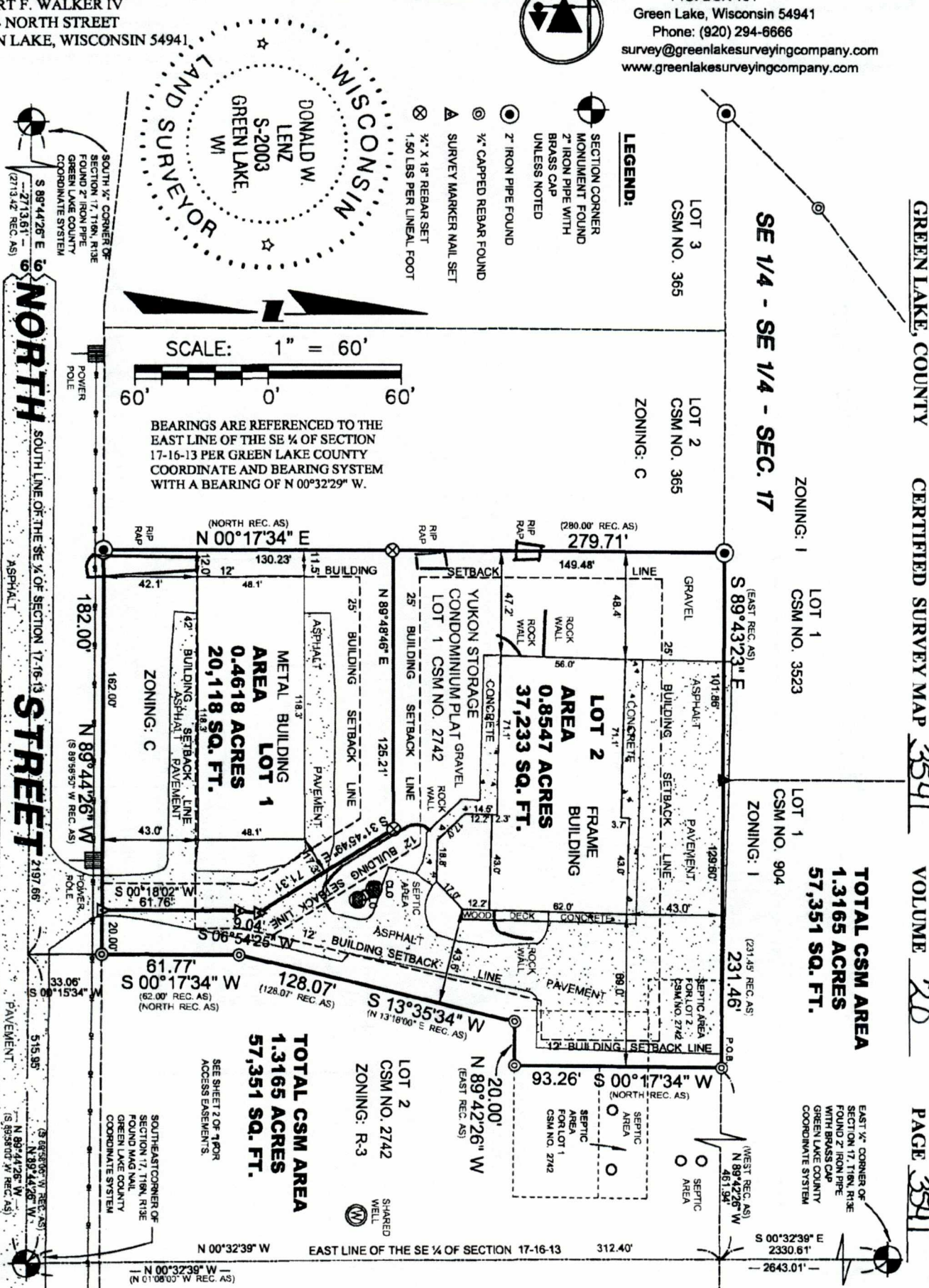
# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR YUKON STORAGE CONDOMINIUM PLAT, BEING A DIVISION OF A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2742, 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)  
DONALD W. LENZ  
YUKON STORAGE LLC  
K J W ENTERPRISES LLC  
ALBERT F. WALKER IV  
W1734 NORTH STREET  
GREEN LAKE, WISCONSIN 54941

*Donald W. Lenz*  
DONALD W. LENZ  
WI P.L.S. No. S-2003  
Dated this 11th Day of November 2015

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

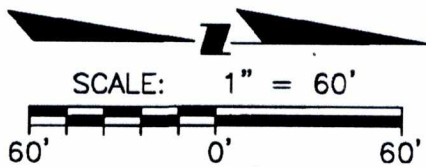




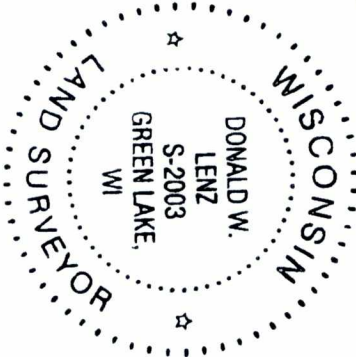
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*Donald W. Lenz*  
 DONALD W. LENZ  
 WI P.L.S. No. S-2003  
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TOWN OF  
**NORTH**

**STREET**

GREEN LAKE, COUNTY

CERTIFIED SURVEY MAP 3541

VOLUME 2D

PAGE 3541A

SE 1/4 - SE 1/4 - SEC. 17

LOT 3  
 CSM NO. 365

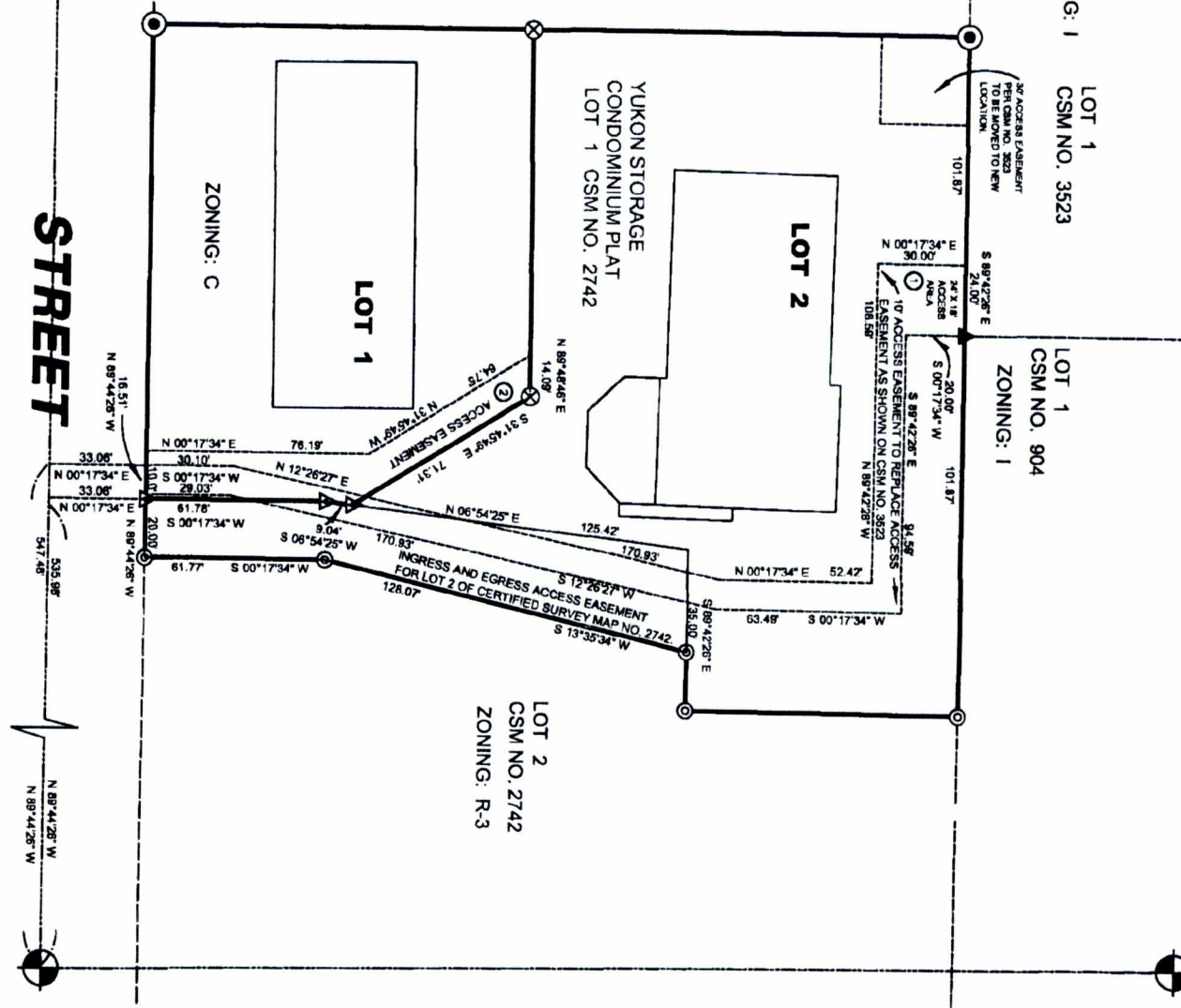
LOT 2  
 CSM NO. 365  
 ZONING: C

ZONING: I  
 LOT 1  
 CSM NO. 3523

LOT 1  
 CSM NO. 904  
 ZONING: I

### ACCESS EASEMENT DETAIL

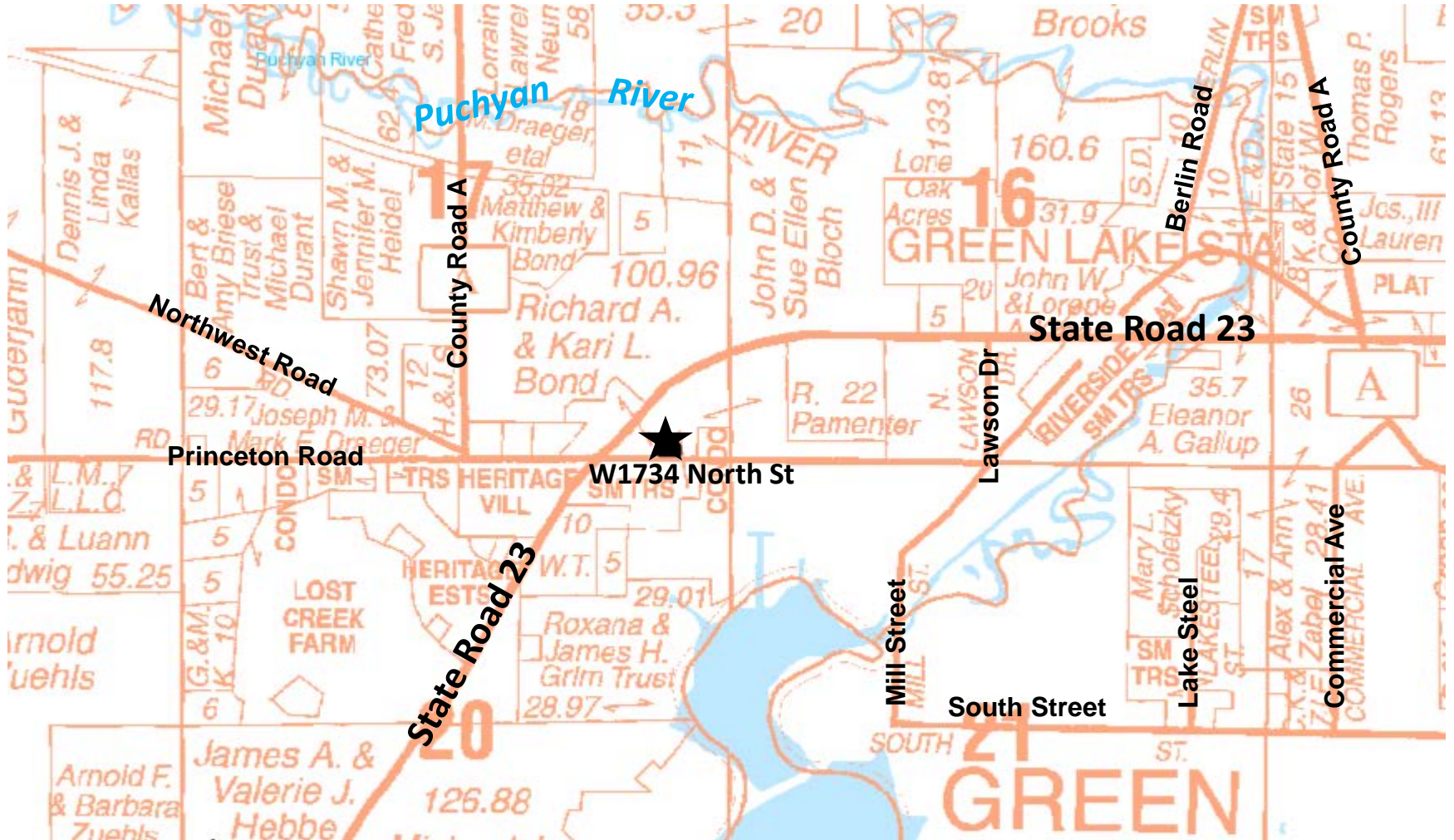
ACCESS EASEMENTS ARE FOR THE BENEFIT OF THE OWNERS OF LOT 1 AND LOT 2.





# Yukon Storage, LLC – John Loberg

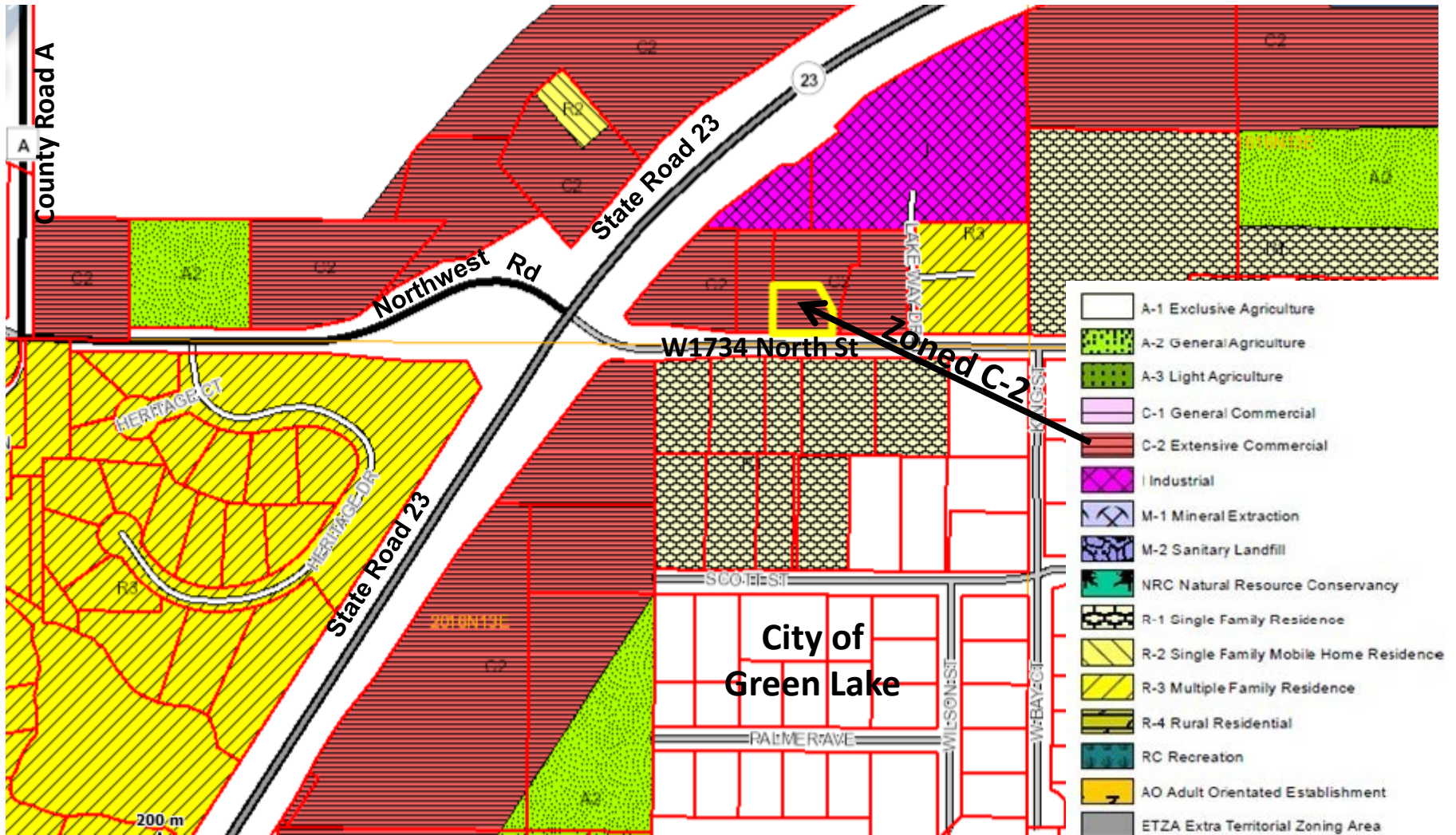
W1734 North Street, Parcel #004-00410-0600, Lot 1 Certified Survey Map 3541  
Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, ±.4618 acres



Land Use Planning & Zoning Committee Public Hearing 08/04/16  
Conditional Use Permit Request to Expand Mini-Warehouse Building

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W1734 North Street, Parcel #004-00410-0600, Lot 1 Certified Survey Map 3541  
Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, ±.4618 acres



Land Use Planning & Zoning Committee Public Hearing 08/04/16  
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**Yukon Storage, LLC – John Loberg**

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Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, ±.4618 acres



Land Use Planning & Zoning Committee Public Hearing 08/04/16  
Conditional Use Permit Request to Expand Mini-Warehouse Building

# 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 12 July 2016.

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:** Yukon Storage, LLC – John Loberg

**General legal description:** Lot 1 Certified Survey Map 3541, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, ±.4618 total affected acres

**Parcel number:** #004-00410-0600

**Location of request:** W1734 North Street

**Planned public hearing date:** August 4, 2016

**Request:** Conditional use permit request to expand a mini-warehouse building.

Mike West Tournickai 12 July 2016  
Town Representative Date Signed

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the Land Use Planning & Zoning Office by: July 25, 2016