



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, December 6, 2018:

Packet Pages:

- 1-2 Amended Agenda
- 3-5 Draft meeting minutes from November 1, 2018
- 6-10 Monthly reports
- 11 Request for a department credit card
- 12 2019 committee meeting calendar
- 13-21 Proposed zoning ordinance text amendments
- 22 Public hearing notice
- 23-29 **Item I: Owners/Applicants:** Cory J & Traci M Campnell
- 30-40 **Item II: Owners/Applicants:** Richard L & Carla Ann Hargrave
- 41-58 **Item III: Owner/Applicant:** Green Lake County – Highway Department, Tyrone Johnson, Highway Commissioner
- 59-65 **Item IV: Applicant:** Green Lake County Land Use Planning & Zoning Committee
Re: Comprehensive Plan's Farmland Preservation Plan Map
- 66-68 **Item V: Applicant:** Green Lake County Land Use Planning & Zoning Committee
Re: Chapter 350 of the Zoning Ordinance pertaining to the Town of Berlin

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



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee
571 County Road A, Green Lake, WI 54941
Office: (920) 294-4156 FAX: (920) 294-4198

Land Use Planning & Zoning Committee Meeting Notice

Date: 12/06/18 Time: 5:15 p.m.
Green Lake County Government Center, Room #0902
571 County Road A, Green Lake, WI 54941

AMENDED (*) AGENDA 11/20/18 cd

Committee Members:

William Boutwell
Robert Lyon
Harley Reabe
Curt Talma
Peter Wallace
 Alternate:
Keith Hess

Carole DeCramer,
 Secretary

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 11/01/18
5. Public comments: 3-minute limit
6. Public appearances
7. Correspondence
8. Department activity reports
 - a. Financial reports
 - b. Permits
 - c. Violation reports
9. Department/Committee activity
 - a. Amendments to Chapter 350 of the zoning ordinance
 - b. 2019 committee meeting calendar
 - c. Department credit card approval
 - d. Corporation Counsel's memo re: private sewage ordinance
10. Future committee activities
 - a. Future agenda items
 - b. Meeting date:
 January 3, 2019
 Business meeting 5:15 p.m.
 Public hearing 6:00 p.m.

6:00 p.m. Public Hearing

Item I: Owners/Applicants: Cory J & Traci M Campnell **General legal description:** County Road GG & Ingelhart Rd, Parcel #012-00583-0201 (±4.5 acres), Part of the SW¼ of Section 30, T14N R12E, Town of Manchester. **Request:** Rezone ±4.5 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

- a. Committee Discussion & Deliberation
- b. Committee Decision
- c. Execute ordinance/determination form

Item II: Owners/Applicants: Richard L & Carla Ann Hargrave **General legal description:** W620 Miller Rd, Parcel #006-00420-0200 (±46.5 acres), Part of the NE¼ of Section 23, T15N R13E, Town of Green Lake. **Request:** Rezone ±3.6 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be determined by Certified Survey Map.

- a. Committee Discussion & Deliberation
- b. Committee Decision
- c. Execute ordinance/determination form

Item III: Owner/Applicant: Green Lake County – Highway Department, Tyrone Johnson, Highway Commissioner **General legal description:** N1906 State Road 73, Parcel #012-00161-0000 (±2.25 acres), Part of the NE¼ of Section 10, T14N R12E, Town of Manchester. **Request:** Conditional use permit request to replace a cold storage facility.

Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend, who needs visual or audio assistance, should contact the Land Use Planning & Zoning Department at 294-4156, no later than 3 days before the meeting.

- a. Committee Discussion & Deliberation
- b. Committee Decision
- c. Execute ordinance/determination form

Item IV: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** Green Lake County wishes to amend the Comprehensive Plan's *Farmland Preservation Plan Map* affecting the Town of Berlin. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Comprehensive Plan's Farmland Preservation Plan Map amendments:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Right column under *Downloads*
- Click on Comprehensive Plan's *Farmland Preservation Map* Amendments 12/06/18
 - a. Committee Discussion & Deliberation
 - b. Committee Decision
 - c. Execute ordinance/determination form

Item V: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350 of the Zoning Ordinance; more specifically, to amend the zoning map affecting the Town of Berlin. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Town of Berlin proposed zoning Map amendments:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Under Downloads, click on Town of Berlin – Proposed Zoning Map 12/06/18
 - a. **Committee Discussion & Deliberation**
 - b. **Committee Decision**
 - c. **Execute ordinance/determination form**

11. Adjourn

Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend, who needs visual or audio assistance, should contact the Land Use Planning & Zoning Department at 294-4156, no later than 3 days before the meeting.

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, November 1, 2018**

CALL TO ORDER

Chair Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

Present: **William Boutwell, Robert Lyon, Harley Reabe, Curt Talma**

Absent: **Peter Wallace**

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

APPROVAL OF MINUTES

Motion by Reabe/Boutwell, unanimously carried, to approve the 10/04/18 minutes

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

Kirkman presented the proposed 2019 Planning & Zoning Committee meeting calendar. This will be placed on the December 6th agenda for further discussion/approval.

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

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

b. Permits

Kirkman explained the list of issued land use and sanitary permits for the month of September.

c. Violations

The committee discussed the list of land use violations and septic violations. Corporation Counsel gave an update.

6:00 p.m. Recessed for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owners/Applicants: Douglas J. & Sandra M. Linde **General legal description:** Lost Creek Road, #004-00471-0300 (±5.8 acres), Lot 1 Certified Survey Map 2057, Part of the NW¼ of Section 20, T16N, R13E, Town of Brooklyn **Request:** Rezone ±5.8 acres from R-3 Multiple Family Residence District to R-4 Rural Residential District

a. Public hearing

Sandra M. Linde, W6696 County Road C, Burnett, WI – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read the rezone criteria as presented in the staff report. The Town of Brooklyn approved the request.

c. Committee decision

Motion by Reabe/Boutwell, 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.

Item II: Owner/Applicant: Matt Boelter Farms, LLC – Chad Boelter **General legal description:** W1609 County Road X, #010-00443-0000 (±40 acres), Part of the SW¼ of Section 21, T14N, R13E, Town of Mackford **Request:** Rezone +3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read through the rezone criteria. The Town of Mackford approved the request.

c. Committee decision

Motion by Boutwell/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.

Item III: Owner/Applicant: Barbara Meyer **Agent:** Kim Michaelson, Power of Attorney **General legal description:** W514 Town Line Road, Parcel #002-00683-0100 (±10 acres), Lot 1 Certified Survey Map 3257, Part of the SE¼ of Section 35, T17N R13E, ±10 acres, Town of Berlin. **Request:** Rezone from A-2 General Agriculture District to A-1 Farmland Preservation District (±3 acres) & R-4 Rural Residential District (±7 acres). To be identified by certified survey map.

a. Public hearing

Kim Michaelson, Power of Attorney representing Barbara Meyer, 6507 Renie Road, Belville, OH – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read the rezone criteria as presented in the staff report. The Town of Berlin approved the request.

c. Committee decision

Motion by Boutwell/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.

6:24 p.m. The public hearing portion of the meeting was closed and the committee reconvened the business portion of the meeting.

Continued discussion on:

DEPARTMENT/COMMITTEE ACTIVITY

- a. Comprehensive Plan amendment update**
 - 1. Town of Berlin Farmland Preservation Plan map amendment**
 - 2. Town of Berlin zoning map amendment review**

Kirkman reported that the two aforementioned items are being prepared for public hearing on December 6th.

- b. Amendments to Chapter 350 of the zoning ordinance**

The committee finished reviewing the proposed ordinance amendments. Possible additional amendments will be discussed at the December 6th meeting.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items**
- b. Next meeting date**
 - December 6, 2018
 - Business meeting – 5:15 p.m.
 - Public hearing – 6:00 p.m.

ADJOURN

6:50 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

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

FEES RECEIVED		OCTOBER				YEAR-TO-DATE				BUDGET		
		2017		2018		2017		2018		2018		
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT			
LAND USE PERMITS												
Residential	New	1	400	1	500	33	12,100	21	9,550	-		
	Alterations	11	1,550	10	1,650	71	10,450	93	16,300	-		
Commercial	New	1	50	1	150	5	1,200	5	1,350	-		
	Alterations	-	-	1	150	2	1,100	9	1,250	-		
Agricultural	New	1	150	-	-	20	3,050	13	3,050	-		
	Alterations	-	-	1	150	4	750	3	300	-		
Other	New	-	-	-	-	-	-	-	-	-		
	Alterations	-	-	-	-	-	-	-	-	-		
Other	New	-	-	-	-	-	-	-	-	-		
	Alterations	-	-	-	-	-	-	-	-	-		
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-		
	Permit Renewals	-	-	-	-	-	-	-	-	-		
Total		14	\$ 2,150	14	\$ 2,600	135	\$ 28,650	144	\$ 31,800	\$ 34,800	91%	
SANITARY PERMITS (POWTS)												
Residential	New	2	635	3	715	19	5,770	18	4,990	-		
	Replacement	2	635	7	1,570	47	13,670	46	11,750	-		
	Reconnect	1	280	2	560	2	560	9	2,670	-		
	Modify	-	-	-	-	3	300	3	580	-		
	Repairs	-	-	-	-	-	-	-	-	-		
	Additional Fees	-	-	-	-	-	-	-	-	-		
Commercial	New	-	-	-	-	-	-	2	635	-		
	Replacement	-	-	-	-	1	280	-	-	-		
	Reconnect	-	-	-	-	-	-	1	280	-		
	Modify	-	-	-	-	-	-	-	-	-		
	Additional Fees	-	-	-	-	-	-	-	-	-		
Total		5	\$ 1,550	12	\$ 2,845	72	\$ 20,580	79	\$ 20,905	\$ 24,600	85%	
NON-METALLIC MINING PERMITS												
Annual Permit Fees		-	-	-	-	18	14,500	18	15,300	-		
Total		-	\$ -	-	\$ -	18	\$ 14,500	18	\$ 15,300	\$ -		
BOARD OF ADJUSTMENT												
Special Exception		-	-	-	-	-	-	-	-	-		
Variances		-	-	1	375	4	1,500	4	1,500	-		
Appeals		-	-	-	-	-	-	-	-	-		
Total		-	\$ -	1	\$ 375	4	\$ 1,500	4	\$ 1,500	\$ 750	200%	
PLANNING & ZONING COMMITTEE												
Zoning Change		2	750	-	-	11	4,500	17	6,375	-		
Conditional Use Permits		1	375	-	-	4	1,875	5	1,875	-		
Variance		-	-	-	-	-	-	1	375	-		
Total		3	\$ 1,125	-	\$ -	15	\$ 6,375	23	\$ 8,625	\$ 7,000	123%	
MISC.												
Rental Weatherization		-	-	-	-	14	350	-	-	-		
Wisconsin Fund		2	200	-	-	2	200	-	-	6,500		
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	-	-		
Total		2	\$ 200	-	\$ -	16	\$ 550	-	\$ -	\$ 6,500	0%	
SURVEYOR												
Certified Survey Maps		7	1,200	2	330	43	7,785	27	4,665	6,000		
Preliminary Plats		-	-	-	-	-	-	-	-	-		
Final Plats		-	-	-	-	-	-	-	-	-		
Miscellaneous		-	-	-	-	-	125	-	2,719	-		
Total		7	\$ 1,200	2	\$ 330	43	\$ 7,910	27	\$ 7,384	\$ 6,000	123%	
GIS (Geographic Information System)												
Map Sales		-	-	-	75	-	192	-	160	200		
Land Records Transfer		-	3,208	-	-	-	25,784	-	24,665	27,000		
Land Information Grant		-	-	-	-	-	9,080	-	9,500	9,080		
Total		-	\$ 3,208	-	\$ 75	-	\$ 35,056	-	\$ 34,325	\$ 36,280	95%	
GRAND TOTAL		31	9,433	29	6,225	303	115,121	295	119,839	\$ 115,930	Total	103%

GREEN LAKE COUNTY

For 10/01/18 - 10/31/18

Revenue Summary Report

FJRES01A

Periods 10 - 10

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
18-100-10-43502-000-000 Wisconsin Fund Grant	6,500.00	.00	.00	6,500.00	.00
18-100-10-44400-000-000 Land Use Permits	34,800.00	2,600.00	31,800.00	3,000.00	91.38
18-100-10-44400-001-000 BOA Public Hearing	750.00	375.00	1,500.00	-750.00	200.00
18-100-10-44400-002-000 PZ Public Hearing	7,000.00	.00	8,625.00	-1,625.00	123.21
18-100-10-44400-003-000 Misc	.00	.00	2,719.57	-2,719.57	.00
18-100-10-44400-004-000 Ag-1 Conversion Fees	.00	508.00	508.00	-508.00	.00
18-100-10-44409-000-000 Non-Metallic Mining	.00	.00	15,300.00	-15,300.00	.00
18-100-10-44410-000-000 Sanitary Permits	24,600.00	2,845.00	20,905.00	3,695.00	84.98
18-100-10-46131-001-000 GIS Map Sales	200.00	75.00	160.00	40.00	80.00
18-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
18-100-10-46762-000-000 Certified Survey Maps	6,000.00	330.00	4,665.00	1,335.00	77.75
18-100-10-47411-000-000 Interdepartment transfer/Land Records	27,000.00	.00	2,025.00	24,975.00	7.50
18-100-10-49320-000-000 Applied Funds	9,500.00	.00	9,500.00	.00	100.00
10 Land Use Planning and Zoning	125,430.00	6,733.00	97,707.57	27,722.43	77.90

For 10/01/18 - 10/31/18

Expenditure Summary Report

FJEXS01A

Periods 10 - 10

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
18-100-10-53610-110-000 Salaries	281,520.00	.00	22,192.00	226,664.29	54,855.71	80.51
18-100-10-53610-140-000 Meeting Payments	600.00	.00	.00	471.32	128.68	78.55
18-100-10-53610-151-000 Social Security	21,539.00	.00	1,656.75	18,299.46	3,239.54	84.96
18-100-10-53610-153-000 Ret. Employer Share	18,865.00	.00	1,486.86	15,901.30	2,963.70	84.29
18-100-10-53610-154-000 Health Insurance	63,361.00	.00	4,780.08	53,800.80	9,560.20	84.91
18-100-10-53610-155-000 Life Insurance	504.00	.00	49.05	455.10	48.90	90.30
18-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	800.00	7,050.00	2,450.00	74.21
18-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	40.00	260.00	13.33
18-100-10-53610-245-000 Wisconsin Fund Grant	6,500.00	.00	.00	.00	6,500.00	.00
18-100-10-53610-307-000 Training	916.00	.00	.00	935.53	-19.53	102.13
18-100-10-53610-310-000 Office Supplies	1,930.00	.00	.00	861.77	1,068.23	44.65
18-100-10-53610-312-000 Field Supplies	300.00	.00	.00	60.30	239.70	20.10
18-100-10-53610-320-000 Publications-BOA Public Hearing	500.00	.00	.00	609.50	-109.50	121.90
18-100-10-53610-320-001 Publications-PZ Public Hearing	2,000.00	.00	.00	2,314.50	-314.50	115.73
18-100-10-53610-321-000 Seminars	1,085.00	.00	.00	463.00	622.00	42.67
18-100-10-53610-324-000 Member Dues	100.00	.00	.00	100.00	.00	100.00
18-100-10-53610-330-000 Travel	500.00	.00	18.75	447.92	52.08	89.58
18-100-10-53610-352-000 Vehicle Maintenance	734.00	.00	47.23	394.08	339.92	53.69
53610 Code Enforcement	410,754.00	.00	31,030.72	328,868.87	81,885.13	80.06
10 Land Use Planning and Zoning	410,754.00	.00	31,030.72	328,868.87	81,885.13	80.06

Land Use Permits: 10/01/18 - 10/31/18



Parcel #	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
002000480200	TBE	W832 State Road 91	Moeland, LLC	\$ 150.00	\$ 1,800.00	Sign
002006620000	TBE	N7471 Forest Ridge Road	John Hoppa & Stephanie Buhrow	\$ 150.00	\$ 94,000.00	Lean-to, barn addition, attached garage, roof extension
002006870100	TBE	N7597 37th Avenue	Caxambas Corporation	\$ 150.00	\$ 30,000.00	Modular communications shelter
004005470101	TBY	W954 Woodland Circle	Jayne Dillie & Michael Otto	\$ 150.00	\$ 76,164.00	Detached garage
004007130000	TBY	W2291 Hickory Road	Malcolm Moore Revocable Trust	\$ 300.00	\$ 130,000.00	Detached garage
004015930000	TBY	W1902 Forest Avenue	Johan & Sarah Loberg	\$ 150.00	\$ 85,000.00	Addition: foyer, mudroom, sunroom addition
004021040500	TBY	N5458 Shore Drive	Darlene J & Joseph A Holik	\$ 150.00	\$ 39,000.00	Boat house, offset impervious surfaces
006010650000	TGL	W1325 Spring Grove Road	Southshore Terrace Home Owners' Assoc, Inc.	\$ 150.00	\$ 18,000.00	Three-season room addition to mobile home
006010700200	TGL	Spring Grove Road	Southshore Terrace Home Owners' Assoc, Inc.	\$ 150.00	\$ 95,000.00	Mobile home w/attached deck
006016520000	TGL	N5171 Forest Glen Beach Rd	Brian G Marren	\$ 150.00	\$ 4,000.00	Boat house
014003500000	TMQ	W6592 Puckaway Road	Wesley Smith	\$ 150.00	\$ 55,000.00	Detached garage
014003840000	TMQ	W6660 Puckaway Road	David & Janis Holly	\$ 150.00	\$ 13,590.00	Detached garage
016003430200	TPR	W3521 Meredith Lane	Roberta Legacy Properties, LLC	\$ 500.00	\$ 395,000.00	Single-family dwelling w/detached garage
016012010000	TPR	N4230 S Lakeshore Drive	Robert & Ann Konneker	\$ 150.00	\$ 99,000.00	Screened porch, covered deck
Total				\$ 2,600.00	\$ 1,135,554.00	

TBE - Town of Berlin
 TBY - Town of Brooklyn
 TGL - Town of Green Lake
 TMQ - Town of Marquette
 TPR - Town of Princeton

Sanitary Permits: 10/01/18 - 10/31/18



Parcel Number	Town	Site Address	Owners	Permit Fee	Permit Type
002003590000	TBE	W1851 Puchyan Rd	Gies Irrevocable Trust	\$ 280.00	Replacement System
002006320000	TBE	N7564 Springbrook Rd	Anne Lupton	\$ 280.00	Reconnect
004004250000	TBY	W2466 Princeton Rd	Paul Koehn	\$ 280.00	Replacement System
006000800100	TGL	N4550 Horner Rd	Edwin C & Holly J Thorp	\$ 150.00	Replacement Tank Only
008000990000	TKG	N2070 Indian Mound Rd	Donna M Scheier	\$ 150.00	Replacement Tank Only
010001510100	TMC	W1646 County Road S	Landmark Services Co-op	\$ 150.00	Replacement Tank Only
016001450000	TPR	W4044 State Road 23 73	Glen O & Mary L Otto	\$ 280.00	Replacement System
016002400502	TPR	W4836 Cradle Rd	Dennise & Linda L Pollesch	\$ 155.00	New System
016009110000	TPR	Bend Rd	Jay Hall	\$ 280.00	Reconnect
016014370000	TPR	N5027 Fox River Ln	William & Dorothy Jacobson Rev Trust	\$ 280.00	Replacement System
141004040000	VKG	County Road FF	Brian L Schulz	\$ 280.00	New System
271007390000	CPR	E Twin Oaks Ct	Michael & Julie Sosinsky	\$ 280.00	New System
Total				\$ 2,845.00	

- TBE - Town of Berlin
- TBY - Town of Brooklyn
- TGL - Town of Green Lake
- TKG - Town of Kingston
- TMC - Town of Mackford
- TPR - Town of Princeton
- VKG - Village of Kingston
- CPR - City of Princeton

Request for Credit Card Approval

Department: Lane Use Planning & Zoning

Committee: Land Use Planning & Zoning

Name of Card Holder	Title of Postion	Credit Card Limit
Matt E. Kirkman	Land Use Planning & Zoning Director	1,000

Justification for Credit Card(s):

Necessary for out of County Travel expenses including gas purchases.

Department Head Approval: 

Date Approved by Committee of Jurisdiction: _____

Following this acceptance please forward to the County Clerk's Office.

Date Approved By Finance Committee: _____

2019 Land Use Planning & Zoning Committee Meetings

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

XXXX

= Text to be reviewed by Committee for Dec. 6, 2018 meeting



1046 (5) Human habitation of a detached accessory building structure may be allowed, however shall be
1047 limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to
1048 only one detached accessory building structure per lot or parcel.

1049 § 350-39 R-2 Single-Family Mobile Home Residence District.

1050 A. In the Class Two Residential District, all uses and structures shall be permitted that are permitted in
1051 the regular (Class One) Residential District, and, in addition thereto, ~~mobile mobile and~~
1052 ~~manufactured~~ homes occupied by a single family shall be permitted.

Commented [KM25]: Decided to also include both manufactured homes in this district.

1053 B. Such homes shall be permanently mounted on a stone, concrete or masonry foundation and skirted
1054 and shall be adequately served by sanitary facilities installed in compliance with all local ordinances
1055 and state laws and regulations. ~~The Land Use Planning and Zoning Committee shall determine the~~
1056 ~~length of time to comply fully with this order.~~ Mobile ~~and manufactured~~ homes located in the Class
1057 Two Residential District shall be deemed to be a part of the real estate and assessable as such and not
1058 as mobile homes.

Commented [KM26]: Deleted as it asks Department "to determine"...I'd rather delete and condition these requirements as part of the land use permit.

Commented [KM27]: Just including "manufactured homes" as well.

1059 C. ~~Class Two Residential Districts shall be permitted only when approved by the County Board and~~
1060 ~~when the following procedures are followed prior to such approval:~~

1061 (1) ~~A petition requesting an amendment of this chapter and zoning maps describing the area to be~~
1062 ~~rezoned (together with a sketch map of the same) to Class Two Residential District must be filed~~
1063 ~~with the Land Use Planning and Zoning Department bearing the signatures of 80% of the property~~
1064 ~~owners in the area to be so rezoned. Upon receipt of such petition, the Land Use Planning and~~
1065 ~~Zoning Department shall verify the number of signatures before filing the same with the Land Use~~
1066 ~~Planning and Zoning Committee of the County Board for further action in accordance with the~~
1067 ~~following provisions. {Amended 11 14 2017 by Ord. No. 22 2017}~~

1068 (2) ~~Upon receipt of the petition described above from the Land Use Planning and Zoning Department,~~
1069 ~~the Land Use Planning and Zoning Committee shall set the same for hearing after publishing notice~~
1070 ~~of hearing as a Class 2 notice. At the hearing, the Land Use Planning and Zoning Committee shall~~
1071 ~~determine if the area requested to be rezoned is feasible for Class Two residential purposes and~~
1072 ~~whether or not objection has been made by 20% or more of all property owners living within the~~
1073 ~~proposed district or within a radius of 1.5 miles from the boundaries of the proposed district.~~
1074 ~~Objection must be made, in writing, and may be filed with the Land Use Planning and Zoning~~
1075 ~~Department prior to the date set for said hearing or may be made orally and filed, in writing, at the~~
1076 ~~hearing itself. If the Land Use Planning and Zoning Committee finds that such objection has been~~
1077 ~~made, it shall certify the same and order a referendum of all the property owners of the town in~~
1078 ~~which the proposed district lies (and additionally a referendum of all the property owners of all~~
1079 ~~adjacent towns that lie within a distance of 1.5 miles from the boundaries of the proposed district)~~
1080 ~~and shall set the date therefor, not later than 90 days from the date of order, and shall notify the clerk~~
1081 ~~of the town(s) affected, who shall cause notice of the referendum to be published as a Class 2 notice~~
1082 ~~and who shall further mail notice of the referendum to all property owners of his/her town, whether~~
1083 ~~present within the County or absent therefrom. Absentee ballots will be accepted in said referendum~~
1084 ~~and shall be handled and regulated by the provisions of §§ 6.85 through 6.89 (as applicable), Wis.~~
1085 ~~Stats. Said town clerk(s) shall further cause all other preparations to be made for the conduct of said~~
1086 ~~referendum and together with the Land Use Planning and Zoning Committee shall make an estimate~~
1087 ~~of the total cost of said referendum, which shall be borne by the initial petitioners, who shall pay to~~
1088 ~~the clerk of the town(s) involved a deposit of the estimated cost of the referendum, all unused~~
1089 ~~portions of which shall be returned to them after the completion of said referendum. Failure to pay~~
1090 ~~such deposit within 10 days from the date of receiving notice of the estimated cost shall cause~~
1091 ~~automatic dismissal of the petition. All town clerks involved in said referendum shall withhold~~
1092 ~~mailing of notice or publication of notice of such referendum until all costs have been paid as herein~~
1093 ~~required. The question to be stated in such referendum shall be substantially as follows: "Shall a~~
1094 ~~portion of the Town of _____ located in Section _____, containing about _____ acres, be~~
1095 ~~rezoned to Class Two Residential District permitting mobile homes to be parked therein as~~
1096 ~~permanently located single family dwellings? (YES or NO)." {Amended 11 14 2017 by Ord. No.~~



- 1169 (b) Is incidental to the residential occupancy, limited to one inside level of the dwelling unit and does
 1170 not occupy more than 25% of the floor area of that level; and
- 1171 (c) Not more than one person not a member of the resident family shall be employed on the premises.
- 1172 (12) Signs per § 350-43.
- 1173 (13) Temporary structure/use.
- 1174 (14) Tourist rooming house.
- 1175 (15) A mobile or manufactured home shall be allowed as a temporary structure for the shelter of persons
 1176 and property as a result of disaster-related damages. The mobile or manufactured home shall be
 1177 located after obtaining all necessary permits, for no more than one year and shall be located on the
 1178 premises with the construction of the new permanent structure.
- 1179 (16) Private clubs, lodges, fraternities, and others similar thereto, except those with an activity that is a
 1180 service customarily carried on as a business.
- 1181 (17) Unoccupied outside storage of camping trailer, motor home, boats, fishing shanty or other similar
 1182 recreational vehicles or devices as an accessory use. There shall be a combined limit of two items
 1183 per family dwelling unit.
- 1184 B. Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article
 1185 VII, Conditional Use Permits. [Amended 11-14-2017 by Ord. No. 22-2017]
- 1186 (1) Assisted living facility.
- 1187 (2) Community center.
- 1188 (3) Community living facility, nine or more residents.
- 1189 (4) Day care, nine or more children.
- 1190 (5) Dwelling, multiple-family, nine plus units.
- 1191 (6) Fraternal organization with services customarily carried on as a business.
- 1192 (7) Health care offices for medical, dental, vision.
- 1193 (8) Library or cultural exhibit.
- 1194 (9) Municipal buildings for administrative office, meeting hall, attached inside storage only of municipal
 1195 vehicles and equipment, with no outside storage allowed.
- 1196 (10) Nursing home.
- 1197 (11) Parking lot.
- 1198 (12) Religious assembly/structure.
- 1199 (13) Schools.
- 1200 (14) Subdivision-specific model home/sales office.
- 1201 (15) Utility service use/structure.

Commented [KM30]: Just adding "manufactured homes" to this standard.

Commented [KM31]: Same

- 1269 (16) Professional home office when established in a residential dwelling unit shall be:
- 1270 (a) Located in the practitioner's place of permanent residency;
- 1271 (b) Is incidental to the residential occupancy, limited to one inside level of the dwelling unit and does
1272 not occupy more than 25% of the floor area of that level; and
- 1273 (c) Not more than one person not a member of the resident family shall be employed on the premises.
- 1274 (17) Recreation trails.
- 1275 (18) Riding stable.
- 1276 (19) Roadside stand of less than 300 square feet in area as a temporary structure not wholly enclosed for
1277 the sale of produce grown on the premises. One stand allowed per premises.
- 1278 (20) Signs per § 350-43.
- 1279 (21) Unoccupied outside storage of camping trailer, motor home boats, fishing shanty or other similar
1280 recreational vehicles or devices as an accessory use. There shall be a combined limit of two items
1281 per family dwelling unit.
- 1282 (22) Utility, local lines.
- 1283 (23) A mobile or manufactured home shall be allowed as a temporary structure for the shelter of persons
1284 and property as a result of disaster-related damages. The mobile or manufactured home shall be
1285 located after obtaining all necessary permits, for no more than one year and shall be located on the
1286 premises with the construction of the new permanent structure.
- 1287 B. Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article
1288 VII, Conditional Use Permits. [Amended 11-14-2017 by Ord. No. 22-2017]
- 1289 (1) Bed-and-breakfast establishment.
- 1290 (2) Community living, nine or more residents.
- 1291 (3) Day care, nine or more children.
- 1292 (4) Tourist rooming house.
- 1293 (5) Tower and appurtenances, communication or relay.
- 1294 (6) Utility transmission lines.
- 1295 (7) Event Barn
- 1296 (8) Kennel
- 1297 (9) RV and Boat Storage (Existing buildings ONLY)
- 1298 C. Area, height and setback requirements. [Amended 11-14-2017 by Ord. No. 22-2017]
- 1299 (1) A lot or parcel shall have a three-acre-minimum and less than eight-acre-maximum of contiguous
1300 land area.

Commented [KM34]: Again, adding "manufactured homes" to this standard.

Commented [KM35]: Same

Commented [KM36]: For Committee discussion. Seems appropriate in this district. Use would be allowed by CUP.

Commented [KM37]: For Committee discussion. Already allowed in A-2 with a CUP. Again seemed appropriate.

Commented [KM38]: For Committee discussion. Already allowed in A-2 with a CUP. See no reason why this could not be included.

Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection.

1998 recommendations has been submitted to the County Board.

1999 § 350-73 **Initiation of amendment.**
 2000 Amendments may be proposed by the County Board, a town board, the County Land Use Planning and
 2001 Zoning Committee or by a resident or owner of property in Green Lake County.

2002 § 350-74 **Fee.**
 2003 **[Amended 11-14-2017 by Ord. No. 22-2017]**

2004 A fee shall be paid by the person filing the amendment to the Land Use Planning and Zoning Department
 2005 to defray the cost of administration, investigation, advertising and processing of the amendment
 2006 application. Refer to Article XII, Fee Schedule.

2007 § 350-75 **Notice to town board. Rezoning amendment standards**
 2008 **A. Rezoning lands out of the A-1, Farmland Preservation Zoning District shall be done in accordance**
 2009 **with Section 350-27.B(1-5) of this Chapter. For all other rezones, the Land Use Planning and**
 2010 **Zoning Committee and County Board shall utilize the following as criteria to guide their decisions**
 2011 **about rezones:**

2012 **1. The amendment is consistent with community land use plan (comprehensive plan).**

2013 **2. The amendment will not be detrimental to property in the immediate vicinity or to the**
 2014 **community as a whole.**

2015 **3. The amendment will not have a significant adverse impact on the natural environment (i.e. air,**
 2016 **water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be**
 2017 **mitigated by management practices on the site or in the immediate vicinity.**

2018 **4. The amendment will not have a significant adverse impact on the ability to provide adequate**
 2019 **public facilities or services (i.e. highways, streets, water, sewage, drainage, schools,**
 2020 **emergency services, etc.)**

2021 **5. The amendment allows a more viable transition to planned land uses on adjacent properties**
 2022 **than the current zoning designation.**

2023 **6. The amendment will not result in inappropriate spot-zoning (i.e. use is inconsistent with**
 2024 **surrounding properties and serves only a private, rather than public interests).**

2025 **B. All rezone amendments that result in the creation of a new parcel or parcels shall be done by**
 2026 **certified survey map in accordance with Section 315-38 of the Land Division and Subdivision**
 2027 **Ordinance. The rezone amendment shall not take effect until the certified survey map creating the**
 2028 **rezoned parcel(s) is recorded in the Green Lake County Register of Deeds office.**

2029 **A-C.** The County Land Use Planning and Zoning Committee shall send or deliver written notice
 2030 to the town board not less than 10 days prior to the date of any public hearing of any proposed
 2031 zoning **change amendment** within its town.

Article XII
Fee Schedule

2034 § 350-76 **Fees.**
 2035 **[Amended 12-21-2004 by Ord. No. 822-04; 5-16-2006 by Ord. No. 861-06]**

2036 The following fees shall be paid to the Green Lake County Land Use Planning and Zoning Department at
 2037 the time of application for each service requested as listed below to defray the cost of administration,
 2038 investigation, advertising and processing:

Commented [KM59]: Per CLUE Training it seemed appropriate to include rezoning standards in zoning ordinance. I lifted these criteria from CLUE's handbook.

Commented [KM60]: It makes good planning sense to codify this process and good sense for land information records to know the exact boundaries for each parcel for mapping purposes.

2297 A grant by a property owner for use of a strip of land by the public or any person for any specific
2298 purpose, or purposes of constructing and maintaining utilities, including but not exclusive of the
2299 following: sanitary sewers, water mains, electric lines, telephone lines, other transmission lines,
2300 storm sewer, storm drainageways, gas lines, other service utilities, driveways, etc.

2301 **EMPLOYEE**

2302 Any and all persons, including independent contractors, who work in or at or render any services
2303 directly related to the operation of an adult-oriented establishment.

2304 **ENTERTAINER**

2305 Any person who provides entertainment within an adult-oriented establishment, as defined herein,
2306 whether or not a fee is charged or accepted for entertainment and whether or not entertainment is
2307 provided as an employee or independent contractor.

2308 **ESSENTIAL SERVICES**

2309 Services and utilities needed for the health, safety and general welfare of the community, such as
2310 surface, overhead or underground electrical, gas, telephone, steam, sewerage, water and other
2311 utilities and the equipment and appurtenances necessary for such systems to furnish an adequate
2312 level of service for the area in which they are located.

2313 **EXPANSION**

2314 An addition to an existing structure that is horizontal, vertical or both.

2315 **EXTRACTION**

2316 Any nonagricultural, artificial excavation of earth for commercial or industrial uses, excavated or
2317 made by the removal from the natural surface of the earth of sod, soil, sand, gravel, stone or other
2318 natural matter, or made by turning, breaking or undermining the surface of the earth.

2319 **EXTRATERRITORIAL ZONING AREA (referred to as "ETZA")**

2320 Consists of that area of a town that has been included in a city's extraterritorial zoning area pursuant
2321 to the adoption of ordinances and resolutions under Wisconsin Statutes.

2322 **EVENT BARN**

2323 A structure, that had previously been used for agricultural uses associated with a farm, that has
2324 been renovated and upgraded to local and state building codes and re-purposed as a facility for hire to
2325 host social or business gatherings including, but not limited to, meetings, parties, seminars, weddings,
2326 receptions, family reunions, anniversaries, and barn dances. Event barns must promote the retention of
2327 the rural nature of the parcel and community in which it is located and may only be allowed by
2328 conditional use permit.

2329 **FAMILY**

2330 Those persons related by blood, marriage, adoption, or foster care or a group of persons living
2331 together in a single dwelling unit.

2332 **FARM**

2333 An area of land used for agricultural practice or use.

2334 **FARM FAMILY BUSINESS**

2335 Any lawful activity, except a farm operation, conducted primarily for any of the following:

2336 A. The purchase, sale, lease or rental of personal or real property.

Commented [MEK64]: Could delete, no references in ordinance.

Formatted: Font: Bold

Formatted: Indent: Left: 0"

Commented [KM65]: Added definition to help clarify what these are.

Formatted: Font: Not Bold

2407 buried between layers of soil.

2408 **LOADING AREA**
 2409 A completely off-street space or berth on the same land area, for the loading or unloading of freight
 2410 carriers, having adequate ingress and egress to a public street or alley.

2411 **LOT**
 2412 An area of land that is part of a subdivision plat, certified survey map or other document using the
 2413 platting process duly recorded in the Register of Deeds office that is identified by an assigned
 2414 number or letter.

2415 [Added 8-19-2014 by Ord. No. 1092-2014]

2416 **LOT DEPTH**
 2417 The mean distance between the front and rear lot lines.

2418 **LOT LINE**
 2419 The same as boundary line; the peripheral boundary of a lot, parcel tract or any other land area that
 2420 divides one recorded land area from another.

2421 A. **LOT LINE, FRONTSTREET** That boundary separating a land area from an existing or dedicated
 2422 public street, private street or other means of access.

2423 B. **LOT LINE, REAR** That boundary of a land area that is opposite the ~~front~~ street lot line. In the case
 2424 of corner lots the rear lot line shall be opposite the shorter of the two frontages.

2425 C. **LOT LINE, SIDE** That boundary of a land area that is not a ~~front~~ street, shore or a rear lot line.

2426 D. **LOT LINE, SHORE** That boundary of a land area that abuts a navigable waterway at the ordinary
 2427 high water mark.

2428 **LOT OR PARCEL, RIPARIAN**
 2429 An area of contiguous land that is adjacent to perennial navigable waters, having a boundary
 2430 description duly recorded in the Register of Deeds office that identifies the boundaries of that area of
 2431 land.

2432 [Added 8-19-2014 by Ord. No. 1092-2014]

2433 **LOT, SUBSTANDARD**
 2434 An area of land, with or without structures having frontage on a public street, or other approved
 2435 means of access, and having insufficient size to meet the lot width, lot area, yard, off-street parking
 2436 areas or other open space provisions of a district wherein located.

2437 **LOT WIDTH, AVERAGE**
 2438 The average of the shortest horizontal distances between the side lot lines at the ~~front~~ street lot line,
 2439 rear lot line or ordinary high water mark and at any angle point in the side lot lines.

2440 **MANUFACTURED HOME**
 2441 A structure, ~~transportable in one or more sections, that is designed to be used as a dwelling, which is~~
 2442 ~~built on a permanent chassis and is designed to be used with or without a permanent foundation and~~
 2443 ~~that is certified by the when connected to required utilities and constructed on or after June 15, 1976,~~

Commented [MEK66]: Fixes the "front" vs "street" issue.

Commented [MEK67]: See above.

2444 in accordance with federal department of U.S. housing and urban development as complying
2445 with the standards established under 42USC 5401 to 5425, and identified with a HUD seal of
2446 approval; HUD certified and labeled under the National Mobile Home Construction and Safety
2447 Standards Act of 1974. The term "manufactured home" includes a mobile home but does not include
2448 a mobile recreational vehicle.

Commented [KM68]: Secondary definition for "Manufactured Home".

2449 **MARINA**

2450 A facility for the storing, servicing, fueling, berthing, and securing of boats and that may include
2451 eating, sleeping, and retail facilities for owners, crews and guests.

2452 **MINING**

2453 See "extraction or nonmetallic mining."

2454 **MOBILE HOME**

2455 A vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or
2456 in sections upon a highway by a motor vehicle and equipped and used, or intended to be used,
2457 primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall
2458 length in excess of 45 feet. "Mobile home" includes the mobile home structure, its plumbing,
2459 heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a
2460 manufacturer's warranty. See "manufactured home."

Commented [KM69]: Secondary definition for "Mobile home".

2461 **MOBILE HOME PARK**

2462 An area of land that is occupied by three or more mobile homes, manufactured homes or park model
2463 homes that is advertised or represented as a mobile home park. Mobile home parks shall include any
2464 structure, vehicle or enclosure intended for use as part of the equipment of such mobile home park.

2465 **MODULAR HOME**

2466 See "manufactured home."

Commented [KM70]: Modular homes have no standards in this ordinance. They are not manufactured homes and should be considered single family dwellings only to meet the dwelling and design standards of the ordinance.

2467 **MOTEL (MOTOR COURT, MOTOR HOTEL, MOTOR LODGE)**

2468 A structure in which lodging or boarding and lodging are provided and offered to the public for
2469 compensation and in which ingress and egress for all rooms is made from the exterior of the
2470 structure(s).

2471 **NONCONFORMING LOT OR PARCEL**

2472 A lot or parcel, the area, dimensions or location of which was lawful prior to the adoption, revision
2473 or amendment of an ordinance but which fails by reason of such adoption, revision or amendment to
2474 conform to the present requirements of the ordinance.

2475 [Amended 11-14-2017 by Ord. No. 22-2017]

2476 **NONCONFORMING STRUCTURE**

2477 An existing, usable structure or portions thereof whose location, dimensions or other physical
2478 characteristics do not conform to current ordinance standards, but was legally constructed or placed
2479 in its current location prior to the adoption of the ordinance or ordinance amendment that made it
2480 nonconforming.

2481 **NONCONFORMING USE**

2482 The lawful use of land, structure or a portion thereof that does not conform to the current land use
2483 restrictions, but which was legally established prior to the adoption of the ordinance or ordinance
2484 amendment that made it nonconforming.

2523 Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

2524 **PREFABRICATED HOME**

2525 A nonmobile housing unit, the walls, floors and ceilings of which are constructed at a central factory
2526 and transported to a building site where final construction assembly is completed, permanently
2527 affixing the unit to the site.

Commented [KM71]: There are no standards for these homes in the ordinance. Should be treated as single family dwellings only to meet the dwelling and design standards of the ordinance.

2528 **PREMISES**

2529 A lot together with all structures thereon.

2530 **PRINCIPAL STRUCTURE**

2531 The main or primary structure on a land area that is utilized for the property's principal use,
2532 including structures attached or structures constructed in a manner that are utilized as if they were
2533 attached.

2534 **PRINCIPAL USE**

2535 The main or primary use of a land area as distinguished from an accessory use.

2536 **PROFESSIONAL HOME OFFICES**

2537 The office of a practitioner of a recognized profession that is located in the practitioner's place of
2538 permanent residency.

2539 **PROPERTY**

2540 A land area together with all structures thereon.

2541 **PROPERTY LINE**

2542 See "lot line."

2543 **PUBLIC LAND**

2544 Land owned or operated by a municipality, school district, county, state, or other governmental unit.

2545 **RAILROAD YARD**

2546 An open area for the storage and repair of railroad cars and engines, excluding those areas utilized
2547 for the sole purpose of movement and/or transportation of said railroad cars and engines.

2548 **RECREATIONAL VEHICLE**

2549 See "camping unit."

2550 **ROAD**

2551 See "street."

2552 **ROADSIDE FARM STAND**

2553 A structure used solely for the sale of farm products produced on the premises.

2554 **RUMMAGE SALE**

2555 Any display of used goods, on a property customarily used as a residence, that does not exceed four
2556 days in duration and occurs no more than once every four months.



- 2557 **RUNOFF**
2558 The rainfall, snowmelt or irrigation water flowing over the ground surface.
- 2559 **RUNWAY**
2560 A level portion of an airport having a surface specially developed and maintained for the landing and
2561 taking off of aircraft.
- 2562 **SATELLITE TELEVISION RECEIVING DISH**
2563 A device for the purpose of capturing television signals transmitted via satellite communications
2564 facilities and serving the same or similar function as the common television antenna.
- 2565 **SCHOOL**
2566 Has the same meaning as in Wisconsin Statutes; and includes public, private, vocational and
2567 technical.
- 2568 **SETBACK**
2569 The horizontal distance between the structure and an established lot line.
- 2570 **SHOPPING CENTER**
2571 A group of commercial establishments planned, constructed and managed as a total entity, with
2572 parking provided on-site, provisions for goods delivery separated from the customer access, being
2573 developed in accordance with an approved plan.
- 2574 **SIGN**
2575 Any object, device, display, or structure, or part thereof, situated outdoors or indoors, that is used to
2576 advertise, identify, display, direct, or attract attention to an object, person, institution, organization,
2577 business, product, service, event, or location by any means, including words, letters, figures, designs,
2578 symbols, fixtures, colors, illumination, or projected images.
- 2579 A. **ENHANCEMENT FEATURES**_ Any portion of a sign structure intended to improve the physical
2580 appearance of a sign, such as but not limited to roofs, moldings, lattice or other decorative features.
- 2581 B. **FREESTANDING SIGN**_ Any sign that is not attached to a building.
- 2582 C. **OFF-PREMISES SIGN**_ A sign that directs attention to a business, commodity, service,
2583 entertainment or attraction sold, offered or existing elsewhere than upon the same lot where the sign
2584 is displayed.
- 2585 D. **SIGN STRUCTURE**_ The supports, uprights, braces or framework of a sign.
- 2586 **SITE BUILT HOME**
2587 A permanent structure substantially constructed on the property and built on a permanent foundation
2588 with connections to utilities.
- 2589 **SITE PLAN**
2590 A map or graphics prepared to scale depicting the development of a land area, including, but not
2591 limited to, the location and relationship of the structures, streets, driveways, recreation areas, parking
2592 areas, utilities, landscaping, existing and proposed grading, walkways, and other site development
2593 information as related to a proposed development.
- 2594 **SPECIFIED ANATOMICAL AREAS**

Commented [KM72]: Again, no reason for this in ordinance. As long as these meet the dwelling design standards these are single family dwellings.

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in County Board Room #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, December 6, 2018, at 6:00 p.m.* to consider the following items:

Item I: Owners/Applicants: Cory J & Traci M Campnell **General legal description:** County Road GG & Ingelhart Rd, Parcel #012-00583-0201 (± 4.5 acres), Part of the SW $\frac{1}{4}$ of Section 30, T14N R12E, Town of Manchester. **Request:** Rezone ± 4.5 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

Item II: Owners/Applicants: Richard L & Carla Ann Hargrave **General legal description:** W620 Miller Rd, Parcel #006-00420-0200 (± 46.5 acres), Part of the NE $\frac{1}{4}$ of Section 23, T15N R13E, Town of Green Lake. **Request:** Rezone ± 3.6 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be determined by Certified Survey Map.

Item III: Owner/Applicant: Green Lake County – Highway Department, Tyrone Johnson, Highway Commissioner **General legal description:** N1906 State Road 73, Parcel #012-00161-0000 (± 2.25 acres), Part of the NE $\frac{1}{4}$ of Section 10, T14N R12E, Town of Manchester. **Request:** Conditional use permit request to replace a cold storage facility.

Item IV: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** Green Lake County wishes to amend the Comprehensive Plan's *Farmland Preservation Plan Map* affecting the Town of Berlin. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Comprehensive Plan's Farmland Preservation Plan Map amendments:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Right column under *Downloads*
- Click on Comprehensive Plan's *Farmland Preservation Map* Amendments 12/06/18

Item V: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350 of the Zoning Ordinance; more specifically, to amend the zoning map affecting the Town of Berlin. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Town of Berlin proposed zoning Map amendments:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Under Downloads, click on Town of Berlin – Proposed Zoning Map 12/06/18

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

Publish: November 22 & November 29, 2018

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

December 6, 2018

ITEM I: ZONING CHANGE

OWNERS:

Cory and Traci Campnell

APPLICANTS:

same

REQUEST: The owners/applicants are requesting a zoning change from A-1, Farmland Preservation District to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: Affected parcel number is #012-00583-0201, located in the SW¼, Section 30, T14N, R12E, Town of Manchester. The site proposed for zoning change is located at the corner of County Road GG and Inglehart Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question and the majority of lands surrounding the subject site are A-1, Farmland Preservation District, with the predominant use of the land being agricultural. There is a parcel that is zoned A-2, General Agriculture directly east of this parcel.

The Green Lake County Farmland Preservation Plan identifies the subject of this rezone request as being a Farmland Preservation Area. The soil suitability for agriculture ranges from slight and moderate limitations to soils with very severe limitations depending on the location and elevation of the described lands.

According to Flood Boundary and Floodway Map Panel 55047C0170C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The owners would like to build a new single-family dwelling on this parcel. Since it is zoned A-1, an established farm use is needed in order to have a “farm residence” on the property. Historically, this site has never been used for farm purposes. In order to permit a single-family residence, a rezone to R-4, Rural Residential is necessary.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The lands that are subject to this rezone have no history of being farmed. Furthermore, these lands are heavily wooded and maintain slopes that are not conducive to conventional agricultural practices. Thus, these lands are better suited to the R-4, zoning district.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county’s comprehensive plan as it upholds the goals and objectives, most prominently, the goal to preserve the rural characteristic of the county.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified farmland**

preservation plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the county's certified farmland preservation plan.

- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also requires a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 District is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF MANCHESTER: An Action Form requesting the Town's input related to this zoning change request was mailed to the Town Clerk on October 5, 2018.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 9/20/18

Zone Change from A-1 to R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Cory & Traci Campbell

Mailing Address W10549 w North st Dalton WI 53920

Phone Number 920-229-0571

Signature [Signature] Traci Campbell Date 9/20/18

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Manchester Parcel Number 612-00583-020 1 Acres 4.5

Lot _____ Block _____ Subdivision _____

Section 30 Town 14N North Range 12E East

Location of Property Corner of County Road GG & Inglehart Rd

Legal Description 392705 354106 4911334 3311302 Acres: 4.500

Sec. 30, T14N, R12E, SW1/4 of SW1/4 Plat: N/A - Not Available

That Parcel Desc. V766 P718

Current Zoning Classification A-1 Current Use of Property Forest

Detailed Description of Proposed Use Single-Family Residential

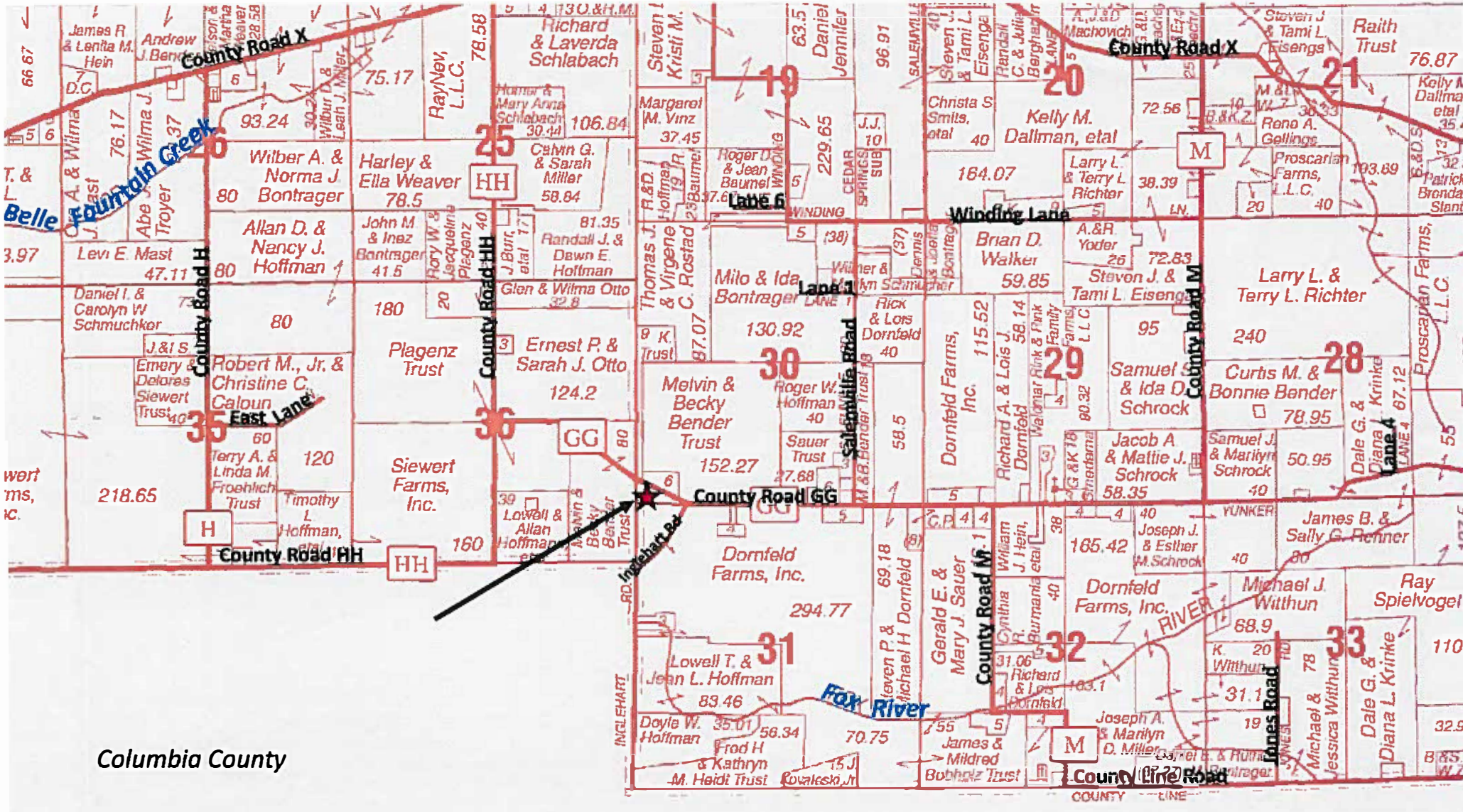
PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

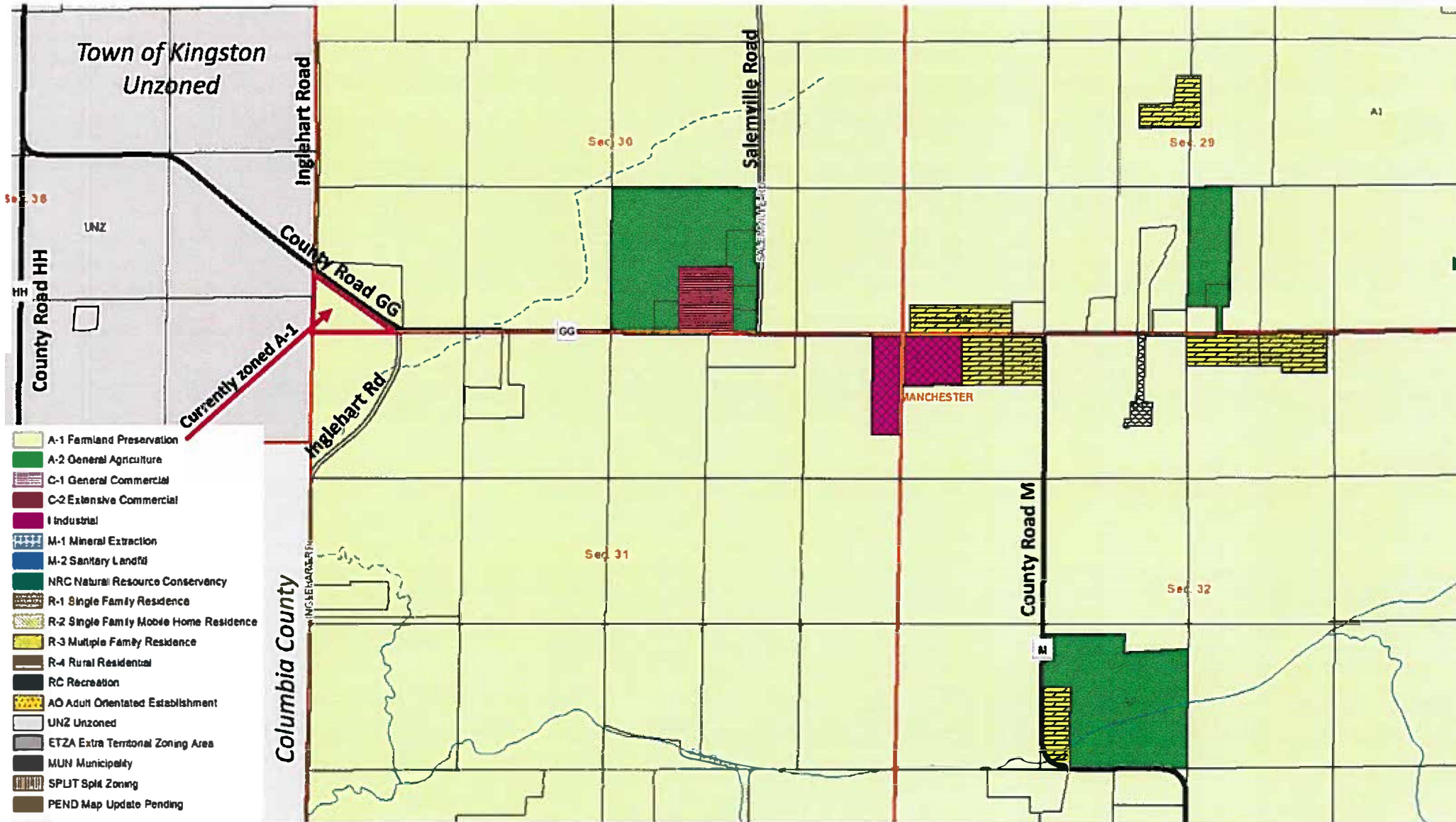
Cory J. & Traci M. Campnell – County Road GG – Town of Manchester

Parcel #012-00583-0201 (±4.5 acres), Part of the SW¼ of Section 30, T14N, R12E

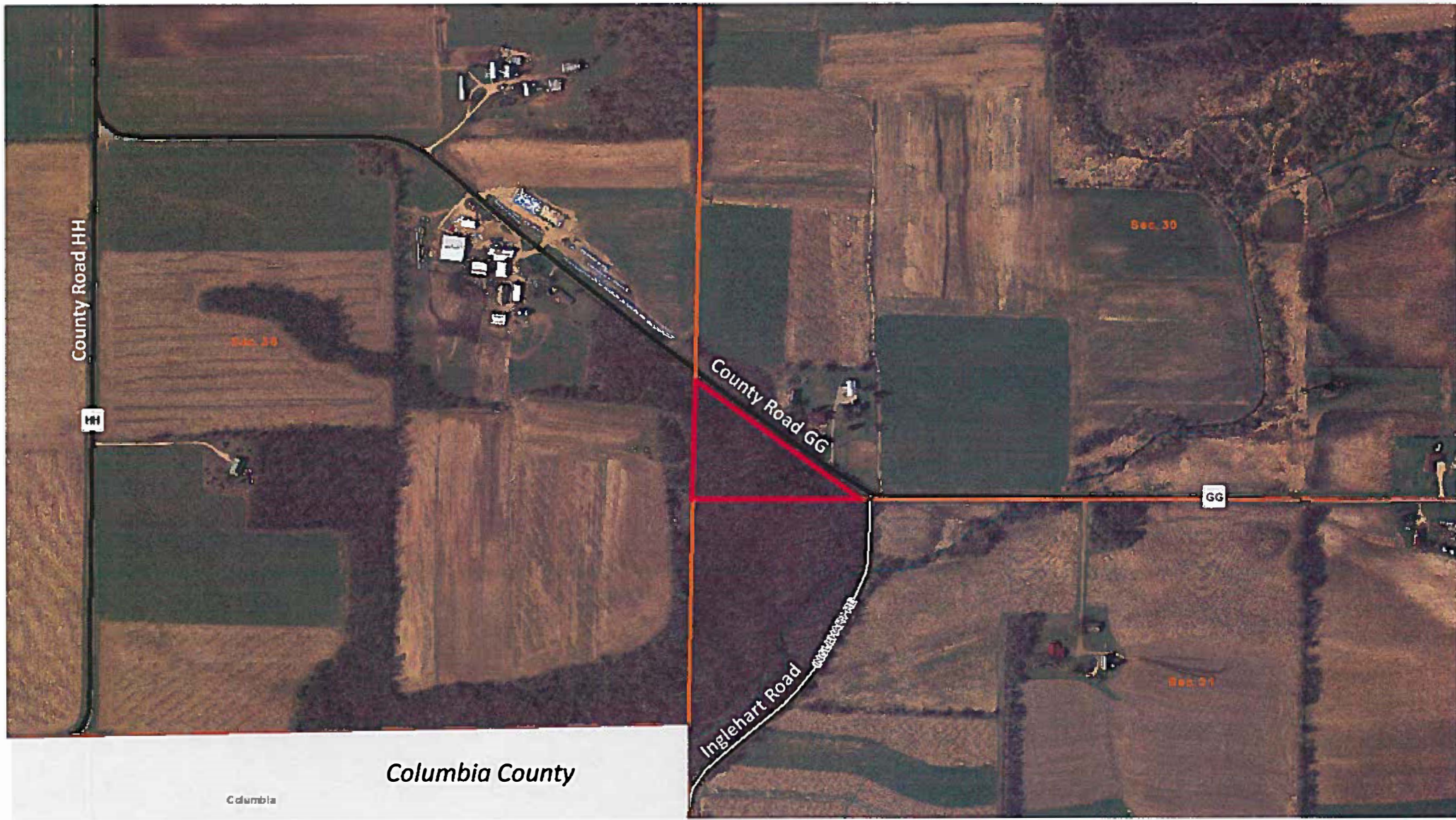
Request to rezone ±4.5 acres from A-1 Farmland Preservation District to R-4 Rural Residential District



Cory J. & Traci M. Campnell – County Road GG – Town of Manchester
Parcel #012-00583-0201 (±4.5 acres), Part of the SW¼ of Section 30, T14N, R12E
Request to rezone ±4.5 acres from A-1 Farmland Preservation District to R-4 Rural Residential District



**Cory J. & Traci M. Campnell – County Road GG – Town of Manchester
Parcel #012-00583-0201 (±4.5 acres), Part of the SW¼ of Section 30, T14N, R12E
Request to rezone ±4.5 acres from A-1 Farmland Preservation District to R-4 Rural Residential District**



**Cory J. & Traci M. Campnell – County Road GG – Town of Manchester
Parcel #012-00583-0201 (±4.5 acres), Part of the SW¼ of Section 30, T14N, R12E
Request to rezone ±4.5 acres from A-1 Farmland Preservation District to R-4 Rural Residential District**



ITEM II: ZONING CHANGE

OWNERS:

Richard and Carla Hargrave

APPLICANTS:

same

REQUEST: The owners/applicants are requesting a zoning change from A-1, Farmland Preservation District to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: Affected parcel number is #006-00420-0200, located in the NE¼, Section 23, T15N, R13E, Town of Green Lake. The site proposed for zoning change is located at W620 Miller Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question and the majority of lands surrounding the subject site are A-1, Farmland Preservation District, with the predominant use of the land being agricultural. There is a parcel that is zoned A-2, General Agriculture directly east of this parcel.

The Green Lake County Farmland Preservation Plan identifies the subject of this rezone request as being a Farmland Preservation Area. The soil suitability for agriculture ranges from slight and moderate limitations to soils with very severe limitations depending on the location and elevation of the described lands.

According to Flood Boundary and Floodway Map Panel 55047C0145C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The owners would like to separate ±3.6 acres of land, including a single-family dwelling and a detached garage, and sell it. The owner would retain the remaining ±43.2 acres. With a rezone to R-4, Rural Residential, the lands could be used for light agriculture purposes.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The lands that contain the dwelling and detached garage have been utilized for residential purposes and are better suited for this use. However, sole residential use of the entire +3 acre (proposed) parcel would not meet this criterion. The R-4 district preserves the residential use of these buildings and preserves and protects the agricultural use of the other included lands making these lands better suited for both uses.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county's comprehensive plan as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county.**

- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified farmland preservation plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the county's certified farmland preservation plan.**

- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also requires a larger area to maintain the rural character and to accommodate light agriculture uses. The R-4 District is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF GREEN LAKE: An Action Form requesting the Town's input related to this zoning change request was mailed to the Town Clerk on October 5, 2018.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941
(920) 294-4158

GENERAL APPLICATION

Fee 375 (not refundable) Date 9-14-18
Zone Change from A1 to R-4
Conditional Use Permit for _____
Other _____

PROPERTY OWNER / APPLICANT (1)

Name Richard + Carla Hargrave
Mailing Address W4154 Moody Lake Road, Sarona WI 54870
Phone Number 920-573-2231
Signature Richard Hargrave Date 9-14-18

PROPERTY OWNER / APPLICANT (2)

Name _____
Mailing Address _____
Phone Number _____
Signature _____ Date _____

PROPERTY INFORMATION

Town of Green Lake Parcel Number(s) 006-00420-0200
Acres ±46.8 Lot _____ Block _____ Subdivision _____
Section 23 Town 15 North Range 13 East
Location of Property W620 Milled Road
Legal Description SW 1/4 part of NE 1/4

Current Zoning Classification A1 Current Use of Property rental

Detailed Description of Proposed Use Selling off house and garage, remaining acreage and structures to remain in agricultural use. Rezoning ±3 acres to R-4.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

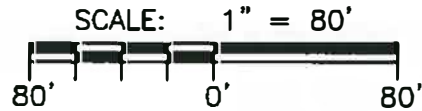
PZZ-311 (07/18)

CONCEPT PLAN

CONCEPT PLAN FOR RICHARD L. AND CARLA ANN HARGRAVE,
 LOCATED IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼
 OF SECTION 23, TOWN 15 NORTH, RANGE 13 EAST, TOWN OF
 GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

Donald W. Lenz

Donald W. Lenz, WI P.L.S. No. S-2003
 Dated this 28th day of September, 2018.



SEC. 23

SW ¼
 NE ¼

**RICHARD L. HARGRAVE
 AND
 CARLA ANN HARGRAVE**

PARCEL NO. 006-00420-0200

A-1 ZONING
 UNPLATTED
 LANDS

R-4 ZONING
 PROPOSED
 LOT 1

GROSS AREA
 3.6351 ACRES
 158,343.61 SQ. FT.

NET AREA
 3.1045 ACRES
 135,231.80 SQ. FT.

**RICHARD L. HARGRAVE
 AND
 CARLA ANN HARGRAVE**

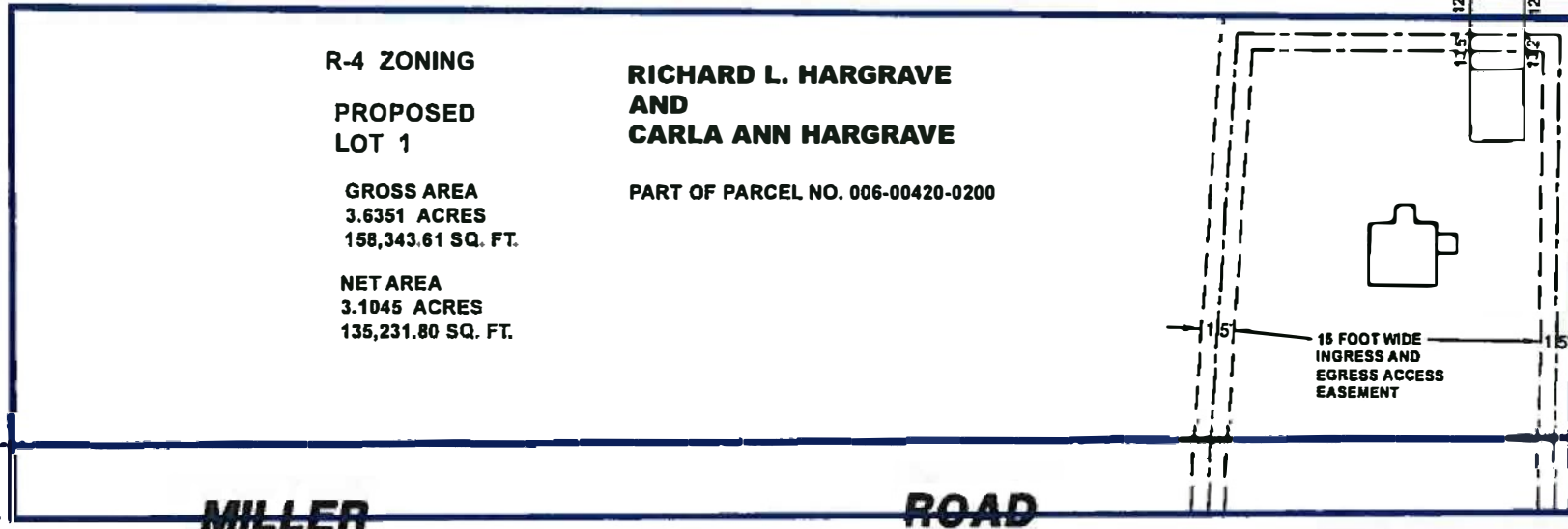
PART OF PARCEL NO. 006-00420-0200

OWNER(S)
 RICHARD L. AND
 CARLA ANN HARGRAVE
 N4154 MOODY LAKE ROAD
 SARONA, WISCONSIN 54870



GREEN LAKE SURVEYING COMPANY
 P.O. BOX 131
 Green Lake, Wisconsin 54841
 Phone: (920) 284-6666
 survey@greenlakesurveyingcompany.com
 www.greenlakesurveyingcompany.com

PROPERTY ADDRESS:
 W620 MILLER ROAD
 MARKESAN, WISCONSIN 53946



**LONNIE M.
 HARGRAVE**

LOT 1
 CSM NO. 3275

PARCEL NO.
 006-00421-0200

MILLER

ROAD

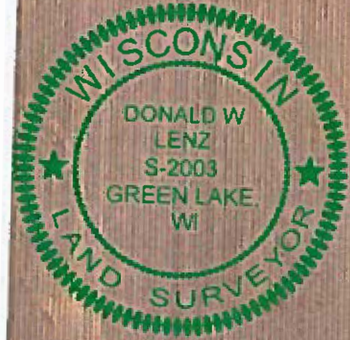
NW ¼
 SE ¼

CONCEPT PLAN

CONCEPT PLAN FOR RICHARD L. AND CARLA ANN HARGRAVE,
LOCATED IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼
OF SECTION 23, TOWN 15 NORTH, RANGE 13 EAST, TOWN OF
GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

Donald W. Lenz

Donald W. Lenz, WI P.L.S. No. S-2003
Dated this 28th day of September, 2018.



SEC. 23

SW ¼
NE ¼

RICHARD L. HARGRAVE
AND
CARLA ANN HARGRAVE

PARCEL NO. 006-00420-0200

A-1 ZONING

UNPLATTED
LANDS

R-4 ZONING

PROPOSED
LOT 1

GROSS AREA
3.8361 ACRES
158,343.61 SQ. FT.

NET AREA
3.1046 ACRES
135,231.80 SQ. FT.

RICHARD L. HARGRAVE
AND
CARLA ANN HARGRAVE

PART OF PARCEL NO. 006-00420-0200

MILLER

ROAD

NW ¼
SE ¼

OWNER(S)
RICHARD L. AND
CARLA ANN HARGRAVE
N4154 MOODY LAKE ROAD
SARONA, WISCONSIN 54870

PROPERTY ADDRESS:
W620 MILLER ROAD
MARKESAN, WISCONSIN 53948



GREEN LAKE SURVEYING COMPANY
P.O. BOX 131
Green Lake, Wisconsin 54941
Phone: (920) 234-6666
email: greenlakesurveyingcompany@comcast.net
www.greenlakesurveyingcompany.com

LONNIE M.
HARGRAVE

LOT 1
CSM NO. 8275

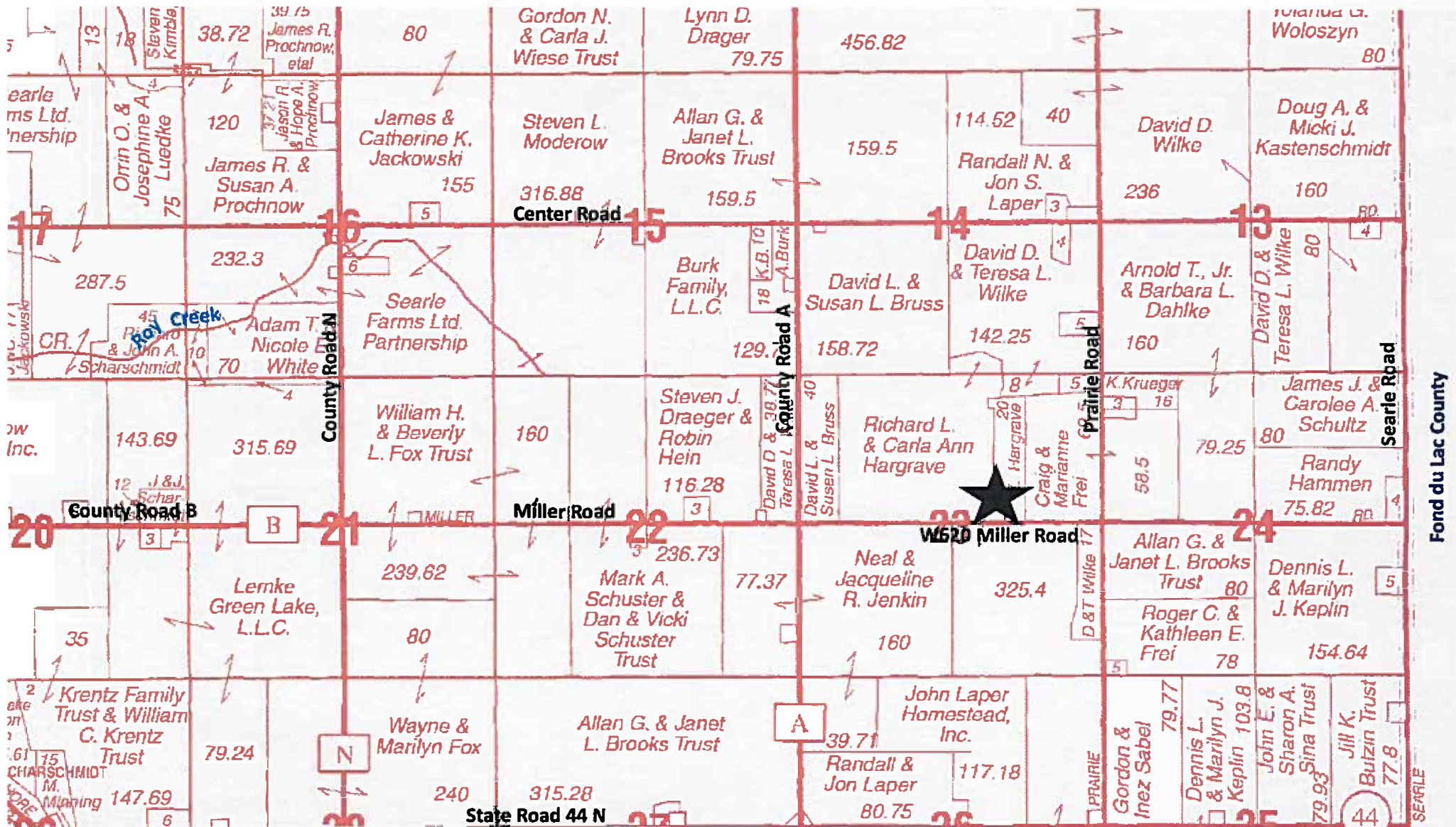
PARCEL NO.
006-00421-0200

15 FOOT WIDE
INGRESS AND
EGRESS ACCESS
EASEMENT

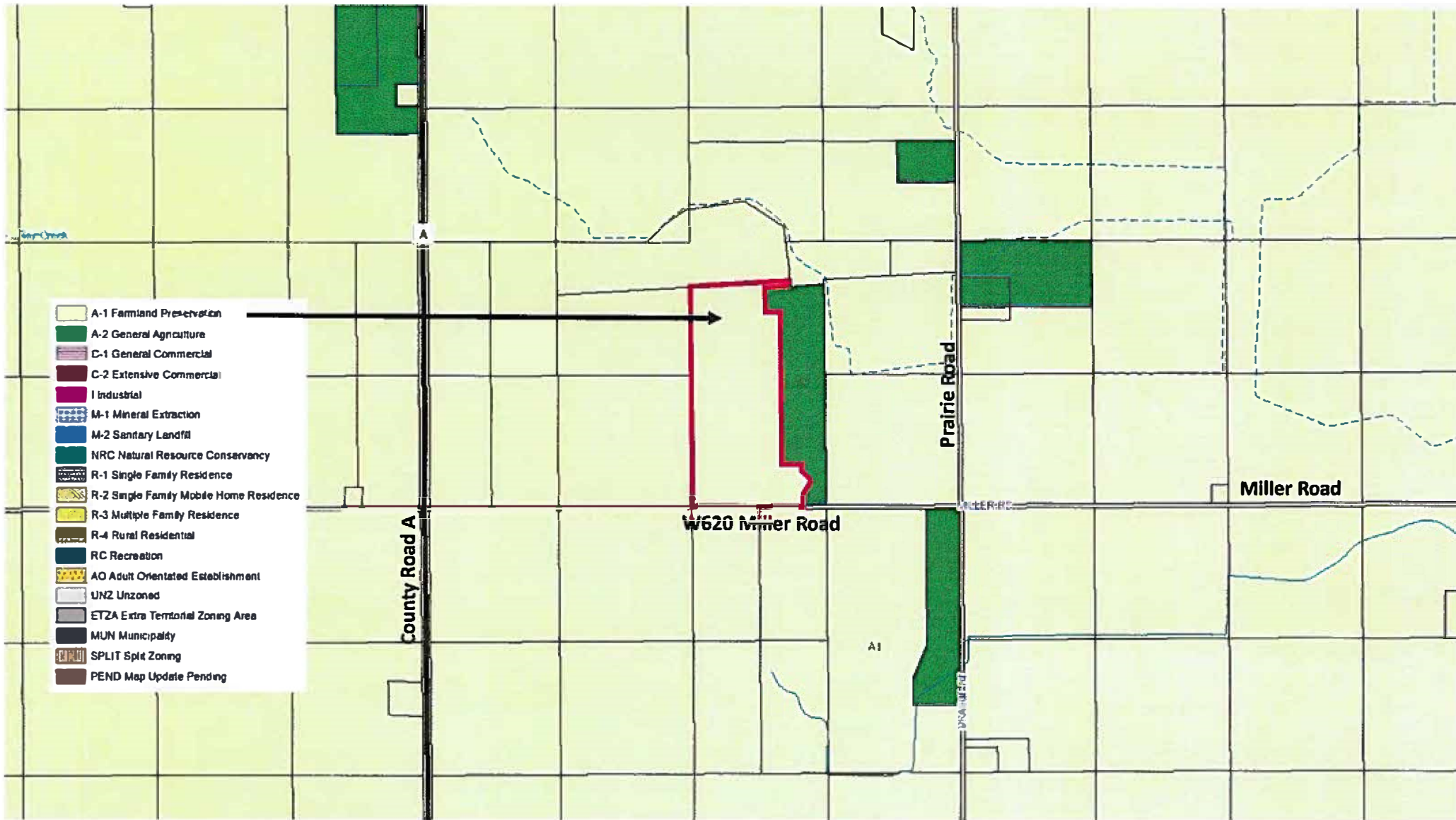
Richard L. & Carla Ann Hargrave – Town of Green Lake

W620 Miller Road, Parcel #006-00420-0200 (±46.5 acres), Part of the NE¼ of Section 23, T15N, R13E

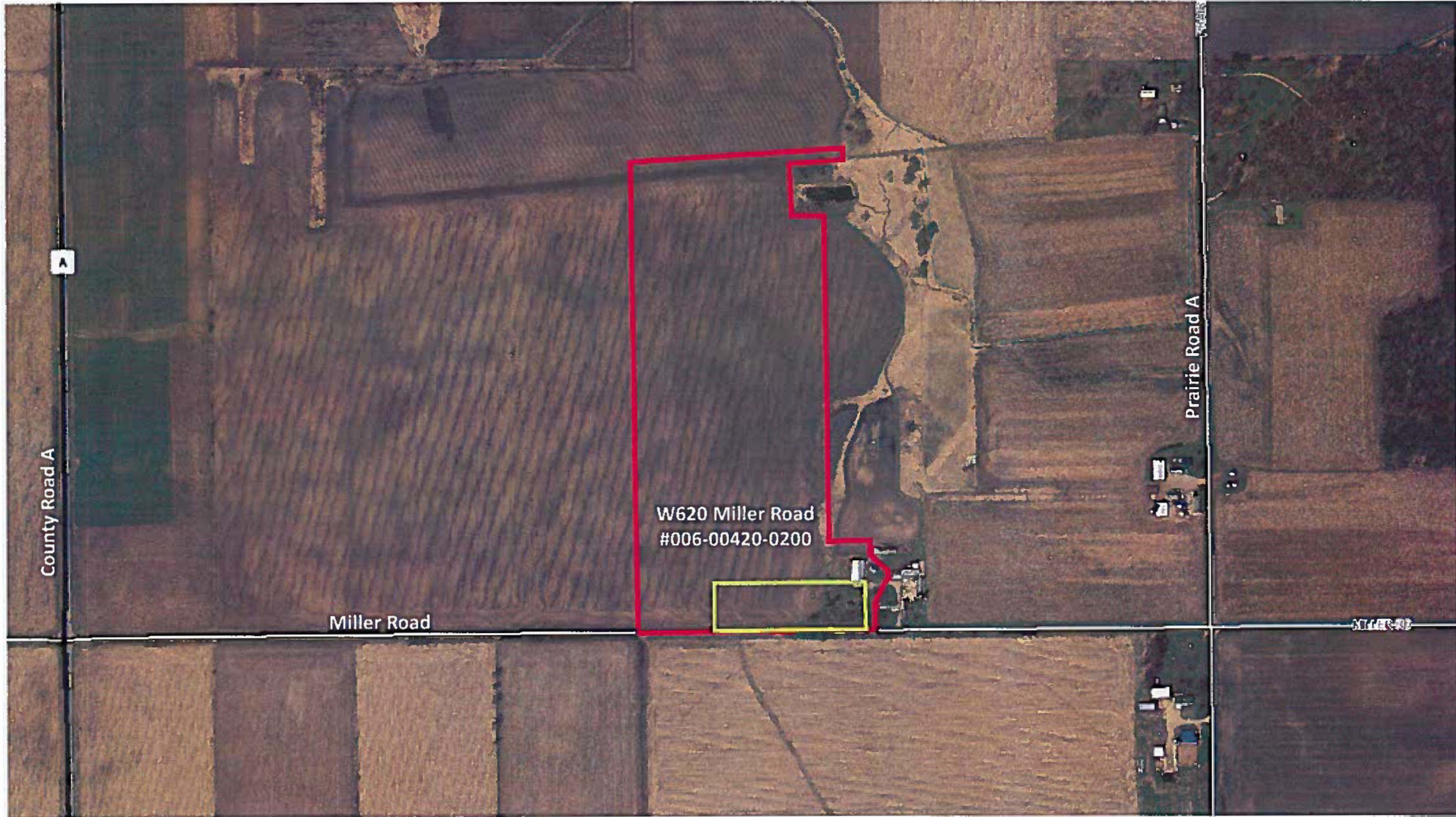
Request to rezone from A-1 Farmland Preservation to R-4 Rural Residential (±3.6 acres)



**Richard L. & Carla Ann Hargrave – Town of Green Lake
W620 Miller Road, Parcel #006-00420-0200 (±46.5 acres), Part of the NE¼ of Section 23, T15N, R13E
Request to rezone from A-1 Farmland Preservation to R-4 Rural Residential (±3.6 acres)**



**Richard L. & Carla Ann Hargrave – Town of Green Lake
W620 Miller Road, Parcel #006-00420-0200 (±46.5 acres), Part of the NE¼ of Section 23, T15N, R13E
Request to rezone from A-1 Farmland Preservation to R-4 Rural Residential (±3.6 acres)**



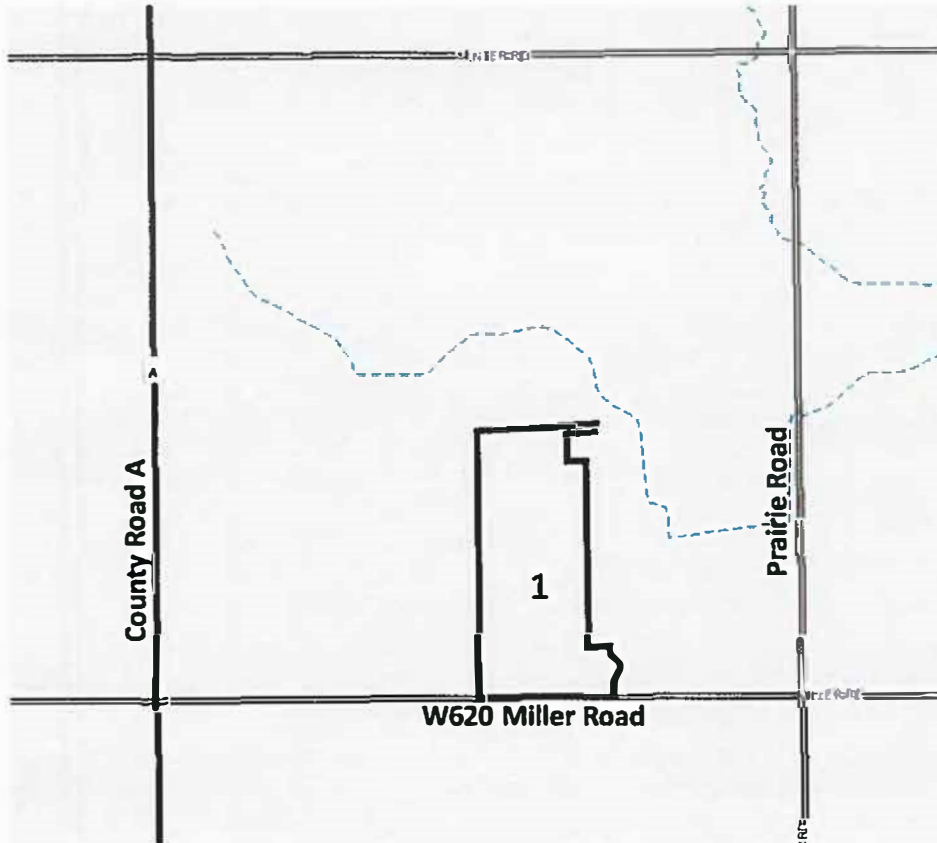
**Richard L. & Carla Ann Hargrave – Town of Green Lake
W620 Miller Road, Parcel #006-00420-0200 (±46.5 acres), Part of the NE¼ of Section 23, T15N, R13E
Request to rezone from A-1 Farmland Preservation to R-4 Rural Residential (±3.6 acres)**



Richard L. & Carla Ann Hargrave – Town of Green Lake
W620 Miller Road, Parcel #006-00420-0200 (±46.5 acres), Part of the NE¼ of Section 23, T15N, R13E
Request to rezone from A-1 Farmland Preservation to R-4 Rural Residential (±3.6 acres)

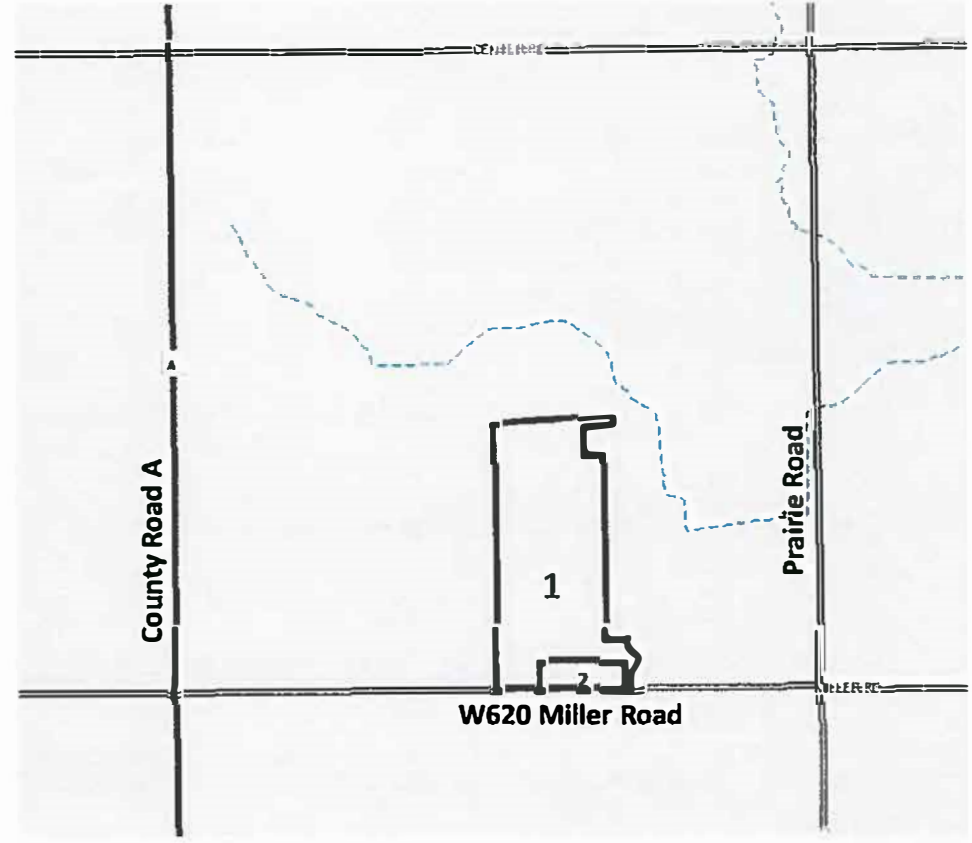
Existing Configuration:

1 = ±46.5 acres zoned A-1 Farmland Preservation District



Proposed Configuration:

1 = ±42.9 acres zoned A-1 Farmland Preservation District
2 = ±3.6 acres rezoned to R-4 Rural Residential District



TOWN BOARD ACTION

Rezoning Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on November 5, 2018.

Does not object to and approves of ✓

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

**** NOTE: If denial – please enclose Town Resolution of Denial.**

Owners/Applicants: Richard L. and Carla Ann Hargrave

General legal description: W620 Miller Road, Parcel #006-00420-0200 (±46.5 acres), Part of the NE¼ of Section 23, T15N R13E, Town of Green Lake.

Planned public hearing date: December 6, 2018

Request: Request to rezone ±3.6 acres from A-1 Farmland Preservation District to R-4 Rural Residential District

Jennifer P. Pusch
Town Representative

11/5/18
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: November 23, 2018

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

December 6, 2018

ITEM III: CONDITIONAL USE PERMIT

OWNER:
Green Lake County

APPLICANT:
Tyrone Johnson

REQUEST: The owner/applicant is requesting a Conditional Use Permit to replace an existing cold storage building with a larger facility on the same site.

PARCEL NUMBER / LOCATION: Parcel number 012-00161-0000; located in the NE¼ of Section 10, T14N, R12E, Town of Manchester, Green Lake County. The location of the site is N1906 State Road 73.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is C-2, Extensive Commercial District, with the lands surrounding the subject site zoned C-2 Extensive Commercial District and A-1, Farmland Preservation District. There is a gas station convenience store to the south of the subject site, but the predominant use of land surrounding the site is devoted to agricultural purposes. There are a few A-2, General Agriculture lots in the general area of this site.

ADDITIONAL INFORMATION / ANALYSIS: The owner/applicant is proposing a new cold storage building with more space to keep additional equipment and supplies for County projects. According to the applicant’s narrative, the facility to be demolished was constructed in 1961 and has failed to meet compliance with building codes in the past few years. The proposed building will be used in the same manner as the dilapidated structure was, with less safety hazards and a larger area for covered storage. Currently, the subject site is used as staging grounds, office space, and long-term storage space. No new driveways or office buildings will be placed at this time. The new building will be in compliance with the existing zoning ordinance and all applicable standards; whereas, the old building is an existing, non-conforming structure.

As is customary with the Conditional Use Permit process, issues of traffic, parking, delivery vehicles, hours of operation, and other topics are usually appropriate for the Committee to review. However, this parcel will not be altering hours of operation, will not be changing ingress/egress driveways, and will not be changing the existing outdoor parking pattern.

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

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

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

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

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 a County Land Use Permit prior to commencing any development related to this request.
- 3) Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner, if applicable.
- 4) All building/structure standards of the commercial district shall apply.
- 5) If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
- 6) Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
- 7) The owner/applicant is responsible for obtaining permits from any other regulatory agency, if required.

TOWN OF MANCHESTER: An Action Form requesting the Town of Manchester's input related to this conditional use permit request was mailed to the Town Clerk on October 12, 2018.

Please type or use black ink

Return to Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941
P (920) 294-4156

GENERAL APPLICATION

Fee waived (not refundable)

Date 10-1-2018

Zone Change from _____ to _____

Conditional Use Permit for replace Cold Storage facility at the highway departm
Other Second the Town of Manchester

PROPERTY OWNER / APPLICANT (1)

Name Green Lake County

Mailing Address 570 South St

Phone Number 920-294-4060

Signature [Signature] Date 10-1-2018

PROPERTY OWNER / APPLICANT (2)

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Manchester Parcel Number(s) 012-00161-0000

Acres 2.25 Lot _____ Block _____ Subdivision _____

Section 10 Town 14N North Range 12E East

Location of Property N1906 State Road 73

Legal Description Com where (E&W) 1/4 LN of Sec 10 Crosses E Margin
of STA 73: Run 297'; E 330'; S PAR Hwy 297; W 330' To Beg Sec
10

Current Zoning Classification C2 Current Use of Property Cold Storage Facility
for Green Lake County Equipment

Detailed Description of Proposed Use Replace Existing Cold Storage building
and build a larger facility on the same site with more
Storage space for the additional equipment

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

- Fees Zone Change \$375 00
- Conditional Use Perm't \$375 00
- Special Except'on \$375 00
- Variance/Appeal \$375.00

PURCHASE REQUESTS – none

RESOLUTIONS/ORDINANCES – none

REMOVAL OF COLD STORAGE BUILDING - HIGHWAY SHOP 2

Highway Commissioner Amy Brooks explained that the structure was built in 1961. It is not structurally sound and is not currently being used. *Motion/second (Garro/Hess)* to remove the cold storage shed. Ayes 4, Nays – 1 (Abendroth). Motion carried.

WEST WING SECURITY UPDATE

County Board Chairman Reabe explained that a meeting scheduled for June 6 with Potter Lawson had to be rescheduled. This will be put on the next meeting agenda.

ACCESS ABILITY WISCONSIN, INC. – ALL TERRAIN WHEELCHAIR

Todd Morris of the Land Conservation department explained a program sponsored by Access Ability Wisconsin, Inc. which allows persons with disabilities to participate in outdoor activities through the use of an all-terrain wheelchair. The wheelchair and trailer are paid for by the organization along with all insurance and maintenance associated with its use. The county would act as a host location to store the wheelchair and provide someone to handle the deposit money, training, etc. Morris would be willing to be in charge of the program. Morris and Corporation Counsel Dawn Klockow will check into the legal aspect, develop a policy and give an update at the next meeting.

HEALTH INSURANCE RFP

A sample RFP (request for proposals) was handed out to the committee members regarding health insurance for 2019. Discussion held. *Motion/second (Abendroth/Garro)* to approve the RFP and send out. All ayes. Motion carried.

DENTAL INSURANCE RFP

County Clerk Liz Otto stated that several employees have expressed an interest in more comprehensive dental coverage. The county currently offers preventative services through the health insurance but that doesn't cover any procedures such as fillings, crowns, braces, etc. Otto did a survey of other counties and 28 of the 29 responding did offer dental coverage. The majority required employees to pay 100% of the premium. *Motion/second (Hess/Garro)* to approve sending out an RFP for dental coverage. All ayes. Motion carried.

SELF FUNDING FOR WORKMAN'S COMPENSATION

County Clerk Liz Otto stated that she contacted Aegis Corporation regarding the feasibility of changing to a self insured policy rather than a fully funded policy for our Worker's Compensation coverage. The committee was provided with an overview from Josh Dirkse, Director of Client Services at Aegis. His recommendation is to remain in the fully insured program at this time to offer the county the best financial protection. Chair Bernhagen stated we would remain fully insured at this time.

PUBLIC AREA DECORATIONS

A sample letter was presented to the committee which would be sent out to area schools and organizations requesting artwork and/or photos of the area to be displayed at the Government Center. Discussion held. The letter was approved with one change. Corporation Counsel Dawn Klockow will contact other counties to find out if others have a policy in regard to this and present her findings at the next meeting.



Design #: 310657079452

Estimate #: 87878

Estimated price: \$43,754.44 *

*Today's estimated price future pricing may go up or down. Tax, labor, and delivery not included

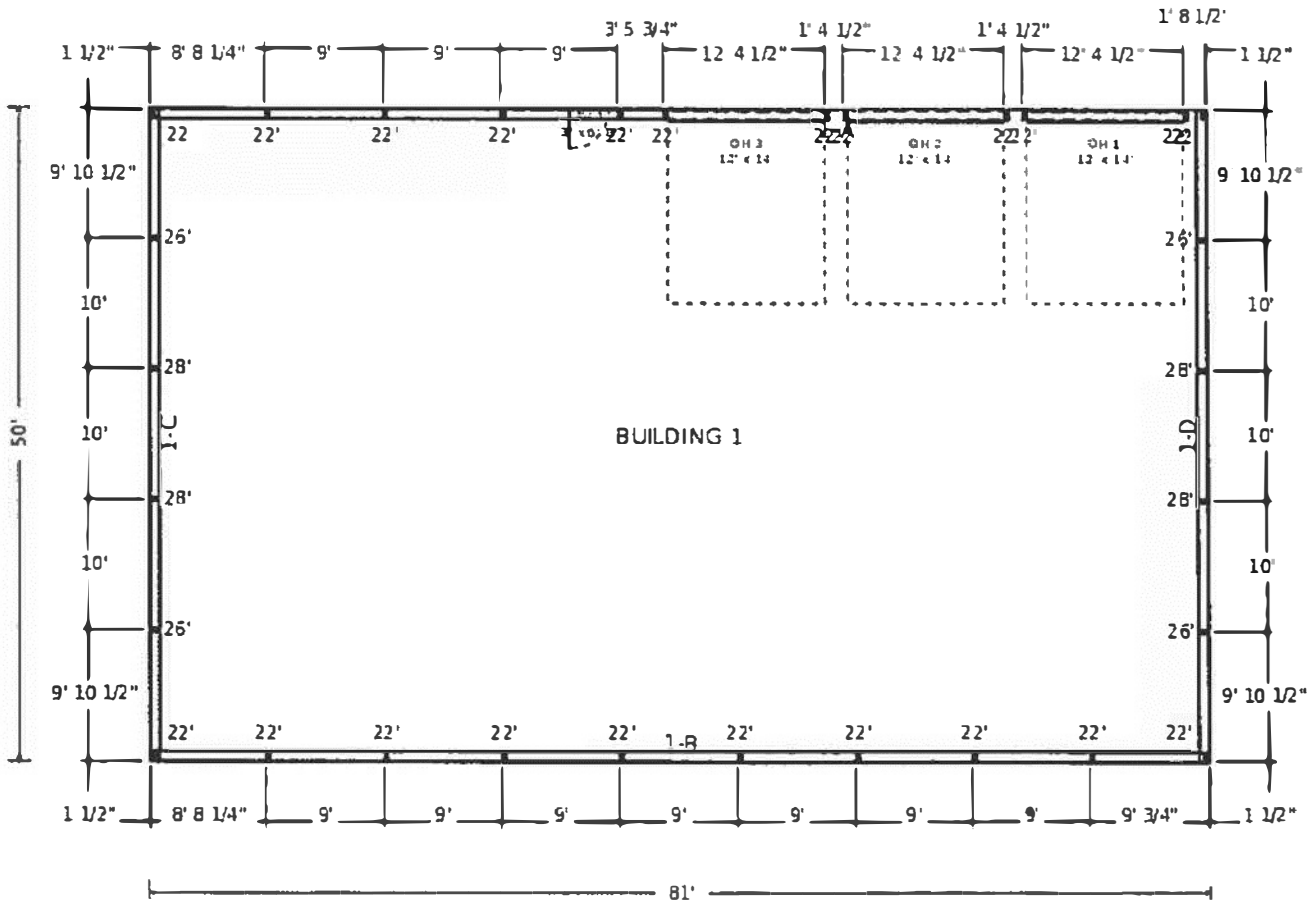
How to purchase at the store

1. Have a building materials team member enter the estimate number into System V to print SOC's
2. Take the SOC to the register and pay

How to recall and purchase a saved design at home

1. Go to Menards.com
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu
4. Select the saved design to load back into the estimator
5. Add your building to the cart and purchase.

FLOOR PLAN



Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market

- Steel Panels are Grade 80 (full hard steel).
- Prepainted zinc phosphate coating for superior paint paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

Columns 20' or less are treated full length.

- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

Building Information

- 1. Building Use: Code Exempt
- 2. Width: 50 ft
- 3. Length: 81 ft
- 4. Inside Clear Height: 20 ft
- 5. Floor Finish: Concrete
- 6. Floor Thickness: 4 in
- 7. Post Foundation: Secured To Concrete

Wall Information

- 1. Post Type: Columns
- 2. Post Spacing: 9 ft
- 3. Girt Type: Double
- 4. Exterior Wall Panel: Pro-Rib
- 5. Exterior Wall Color: Ash Gray
- 6. Trim Color: Ash Gray
- 7. Sidewall A Eave Light: None
- 8. Sidewall B eave light: None
- 9. Wall Fastener Location: In the Flat
- 10. Bottom Trim: Yes
- 11. Eave Trim: Yes
- 12. Gradeboard Type: 2x8 Treated Gradeboard

Interior Finish

- 1. Wall Insulation Type: 4' Wide
- 2. Wall Liner Type: ProRib
- 3. Wall Liner Color: White
- 4. Roof Insulation: Yes

Roof Information

- 1. Pitch: 4/12
- 2. Truss Spacing: 9 ft
- 3. Heel Height: 10 in
- 4. Roof Type: Pro-Rib
- 5. Roof Color: Ash Gray
- 6. Ridge Options: Universal Ridge Cap
- 7. Roof Fastener Location: On the Rib
- 8. Endwall Overhangs: 0 ft
- 9. Sidewall Overhangs: 0 ft
- 10. Skylight Size: None
- 11. Ridge Vent Quantity: None
- 12. Ceiling Liner Type: None
- 13. Purlin Placement: On Edge
- 14. Ceiling Insulation Type: None

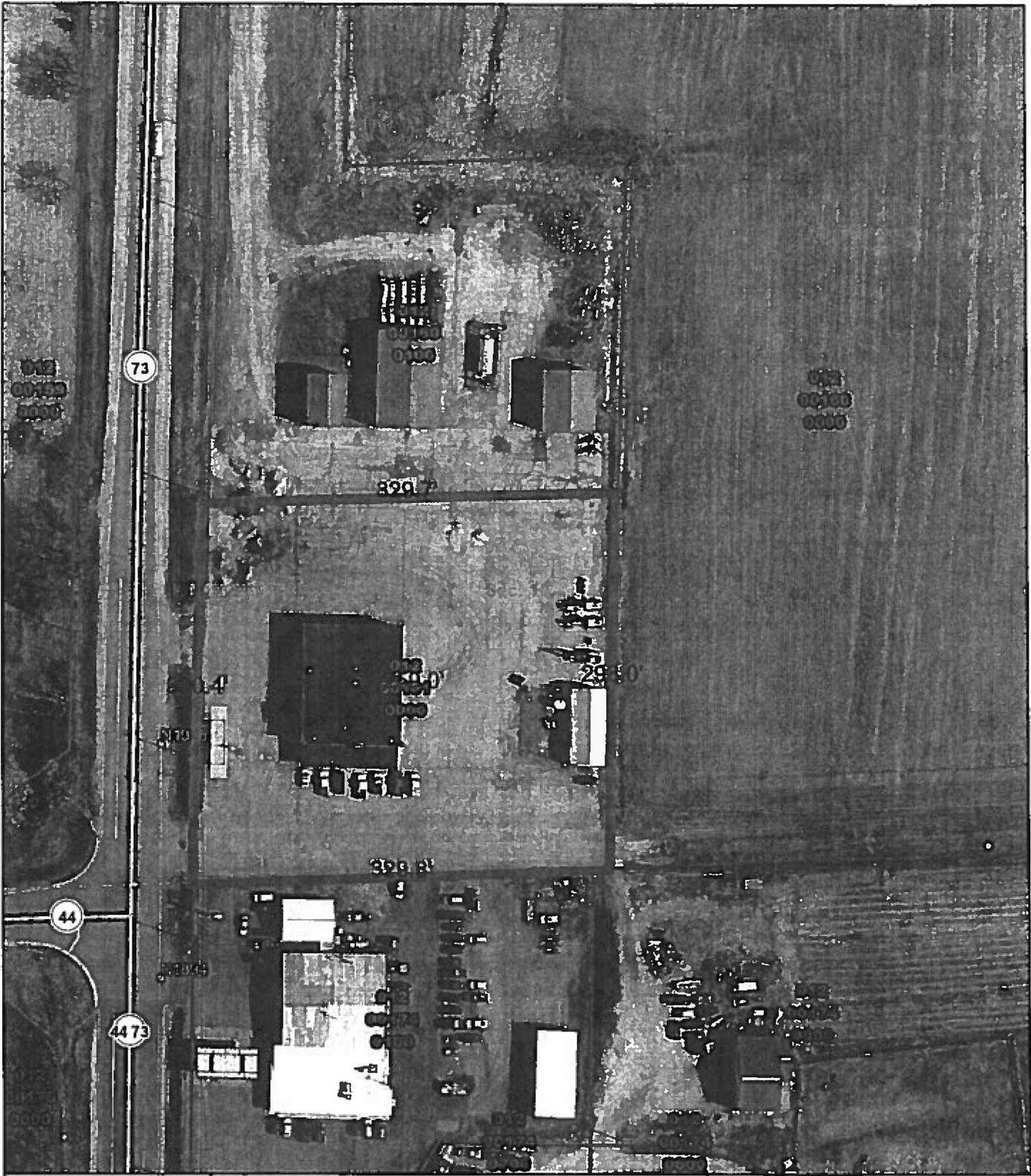
Accessories

- 1. Outside Closure Strip: Standard
- 2. Inside Closure Strip: Standard
- 3. Gable Vent Type: None
- 4. Cupola Size: None
- 5. Gutters: No
- 6. End Cap: No
- 7. Snow Guard: No
- 8. Mini Print: Email Only

Doors & Windows

Name	Size	Wall
Overhead Door	12' x 14'	1-A
Overhead Door	12' x 14'	1-A
Overhead Door	12' x 14'	1-A
Service Door	36"x80"	1-A
Window	48"x36"	1-A
Window	48"x36"	1-A

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



Green Lake County

1 inch = 108 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

GIS Viewer Map
 Green Lake County, WI

Time: 1:07:01 PM
 Date: 8/30/2018

Note:



This Indenture, Made this _____ day of September, A. D., 1955
between Wilhelmine Friday,
_____ part Y of the first part, and

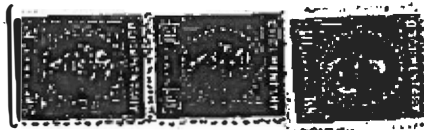
Green Lake County, a Municipal
A Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at
Green Lake, Wisconsin, party of the second part.

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of
Nine Hundred and no/100—(\$900.00)—Dollars

to her in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Green Lake

and State of Wisconsin, to-wit: a parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Ten (10), Township Fourteen (14) North, Range Twelve (12) East, being more particularly described as follows: Beginning at the point where the East and West Quarter line of said Section Ten (10) crosses the East margin of State Trunk Highway 73; thence North in the East margin of State Trunk Highway 73 Two Hundred Ninety-seven (297) feet; thence East and parallel to the East and West Quarter line Three Hundred Thirty (330) feet, thence South and parallel to the East margin of State Trunk Highway 73 Two Hundred Ninety-seven (297) feet, thence West in the East and West Quarter line Three Hundred Thirty (330) feet to the point of beginning. Reserving the use of a right-of-way in common on the South Thirty-three (33) feet of the herein described parcel. Containing 2.25 acres.

The grantor acknowledges payment to her of the sum of \$50.00 on May 24, 1955, to apply on the purchase price, and further acknowledges payment of the sum of \$850.00, being the balance of the purchase price, upon execution and delivery of this instrument.



Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part Y of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Wilhelmine Friday,

for herself and her heirs, executors and administrators, do ss. covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents she is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part ha. s. hereunto set her hand and seal this 30th day of September, A. D., 19 55.

SIGNED AND SEALED IN PRESENCE OF

C. F. Mielke
C. F. Mielke
San E. Smith
San E. Smith
STATE OF WISCONSIN,
Green Lake County. } ss.

Wilhelmine Friday (SEAL)
Wilhelmine Friday

(SEAL)

(SEAL)

(SEAL)

Personally came before me, this Thirtieth day of September, A. D., 19 55, the above named Wilhelmine Friday,

to me known to be the person who executed the foregoing instrument and acknowledged the same.



A. B. Denmark
A. B. Denmark

Notary Public, Green Lake County, Wis.

My Commission expires Sept. 14th A. D., 19 58

No. 159828

Wilhelmine Friday

Green Lake County TO

Green Lake County

WARRANTY DEED

REGISTERS OFFICE,
STATE OF WISCONSIN,
Green Lake County.

Received for Record this 3 day of Oct. A. D., 19 55

at 12:30 o'clock A. M., and recorded in Vol 139 of Deeds on page 189.

H. Boyd W. Kallala
Register of Deeds

Deputy

Henry Decker 150

2007

CONDOMINIUM DEED

Document No.

THIS DEED made by RED TAIL HAWK, LLC a Wisconsin limited liability company. ("Grantor") and. PATRICIA E. SIAS, ("Grantee"),

WITNESSETH, that the said Grantor, for valuable consideration conveys to the Grantee the following described real estate in Green Lake County, State of Wisconsin;

Unit Two (2) in Red Tail Hawk Condominium 12, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Red Tail Hawk Condominium 12 dated October 28, 2004, and recorded in the Office of the Register of Deeds, Green Lake County on October 29, 2004 at 8:00 AM, in Volume 694 of Records on Page 359 as Document No 335325 and by Condominium Plat therefore.

Together with all appurtenant rights, title and interests, including (without limitation):

- a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
b) the right to use of the area and/or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
c) membership in the Red Tail Hawk Condominium 12 Association as provided in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association.

This is not homestead property.

The Unit identified above is restricted to the use authorized under the aforementioned Declaration and any amendments thereto.

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, except municipal and zoning ordinances and agreements thereunder; recorded easements and easements for public utilities and access; recorded building and use restrictions; taxes and assessments (including, without limitation, assessments by the Owner's Association) levied or to be levied for the current and subsequent years, encroachments overlaps, boundary line disputes and other similar matters not reflected on the Plat for the aforementioned Condominium; and all terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association and any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents .

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this 28 day of December, 2007

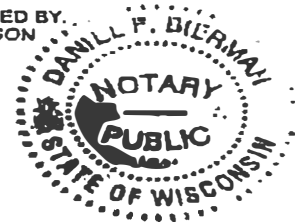
TRANSFER \$ 600.00 FEE

[Signature]
RUSSELL L. THILL Member (Grantor)
(Grantor)

AUTHENTICATION
Signature(s)
authenticated this day of
TITLE: MEMBER STATE BAR OF WISCONSIN

ACKNOWLEDGEMENT
STATE OF WISCONSIN)
Green Lake County)
Personally came before me this 28 day of December 20 07 the above named RUSSELL L. THILL

THIS INSTRUMENT WAS DRAFTED BY ATTORNEY STEVEN R. SORENSON PO BOX 311, RIPON, WI 54971



to me known to be the person(s) who executed the foregoing instrument, do acknowledge the same
[Signature]
Daniel F. Bierman
Notary Public - State of Wisconsin
My Commission - August 23, 2009

GREEN LAKE COUNTY RECEIVED FOR RECORD 2:20 P.M. DEC 28 2007 Vol 764 of Rec. Pg. 794 REGISTER OF DEEDS

Pa 11.00 (CK) 2:20 PM
GREEN LAKE TITLE & ABSTRACT P.O. BOX 510 GREEN LAKE, WI 54941

Part of Tax Parcel #002-00831-0100

Green Lake County Highway Department building Plan

History:

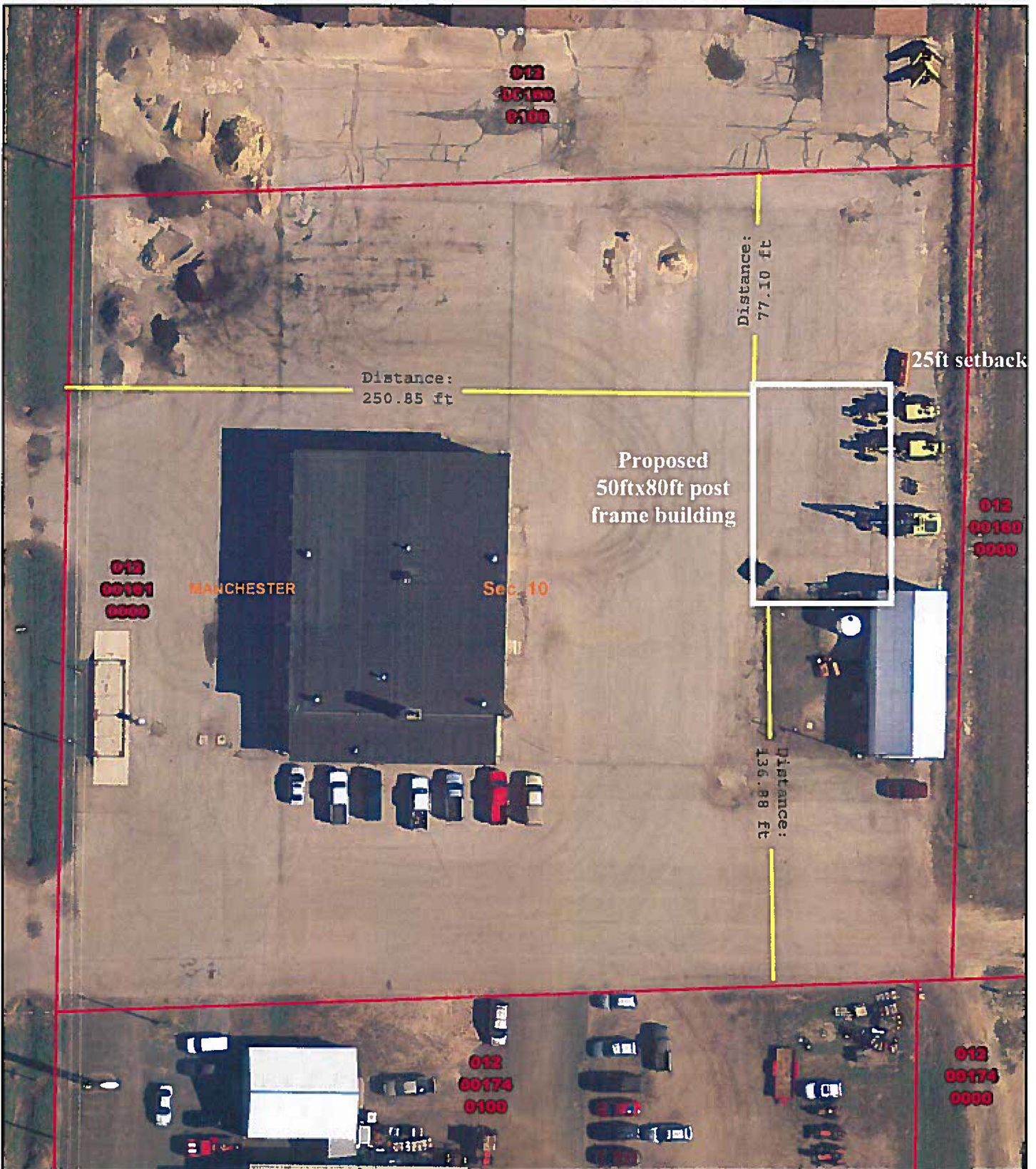
Green Lake County highway Department has used this building for storage in town of Manchester for the last fifty years. The property is located at N1906 State Road at the highway department second location. However, this building has failed to meet compliance with building codes for the last few years. In May of 2018, the Highway Committee has voted to demolish and replace this facility with a larger metal post frame building with more storage capacity.

Summary:

This building would be an advantage for Green Lake County highway department in the future. This will allow them store more of their equipment at this location. The highway department is looking at ways they can improve this area with very little cost to the county.

Purposed build:

Is a 50 FT x 81 FT Building, inside clear height: 20 FT, the floor finish is concrete with a thickness of 4" in, and the post foundation will be secured to the concrete



Green Lake
County

1 inch = 50 feet

Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

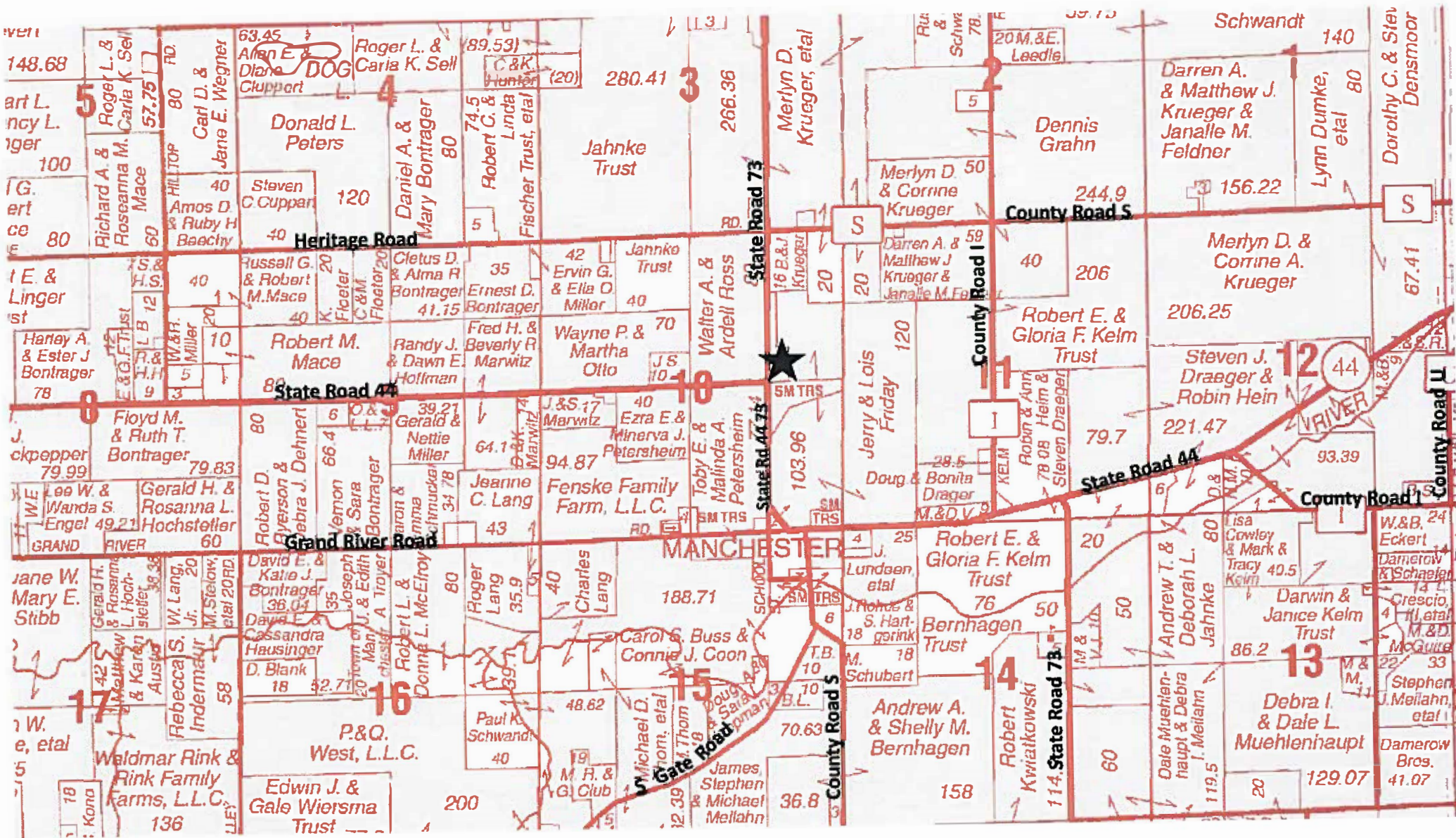
Highway Shop
Green Lake County, WI

Time: 9:22:00 AM
Date: 10/2/2018

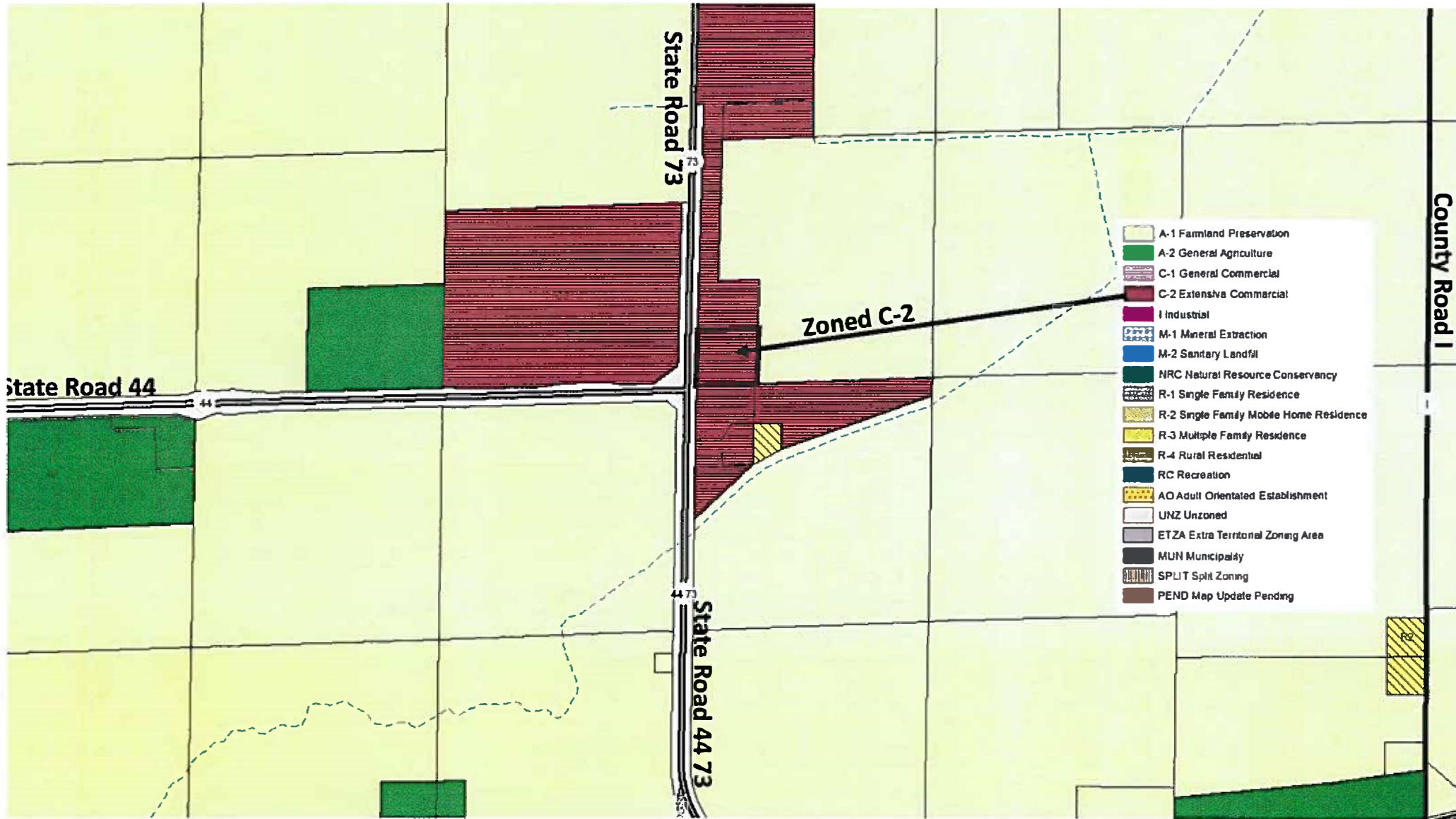
Note:
Tysone y Johnson
Highway Commissioner



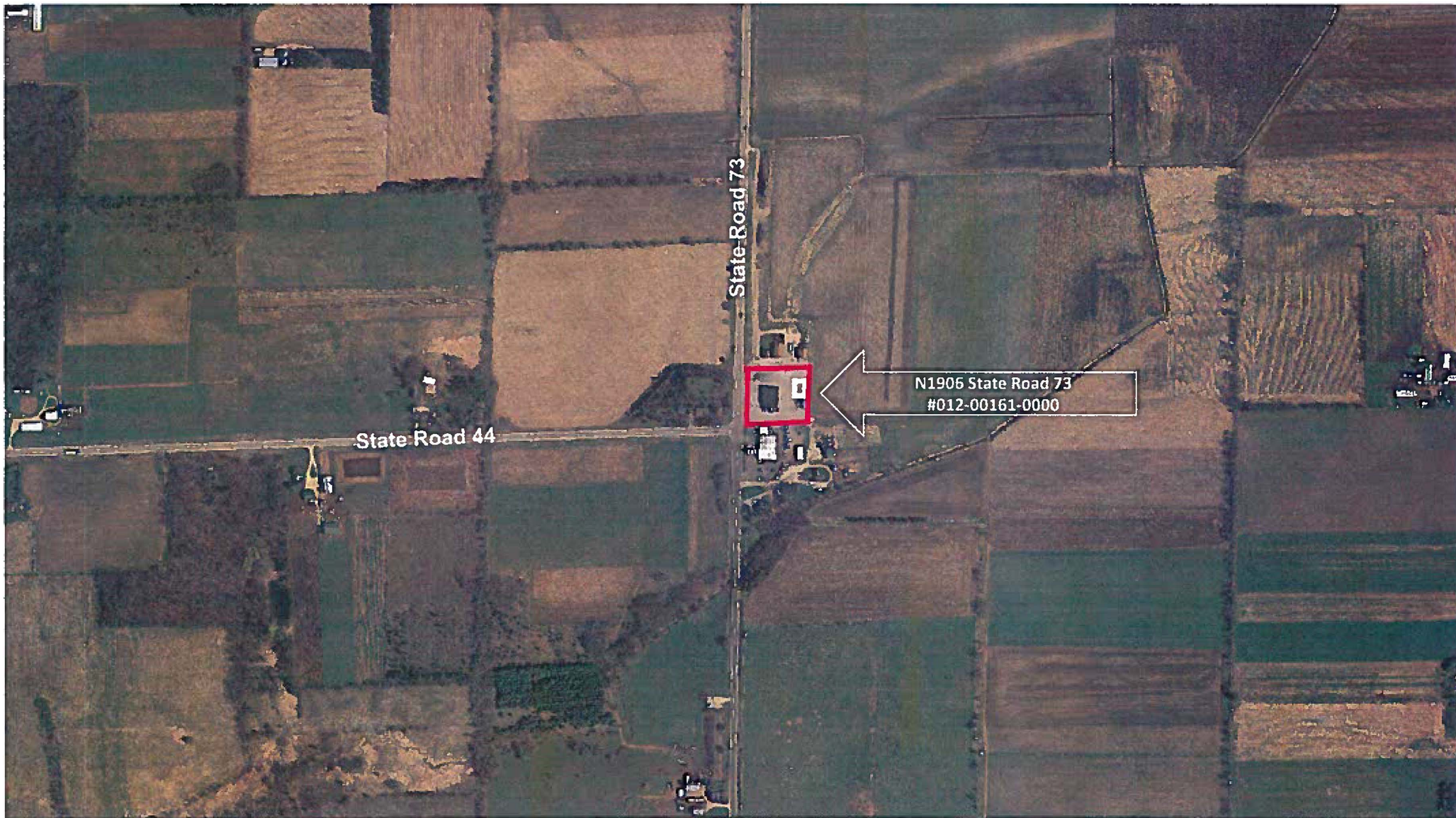
Green Lake County - Highway Department; Tyrone Johnson, Highway Commissioner
N1906 State Road 73, Parcel #012-00161-0000 (±2.25 acres), Part of the NE¼ of Section 10, T14N, R12E
Conditional Use Permit request to replace a cold storage facility.



**Green Lake County - Highway Department; Tyrone Johnson, Highway Commissioner
 N1906 State Road 73, Parcel #012-00161-0000 (±2.25 acres), Part of the NE¼ of Section 10, T14N, R12E
 Conditional Use Permit request to replace a cold storage facility.**



**Green Lake County - Highway Department; Tyrone Johnson, Highway Commissioner
N1906 State Road 73, Parcel #012-00161-0000 (±2.25 acres), Part of the NE¼ of Section 10, T14N, R12E
Conditional Use Permit request to replace a cold storage facility.**



**Green Lake County - Highway Department; Tyrone Johnson, Highway Commissioner
N1906 State Road 73, Parcel #012-00161-0000 (±2.25 acres), Part of the NE¼ of Section 10, T14N, R12E
Conditional Use Permit request to replace a cold storage facility.**



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

December 6, 2018

ITEM IV: COMPREHENSIVE PLAN AMENDMENT

APPLICANT:

Green Lake County, Land Use Planning & Zoning Committee

REQUEST: The Land Use Planning & Zoning Committee is requesting an amendment to the County's comprehensive plan's farmland preservation plan map as it relates to the Town of Berlin.

PARCEL NUMBER / LOCATION: The parcels affected by this proposed amendment are in the Town of Berlin's, soon to be dissolved, extra-territorial zoning authority (ETZA), as well as other non-ETZA parcels, as identified by the attached map.

ADDITIONAL INFORMATION / ANALYSIS: The Department of Agriculture, Trade and Consumer Protection (DATCP) certified the update to the Farmland Preservation Plan in 2016, and the County Board adopted it as part of its comprehensive plan. On January 2, 2019, the City of Berlin's extra-territorial zoning authority (ETZA) will dissolve. Since the Town of Berlin adopted the County zoning ordinance back in 1984, the zoning jurisdiction of these 632 parcels falls back to Green Lake County. This comprehensive plan amendment paves the way for the County to assign its zoning districts to these current ETZA parcels.

In addition to the current ETZA parcels being assigned new zoning districts, the Land Use Planning and Zoning Department identified 176 non-ETZA parcels in the Town of Berlin that could benefit from being assigned to another zoning district. Of these, about a third of property owners chose to have their parcels rezoned to more appropriate and conforming zoning districts. This comprehensive plan amendment paves the way for these parcels to be rezoned by zoning map amendment.

These non-ETZA parcels along with the 632 current ETZA parcels had to be planned for and mapped. The property owners were notified of the map amendment project, they were given ample opportunity to submit their input, and many contacted the Department. Ultimately, a proposed Farmland Preservation Plan Map for the Town of Berlin was created. As this new map differs from the map included in the current Farmland Preservation Plan, DATCP had to recertify the new farmland preservation plan map for the Town of Berlin. The Department received recertification from DATCP on October 25, 2018.

This comprehensive plan amendment "sets the stage" for the next step of adopting a new zoning map for the Town of Berlin. When the Committee and County Board review the proposed zoning map amendment, represented by the new zoning map, the proposed zoning will be consistent with the comprehensive and farmland preservation plans. Rezones and zoning map amendments should only be approved when they are consistent with these planning documents.

SUGGESTED CRITERIA: When considering a request for an amendment to a comprehensive plan, it may be helpful to examine the following criteria:

1. The proposed change would be more consistent with the comprehensive plan's existing goals, objectives, and policies.
2. The proposed change would be more consistent with the Farmland Preservation Plan's goals, objectives, and strategies.
3. The proposed change would better fit the predominant uses and development pattern in the surrounding area.
4. Conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

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

- 1) The County comprehensive plan's goal is to preserve farmland and the rural characteristics of the county. The County achieves this through the guidance afforded by the Farmland Preservation Plan. The mapping changes being proposed herein increase the total amount of acreage identified as "Farmland Preservation Areas" thus furthering the accomplishment of this goal.
- 2) This comprehensive plan amendment is consistent with the Farmland Preservation Plan's goal of preserving farmland as more farmland would be identified as "Farmland Preservation Areas."
- 3) The proposed changes to the Farmland Preservation Plan's map represent outreach and agreements between the Land Use Planning & Zoning Department and the property owners. It is the Department's position that these changes create a better fit to the agricultural or agriculturally related uses of the affected parcels and the surrounding area.
- 4) The City of Berlin's ETZA will sunset on January 2, 2019, effectively dissolving their zoning authority over 632 parcels in the Town of Berlin. Therefore, conditions have changed sufficiently to warrant the proposed amendment.

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

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

* In the event that these amendments are not adopted, owners of property currently within the City of Berlin's extra-territorial zoning authority (ETZA) will be delayed in having their land zoned under County zoning. Any delay will not allow the Land Use Planning and Zoning Department to obtain a zoning designation for these parcels. Without a zoning designation, it will be impossible to issue a land use permit for parcel improvements.

TOWN INPUT: An Action Form requesting the Town of Berlin's input was mailed on November 8, 2019. Town input will be addressed at the public hearing by the Land Use Planning & Zoning Committee.



State of Wisconsin
Governor Scott Walker

Department of Agriculture, Trade and Consumer Protection
Sheila E. Harsdorf, Secretary

October 25, 2018

Matt Kirkman
Land Use Planning and Zoning Director
571 County Road A
PO Box 3188
Green Lake, WI 54941

Dear Matt:

Re: Certification of the Green Lake County 2018 Farmland Preservation Plan Map Amendment

Attached is a department order certifying Green Lake County's Farmland Preservation Plan Map Amendment under s. 91.16, Wis. Stats. The certification process is now complete.

We look forward to working with you in the future on farmland preservation in Green Lake County. If you have any questions, feel free to contact me.

Sincerely,

Alison Volk

Alison Volk
Land Management Section
608-224-4634

Agriculture generates \$88 billion for Wisconsin

2811 Agriculture Drive • PO Box 8911 • Madison, WI 53708-8911 • Wisconsin.gov

An equal opportunity employer

**STATE OF WISCONSIN
DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION**

**GREEN LAKE COUNTY FARMLAND
PRESERVATION PLAN MAP
AMENDMENT FOR THE TOWN OF
BERLIN**

ARM Division Docket No. 047-00000-P-16 M-1018

**ORDER CERTIFYING AMENDMENT TO
GREEN LAKE COUNTY'S CERTIFIED
FARMLAND PRESERVATION PLAN
THROUGH DECEMBER 31, 2025**

INTRODUCTION

Green Lake County has asked the Department of Agriculture, Trade and Consumer Protection ("DATCP") to certify a proposed amendment to the farmland preservation plan pursuant to s. 91.16, Wis. Stats. DATCP has considered the request and adopts the following decision:

FINDINGS OF FACT

- (1)** DATCP is an agency of the State of Wisconsin, and is responsible for administering Wisconsin's farmland preservation law under ch. 91, Wis. Stats., as repealed and recreated by 2009 Wis. Act 28.
- (2)** Green Lake County is a county of the State of Wisconsin.
- (3)** In order for a county and its residents to participate in the farmland preservation program, a county must have a state-certified farmland preservation plan. Among other things, the certified plan must clearly designate farmland preservation areas that the county plans to preserve for agricultural use.
- (4)** Green Lake County currently has a state-certified farmland preservation plan. The current state certification is scheduled to expire on December 31, 2025.
- (5)** Under s. 91.16(8), Wis. Stats., the certification of a farmland preservation plan does not cover any subsequent plan revision (adopted after July 1, 2009) unless DATCP certifies that plan revision.
- (6)** On October 11, 2018, DATCP received from Green Lake County a request to certify amended farmland preservation plan map for the Town of Berlin under s. 91.16, Wis. Stats. The county submitted the application in the form required under s. 91.20, Stats. The application included the certifications required under s. 91.20(3), Wis. Stats.
- (7)** Under s. 91.16(3)(a), Wis. Stats., DATCP may certify a county plan based on the county's certification under s. 91.20(3), Wis. Stats., that the plan meets applicable certification standards under s. 91.18, Wis. Stats.
- (8)** DATCP may certify a farmland preservation plan if the plan meets applicable statutory standards under s. 91.18, Wis. Stats. DATCP may certify based on the representations contained in the county's application, but may conduct its own review and verification as it deems appropriate.

(9) Under s. 91.10(2), Wis. Stats., the farmland preservation plan must be consistent with the county comprehensive plan, if the county has a comprehensive plan.

(10) Under s. 91.16(2)(b), Wis. Stats., the certification of an amendment to a certified farmland preservation plan expires on the date that the certification of the farmland preservation plan expires.

(11) Under s. 91.16(9), Wis. Stats., DATCP may withdraw its certification at any time if DATCP finds that the certified plan materially fails to meet applicable certification standards under s. 91.18, Wis. Stats.

CONCLUSIONS OF LAW

(1) Based on Green Lake County’s certification that the attached county farmland preservation plan map amendment for the Town of Berlin meets applicable certification requirements under s. 91.18, Wis. Stats., DATCP may certify that plan map amendment until December 31, 2025, the date that the Green Lake County farmland preservation plan expires.

(2) Certification does not apply to plan amendments made after the certification date, unless DATCP certifies those amendments.

(3) DATCP may withdraw its certification at any time if DATCP finds that the certified plan materially fails to meet applicable certification standards under s. 91.18, Wis. Stats.

ORDER

NOW, THEREFORE, IT IS ORDERED THAT:

(1) The proposed Green Lake County Farmland Preservation Plan map amendment for the Town of Berlin dated as January 2, 2019, is hereby certified under s. 91.16, Wis. Stats.

(2) The certified farmland preservation plan area for Green Lake County is titled “Farmland Preservation Areas.”

(3) This certification expires at the end of the day on December 31, 2025.

Dated this 22nd day of October, 2018.

STATE OF WISCONSIN,
DEPARTMENT OF AGRICULTURE,
TRADE AND CONSUMER PROTECTION

By Sheila Harsdorf
Sheila E. Harsdorf, Secretary

Parties for Purposes of Review Under s. 227.53, Wis. Stats:

Green Lake County

Copies to:

Matt Kirleman
Land Use Planning and Zoning Director
571 County Road A
PO Box 3188
Green Lake, WI 54941

Town of Berlin

Green Lake County, Wisconsin

Farmland Preservation Plan

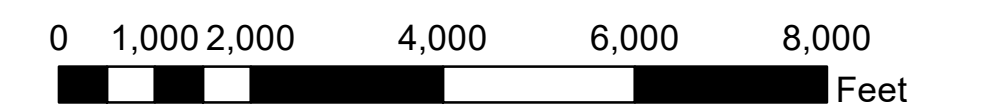
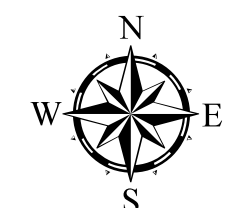
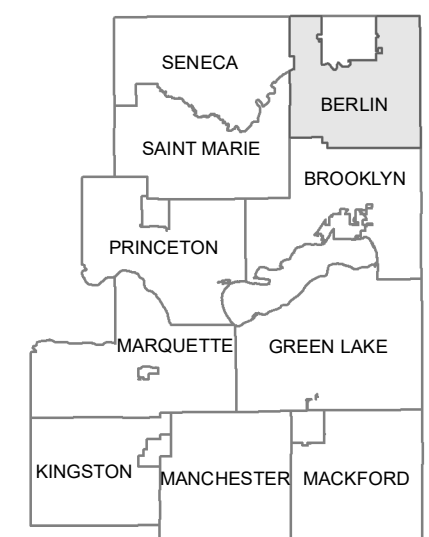
DATCP Submitted June 25, 2015
 DATCP Certification July 10, 2015
 Green Lake County Adoption February 16, 2016
 DATCP Amendment Submittal September 1, 2017
 Effective January 2, 2019

- Farmland Preservation Areas**
- Areas of Agricultural Use and Agriculture Related Use
- Nonagricultural Development Areas**
- Areas of Nonagricultural Development

Note: The Farmland Preservation Maps supersede the Future Land Use Map of Green Lake County Comprehensive Plan when inconsistencies exist regarding nonagricultural development.

Map Features

- Roads**
- State
 - County
 - Local
 - Private
 - Railroad
- Extraterritorial Jurisdiction
 - Municipal Boundary
 - Section Line
 - Parcel Line
 - Waterbody



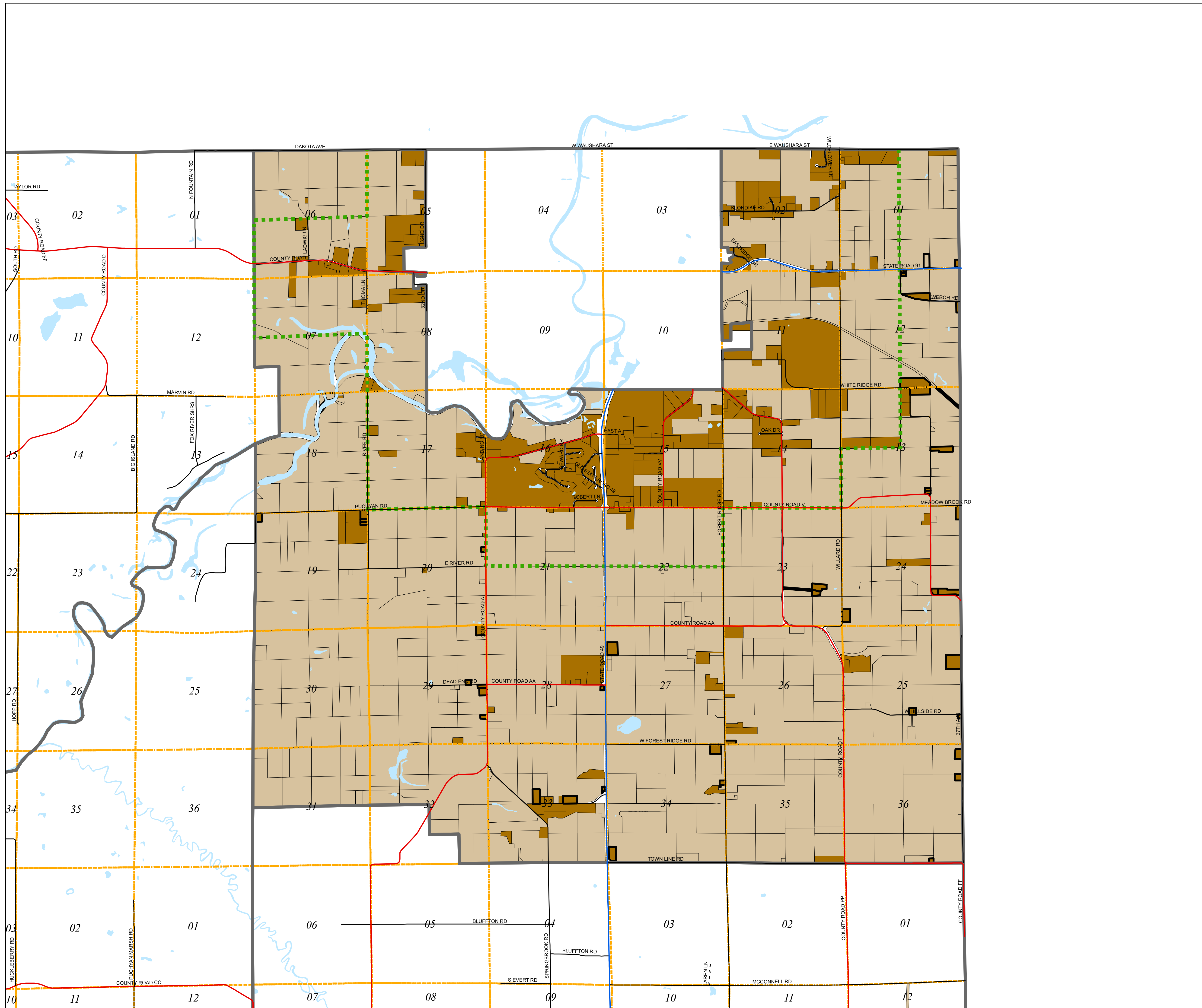
The base map was created with data from the Green Lake County Land Use Planning and Zoning Department.

Martenson & Eisele, Inc.

1377 Midway Road
 Menasha, WI 54952
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

Legend2018.mxd_October 16, 2018



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

December 6, 2018

ITEM V: ZONING MAP AMENDMENT

APPLICANT:

Green Lake County, Land Use Planning & Zoning Committee

REQUEST: The Green Lake County Land Use Planning and Zoning Committee is requesting an amendment to the Code of Green Lake County, Chapter 350 “Zoning Ordinance”; more specifically to amend the zoning map affecting the Town of Berlin.

ADDITIONAL INFORMATION / ANALYSIS: The Committee is aware that on January 2, 2019, the City of Berlin’s extra-territorial zoning authority (ETZA) over the Town of Berlin will dissolve. Prior to the ETZA, the Town of Berlin had adopted the County’s Zoning Ordinance back in 1984. With the dissolution of the ETZA there are 632 current ETZA parcels that will fall back into County zoning jurisdiction. In order to apply the zoning ordinance to these parcels, each parcel needed to be assigned a zoning district. This zoning map amendment is the culmination of a collaborative effort between the Town of Berlin, the City of Berlin, Green Lake County and the affected property owners of these parcels to best accomplish this task.

During the planning stages of the effort described above, an additional opportunity was discovered. The Land Use Planning and Zoning Department realized that 176 non-ETZA parcels in the Town of Berlin were non-conforming to the area requirements of their respective zoning districts. We realized that the implementation of the new (November 2017) zoning ordinance Farmland Preservation District (A-1) standards could impact a property owner’s ability to develop their property as they would have been able to in the past. In an effort to get ahead of potential conflicts, each of the 176 parcel owners was contacted and offered the opportunity to have their parcels rezoned as part of this amendment. About a third of these owners responded; therefore, their parcels are included with this map amendment.

Prior to this agenda item, the Committee would have already held a public hearing and voted to recommend that the Comprehensive Plan be amended to adopt a new Farmland Preservation Plan **map** for the Town of Berlin. This must precede the zoning map amendment or many of these zoning map changes could be construed as being inconsistent with the County’s Farmland Preservation Plan within the adopted Comprehensive Plan. This process assures the public that these changes are consistent with the County’s certified (DATCP) Farmland Preservation Plan.

In order to assure the owners of these parcels a smooth transition of zoning jurisdiction and the potential to obtain land use permits and improve their properties as provided in the County zoning ordinance, the Land Use Planning & Zoning Department recommends that the attached zoning map for the Town of Berlin be adopted.

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

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

* In the event that these amendments are not adopted, owners of property currently within the City of Berlin's area of extra-territorial zoning authority (ETZA) will be delayed in having their land zoned under County zoning. Any delay will not allow the Land Use Planning and Zoning Department to obtain a zoning designation for these parcels. Without a zoning designation, it will be impossible to issue a land use permit for parcel improvements.

TOWN INPUT: An Action Form requesting Town of Berlin's input was mailed on November 8, 2018. Town input will be addressed at the public hearing by the Land Use Planning & Zoning Committee.



Proposed Zoning Districts Land Use Planning & Zoning

Effective January 2nd, 2019

TOWN OF BERLIN

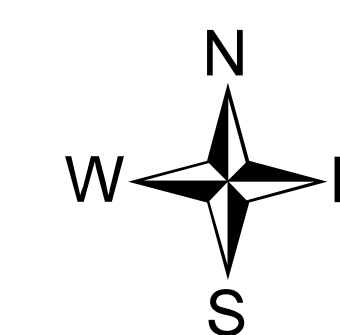
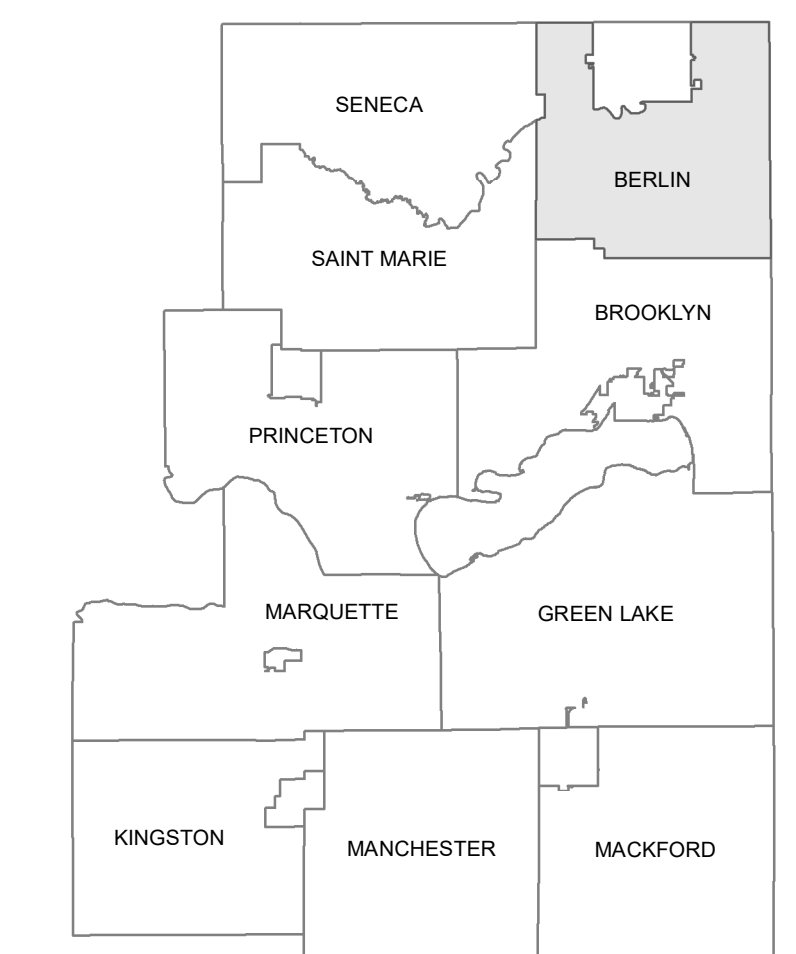
Legend

- A-1 Farmland Preservation
 - A-2 General Agriculture
 - C-1 General Commercial
 - C-2 Extensive Commercial
 - I Industrial
 - M-1 Mineral Extraction
 - M-2 Sanitary Landfill
 - NRC Natural Resource Conservancy
 - R-1 Single Family Residence
 - R-2 Single Family Mobile Home Residence
 - R-3 Multiple Family Residence
 - R-4 Rural Residential
 - RC Recreation
 - AO Adult Orientated Establishment
 - ETZA Extra Territorial Zoning Area
- ETZA Boundary (Dissolved January 2nd, 2019)

Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody



0 2,000 Feet

