



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

Original Post Date: 08/30/18

Amended* Post Date:

The following documents are included in the packet for the Property and Insurance Committee on September 4, 2018:

- 1) Amended Agenda*
- 2) Minutes
- 3) Budget Adjustment
- 4) Resolutions
 - Resolution Relating to Offering Dental and Vision Insurance to Green Lake County Employees Through Cottingham & Butler
- 5) Proposed Zoning Changes to County Owned Parcels
- 6) Maintenance Monthly Activities



GREEN LAKE COUNTY OFFICE OF THE COUNTY CLERK

Elizabeth Otto
County Clerk

Office: 920-294-4005
FAX: 920-294-4009

Property & Insurance Committee Meeting Notice

Date: September 4, 2018 Time: 5:00 PM

Location: Government Center, County Board Room, 571 County Road A, Green Lake WI

Amended AGENDA*

Committee Members

Vicki Bernhagen, Chair
Patti Garro, Vice-Chair
David Abendroth
Richard Trochinski
Keith Hess

Elizabeth Otto, Secretary

1. Call to Order
2. Certification of Open Meeting Law
3. Pledge of Allegiance
4. Minutes: 08/07/2018
5. Correspondence
6. Public Comments (3 min limit)
7. Use of County Property
 - MS Walkathon
 - *Ripon College Cross Country Meet
8. Budget Adjustments
9. Purchase Requests
10. Health Insurance for 2019
11. Resolutions/Ordinances
 - *Resolution Relating to Offering Dental and Vision Insurance to Green Lake County Employees Through Cottingham & Butler
12. West Wing Security Update
13. Access Ability Wisconsin, Inc-All Terrain Wheelchair
14. *Proposed Zoning Changes to County Owned Parcels
15. *Update on Decoration Submissions
16. Maintenance Report
 - Monthly Activities
17. Closed Session
 - Consider motion to convene into closed session per Wis. Stat. §19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session. This closed session relates to considering sale of county property (Parcel 006-00874-000).
18. Reconvene to open session to take action, if appropriate, on matters discussed in closed session
19. Committee Discussion
 - Future Meeting Dates: Regular Meeting October 2, 2018 -5:00 PM
 - Future Agenda items for action & discussion
20. Adjourn

Kindly arrange to be present, if unable to do so, please notify our office. Sincerely, Elizabeth Otto, County Clerk

Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the County Clerk's Office, 294-4005, not later than 3 days before date of the meeting.

PROPERTY AND INSURANCE COMMITTEE

August 7, 2018

The meeting of the Property and Insurance Committee was called to order by Chair Vicki Bernhagen on Tuesday, August 7, 2018 at 5:00 PM in the Green Lake County Board Room, Green Lake County Government Center, 571 County Road A, Green Lake, WI. The requirements of the open meeting law were certified as being met. The pledge of allegiance was recited.

Present: Vicki Bernhagen
Richard Trochinski
David Abendroth
Patti Garro
Keith Hess

Absent:

Also Present: Liz Otto, County Clerk
Scott Weir, Maintenance Supervisor
Mark Podoll, Sheriff

Dawn Klockow, Corporation Counsel
Harley Reabe, County Board Chair
Tony Daley, Berlin Journal

MINUTES

Motion/second (Garro/Trochinski) to approve the minutes of June 5, 2018 with no additions or corrections. All ayes. Motion carried.

CORRESPONDENCE – County Clerk Liz Otto stated that the award letter from the DNR for the 2018-2019 snowmobile grant has been received in the amount of \$35,940.00.

PUBLIC COMMENTS – none

USE OF COUNTY PROPERTY - none

BUDGET ADJUSTMENTS - none

2019 BUDGETS

Discussion held on the Insurance and Purchasing/Utilities budgets for 2019.

PURCHASE REQUESTS – none

HEALTH INSURANCE FOR 2019

County Clerk Liz Otto stated that there were 3 bids received for 2019 health insurance – one was at a 31.5% increase over our current rates, one at 20%, and Group Health Trust was at 16%. Otto stated that County Administrator Cathy Schmit and herself will be meeting with Kim Hurtz of GHT to come up with ideas on bringing that percentage down. A survey has been sent out to employees for their input. Supervisor Abendroth requested that the ideas and proposals be brought before the committee next month.

DENTAL INSURANCE UPDATE

County Clerk Liz Otto stated that dental insurance proposals are forthcoming from one of the brokers that provided bids on health insurance. More information will be available next month.

RESOLUTIONS/ORDINANCES – none

WEST WING SECURITY UPDATE

County Board Chair Harley Reabe informed the committee that a meeting was held last week with the rep regarding the electronic portion of the security update. Meetings with the architect are still planned. An update will be provided next month.

ACCESS ABILITY WISCONSIN, INC. – ALL TERRAIN WHEELCHAIR

Corporation Counsel Dawn Klockow stated that she has sent the memo of understanding to Aegis, our insurance company, for review regarding the volunteer language. She will give an update next month.

PUBLIC AREA DECORATIONS

Corporation Counsel Dawn Klockow sent a legal opinion to all committee members on July 12. She recommends that all submitted artwork be donated with the county's right to reject any submissions – no art gallery type showings should be permitted due to First Amendment rights. Discussion held. Chair Bernhagen advised Klockow and County Clerk Liz Otto to move forward with the project at their discretion.

MAINTENANCE REPORT

- The report was reviewed. Discussion held.

CLOSED SESSION

- Consider motion to convene into closed session per Wis. Stat. §19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session. This closed session relates to considering sale of county property (Parcels 006-00874-000 and 014-00539-0000)

Motion/second (Garro/Hess) to convene into Closed Session at 5:27 PM. Roll call vote – Ayes - 5, Nays - 0. Motion carried.

RECONVENE TO OPEN SESSION TO TAKE ACTION, IF APPROPRIATE, ON MATTERS DISCUSSED IN CLOSED SESSION

Motion/second (Abendroth/Garro) to reconvene into Open Session at 5:47 PM. Roll call vote – Ayes - 5, Nays - 0. Motion carried.

Motion/second (Garro/Abendroth) to approve the sale of Parcel 014-00539-0000 and forward to County Board for further negotiations and final approval. All ayes. Motion carried.

Motion/second (Abendroth/Hess) to postpone discussion on the sale of Parcel 006-00874-0000 until the September meeting and request that the Planning and Zoning Director be present for more information on the options available. All ayes. Motion carried.

COMMITTEE DISCUSSION

Future Meeting Date: Next meeting date: September 4, 2018 at 5:00 PM.

Future Agenda items for action & discussion: 2019 health insurance, dental insurance, West Wing security update, Access Ability All-Terrain Wheelchair, sale of Parcel 006-00874-0000.

ADJOURNMENT

Chair Bernhagen adjourned the meeting at 5:49 PM.

Submitted by,



Liz Otto

County Clerk

DRAFT

GREEN LAKE COUNTY

Notice of Budgetary Adjustment

Unanticipated Revenue or Expense Increase or Decrease Not Budgeted

Date: June 1, 2018
 Department: Maintenance
 Amount: \$2,800.00
 Budget Year Amended: 2018

Source of Increase / Decrease and affect on Program:
 (If needed attached separate brief explanation.)

Created a repair & maintenance account for repairs. In the past maintenance always used capital equipment account to expense repair items and maintenance no longer has a capital equipment in their budget. We are moving \$2800 for repairs out of capital outlay to maintenance.

Revenue Budget Lines Amended:

Account #	Account Name	Current Budget	Budget Adjustment	Final Budget
				\$ -
				\$ -
				\$ -
				\$ -
Total Adjustment			\$ -	

Expenditure Budget Lines Amended:

Account #	Account Name	Current Budget	Budget Adjustment	Final Budget
18-400-00-57100-006-000	Capital Outlay - Maint	\$ 208,042.98	\$ (2,800.00)	\$ 205,242.98
18-100-06-51600-350-000	Repair & Maintenance	\$ -	\$ 2,800.00	\$ 2,800.00
				\$ -
				\$ -
				\$ -
				\$ -
Total Adjustment			\$ -	

Department Head Approval: 

Date Approved by Committee of Jurisdiction: _____

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

Date Approved by Finance Committee: _____

Date Approved by County Board: _____

Per WI Stats 65.90(5)(a) must be authorized by a vote of two-thirds of the entire membership of the governing body.

Date of publication of Class 1 notice of budget amendment: _____

RESOLUTION NUMBER -2018

RESOLUTION RELATING TO OFFERING DENTAL AND VISION INSURANCE TO GREEN LAKE COUNTY EMPLOYEES THROUGH COTTINGHAM & BUTLER

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 18th day of September 2018, does resolve as follows:

- 1 **WHEREAS**, the County understands that certain benefits are valuable for the economic
2 security and well-being of its employees such as dental and vision insurance; and,
3 **WHEREAS**, Cottingham & Butler is an insurance broker who can provide voluntary
4 benefits of dental and vision insurance to employees which would be at no cost to the
5 County; and,

Majority vote is needed to pass.

Approved by Personnel Disapproved by Personnel

Roll Call on Resolution No. -2018

Submitted by: Property & Insurance
Committee

Ayes , Nays , Absent , Abstain

Passed and Adopted/Rejected this 18th
day of September 2018.

Vicki Bernhagen

Patti Garro

County Board Chairman

David Abendroth

ATTEST: County Clerk
Approve as to Form:

Richard Trochinski

Corporation Counsel

Keith Hess

6 **WHEREAS**, the voluntary benefit programs may be purchased as a pre-tax benefit to
7 county employees.

8 **NOW BE IT RESOLVED**, that the Green Lake County Board of Supervisors will make
9 available to all interested employees the voluntary benefits of dental insurance and
10 vision insurance through Cottingham & Butler with the employees paying the full cost of
11 any premiums on a pre-tax basis.

12 Fiscal Note: no fiscal impact to the County



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 30, 2018

Green Lake County
Property and Insurance Committee
571 County Road A
Green Lake, WI 54941

RE: Proposed Zoning Changes for TBE and ETZA Parcels

Property and Insurance Committee:

Included in your packets for the September 4, 2018 meeting of the Green Lake County Property and Insurance Committee are letters from the Land Use Planning and Zoning Department and associated maps. These letters are part of a much larger project by the Land Use Planning and Zoning Department culminating in bringing 600 parcels of land into the jurisdiction of the County's Zoning Ordinance.

As part of this effort, every property owner in the City of Berlin's Extra-Territorial Zoning Authority (ETZA), to be dissolved as of January 1, 2019, has been mailed a letter explaining the process and explaining the Land Use Planning and Zoning Department's recommendation for each parcel's new zoning district. Further, some other non-ETZA parcel owners were also approached, in cases where their parcels were non-conforming to their current zoning district, to provide them the opportunity to change their zoning district.

The properties that are referenced in these letters are lands owned by Green Lake County and are lands that are set aside as public natural areas that serve a public recreational purpose. In every case, the Land Use Planning and Zoning Department recommended these County-owned parcels be placed in the Natural Resource Conservancy District (NRC). This district is "tailor made" for the uses that Green Lake County envisions for these properties.

Each letter explains the proposed change and each map provides a visual account of the parcels in question. Please review these pages as well as the excerpt from the zoning ordinance that explains the NRC zoning district and its allowed uses. I'm sure you will agree with the Department's recommendation. If you have any questions about this letter, or any of the letters or maps related to this agenda item, please call / email me to discuss.

All the best,

A handwritten signature in black ink, appearing to read "Matt E. Kirkman".

Matt E. Kirkman
Director
Land Use Planning and Zoning Department

Green Lake County Zoning Districts

Zoning District		Area and Uses
A-1	Farmland Preservation District	Minimum 15 acres; Agricultural Uses, Working Farms, Wisconsin's Farmland Preservation Program, Open Space Preservation, Residential only if "farm" use established.
A-2	General Agriculture District	Minimum 8 acres; Agricultural Uses, Residential only if farm use established.
NRC	Natural Resource Conservancy District	Refer to Area Standard below; Preservation and protection of lands contributing to environmental quality (wetlands, woodlands, scenic areas, historic sites, etc.); Non-residential buildings; *Setbacks are 20ft from side lot lines.
C-1	General Commercial District	Refer to Area Standard below; Business and commercial needs, centrally situated in a business district.
C-2	Extensive Commercial District	Refer to Area Standard below; Business and commercial needs requiring larger areas of land, locations adjacent to highways or major thoroughfares.
I	Industrial District	Refer to Area Standard below; Manufacturing, industrial, and commercial; most uses require a Conditional Use Permit; suitable for facilities that may require special safeguards to shield the public from nuisance, hazards, or other undesirable conditions.
M-1	Mineral Extraction District	Refer to Area Standard below; Conditional Use Permit required for any use: quarrying, mining, and associated activities are most common uses.
M-2	Sanitary Landfill District	Refer to Area Standard below; Conditional Use Permit required for any use: Land fills, incinerators.
RC	Recreation District	Refer to Area Standard below; Recreational activities like trails, sport fields; Conditional Use Permit required for campgrounds, parks, riding stables, and resorts.
R-1	Single-Family Residence District	Refer to Area Standard below; Single family dwellings meeting dwelling design standards; churches, schools, community centers, professional home offices; Accessory buildings may not exceed 1,500sqft with a height maximum of 25ft from ground floor to peak.
R-2	Single-Family Mobile Home Residence District	Refer to Area Standard below; Same as R-1, with additional allowance for mobile homes that do not meet dwelling design standards for other residential districts.
R-3	Multiple-Family Residence District	Refer to Area Standard below; Dwellings for single, double (duplex), or multiple families; Tourist rooming house; Conditional Use Permit required for day cares, assisted living facilities, health care offices, and other uses compatible with low-high density residence.
R-4	Rural Residential District	Area of 3-8 acres; Single family and two-family dwellings, light agricultural uses; Conditional Use Permit required for Tourist rooming houses, bed-and-breakfast establishments, communication towers, and utility lines.
AO	Adult-Oriented Establishment District	Refer to Area Standard below; All adult-oriented establishment uses require a Conditional Use Permit; also subject to regulation under Chapter 93 and Chapter 163 Article III of the Green Lake County Code.
MUN	Municipality	County Zoning does not have jurisdiction. Contact the local City or Village staff for zoning designation and authority.
UNZ	Unzoned - No Zoning	Minimum area standard for new lots is 1 acre. Towns of Kingston, Princeton, Saint Marie, and Seneca did not adopt the County Zoning Ordinance. However, lands are subject to other federal, state, and local mandates. Contact Department staff with questions.

Distance	Setback from....
12ft	...Side Lot Lines
10ft	...Side Lot Lines (Parcels less than 85ft wide)
25ft	...Rear Lot Lines
67ft	...Right-Of-Way from State Highways
40ft	...Right-Of-Way from other Public Roads
75ft	...Ordinary High Water Mark (Shoreland)
25ft	...Right-Of-Way for waterfront properties

Structure Type	Maximum Height
Residential	35ft from average grade, not exceeding 2.5 stories
Accessory	25ft from ground floor to peak (garages, sheds, storage)
Farm buildings	Exempt (A-1 and A-2 only, non-human habitation structures)
Commercial and Industrial buildings	Minimum setback 1.1 times overall structure height
Mobile towers	Minimum setback 1.1 times overall structure height
Churches, schools, public buildings	60ft or 5 stories

Area Standard
All lots must be an average of at least 100ft in width and have an area of 20,000 square feet, unless otherwise noted above
Please contact the Green Lake County Land Use Planning and Zoning office to validate this information is the current reading of all applicable ordinances and statutes. Updated 9/18



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
P O BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00179 0000

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00179 0000, the current zoning from the City of Berlin is A-2, Agricultural Preservation District with area of 6.87 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

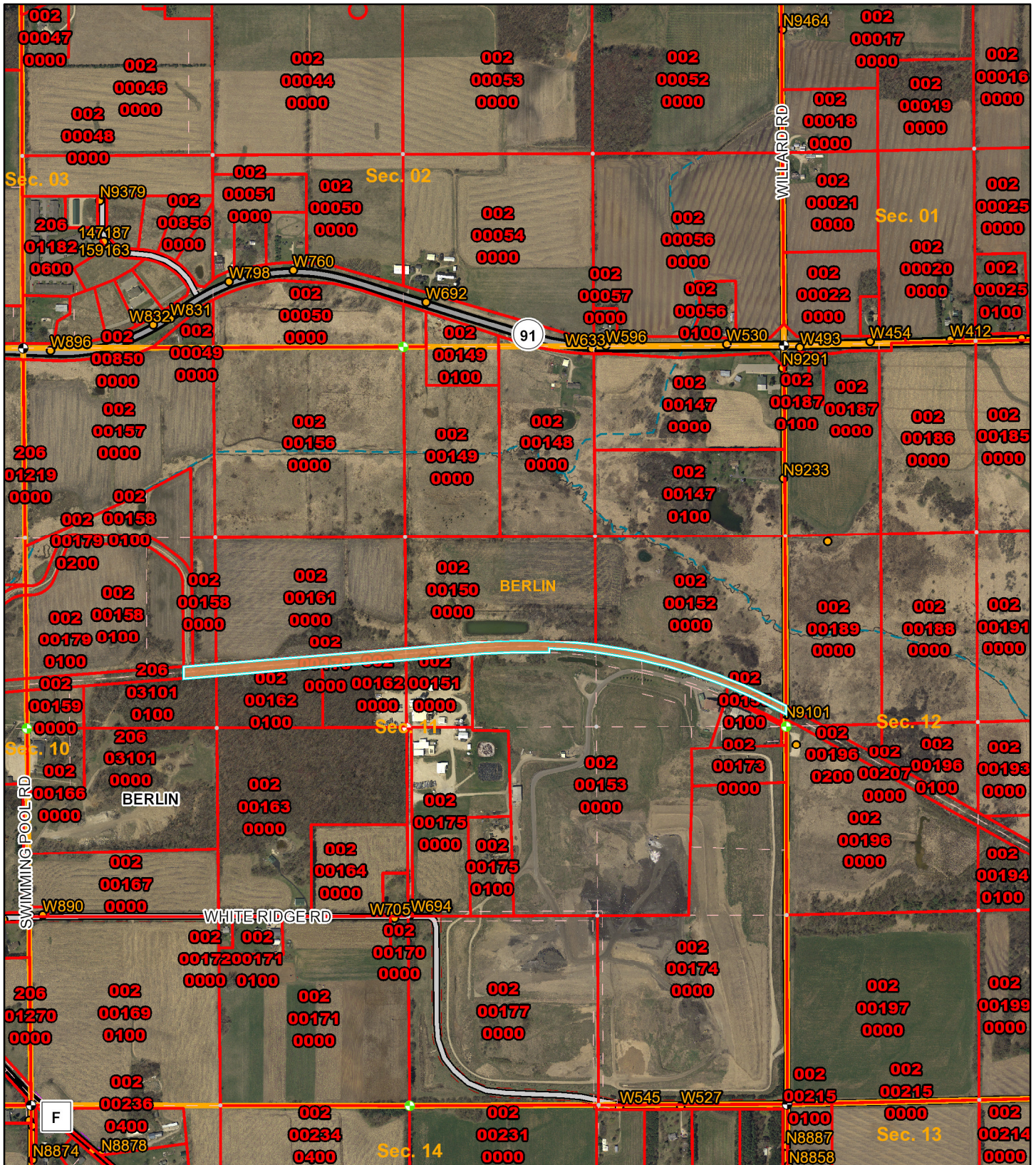
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> . An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Green Lake County

1 inch = 959 feet

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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Time: 2:06:25 PM
 Date: 8/28/2018

Note: Parcel is part of Mascoutin Trail and would make the most sense, from a Planning and Zoning perspective to be in the NRC, Natural Resources Conservancy zoning district.

Matt E. Kirkman





Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
P O BOX 3188
GREEN LAKE, WI 54941

RE: Non-Conforming Zoning District of Parcel #002-00229-0000 within the Town of Berlin

To the owners or trustees of the above parcel,

The Land Use Planning and Zoning Department administers the Green Lake County Zoning Ordinance. This general zoning ordinance has jurisdiction in the Town of Berlin. The intent of the Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of Green Lake County. As this Department looks to modernize County zoning guidelines through parcel based zoning, there are a number of parcels within the Town of Berlin that do not currently conform to the zoning district standards, whether in dimensional requirements or in use of the property. This letter serves to bring attention to the zoning of your property as it is considered **inconsistent** with the Green Lake County Zoning Ordinance.

For your parcel #002-00229-0000, the current zoning is A-1, Farmland Preservation District with acreage of 2.71 acres. Based on the acreage and observed historic use, it appears a more fitting zoning district is NRC, Natural Resource Conservancy District. This zoning district has a dimensional standard of 20,000 sqft. Please review the included fact sheet on the zoning districts adopted by the Green Lake County Board. If you are in agreement that the proposed zoning by this Department fits with the current use of your property, please sign and return the included Acknowledgment Form.

This Department is prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about the Rezone Campaign.

Sincerely,

Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

What is the Rezone Campaign? This is a process the Land Use Planning and Zoning Department is undertaking for the entire County, starting with the Town of Berlin, to match parcel zoning with property uses. Rezoning gives owners a way to continue the uses they have established and desire to continue, especially when those uses do not match the current zoning district.

What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in County. Are they non-conforming? If you have non-conforming zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. **Opting-in now to the Rezone Campaign waives this fee and there is no cost to the property owner.** However, if the owner does not opt-in to this process now, and desires to rezone in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

MAP AMENDMENT REZONE ACKNOWLEDGEMENT FORM

Rezone fee of \$375 is waived to bring your parcel into conformance with county zoning district boundaries and uses.

Zone Change from A-1, Farmland Preservation District to NRC, Natural Resource Conservancy District

PROPERTY OWNER

Name: **GREEN LAKE COUNTY,**

Mailing Address: **P O BOX 3188, GREEN LAKE, WI 54941**

Signature _____ Date _____

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Berlin

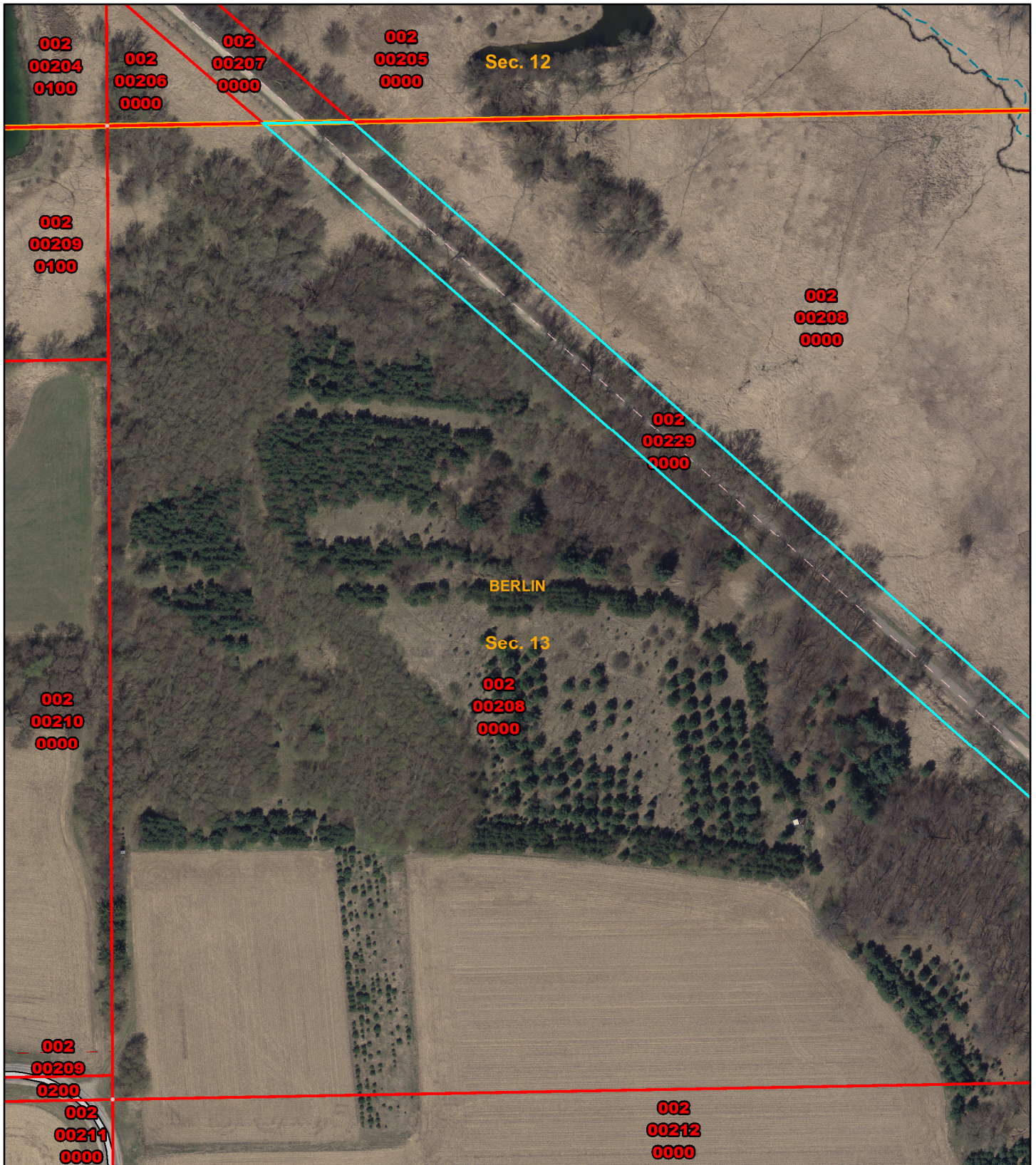
Parcel Number: 002-00229-0000

Total Parcel Acres: 2.71 acres

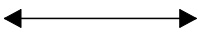
Please Describe Current Use of Property: _____

Reason for Rezone Request: Map amendment of the Town of Berlin; bring property into compliance with established zoning districts.

Return to: Green Lake County
Land Use Planning and Zoning
571 County Road A
Green Lake, WI 54941



1 inch = 188 feet



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

GLC Owner Parcel (Non-ETZA)
 Green Lake County, WI

Time: 1:57:45 PM
 Date: 8/28/2018

Note:

This parcel is out of the ETZA, however, its nonconforming to A-1, Farmland Preservation zoning district. It makes the most sense from a Planning and Zoning perspective to change the zoning to NRC,

Natural Resources Conservancy zoning district. *Matt E. Kirkman*





Land Use Planning & Zoning Department

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
P O BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00207 0000

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00207 0000, the current zoning from the City of Berlin is A-2, Agricultural Preservation District with area of 9.64 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

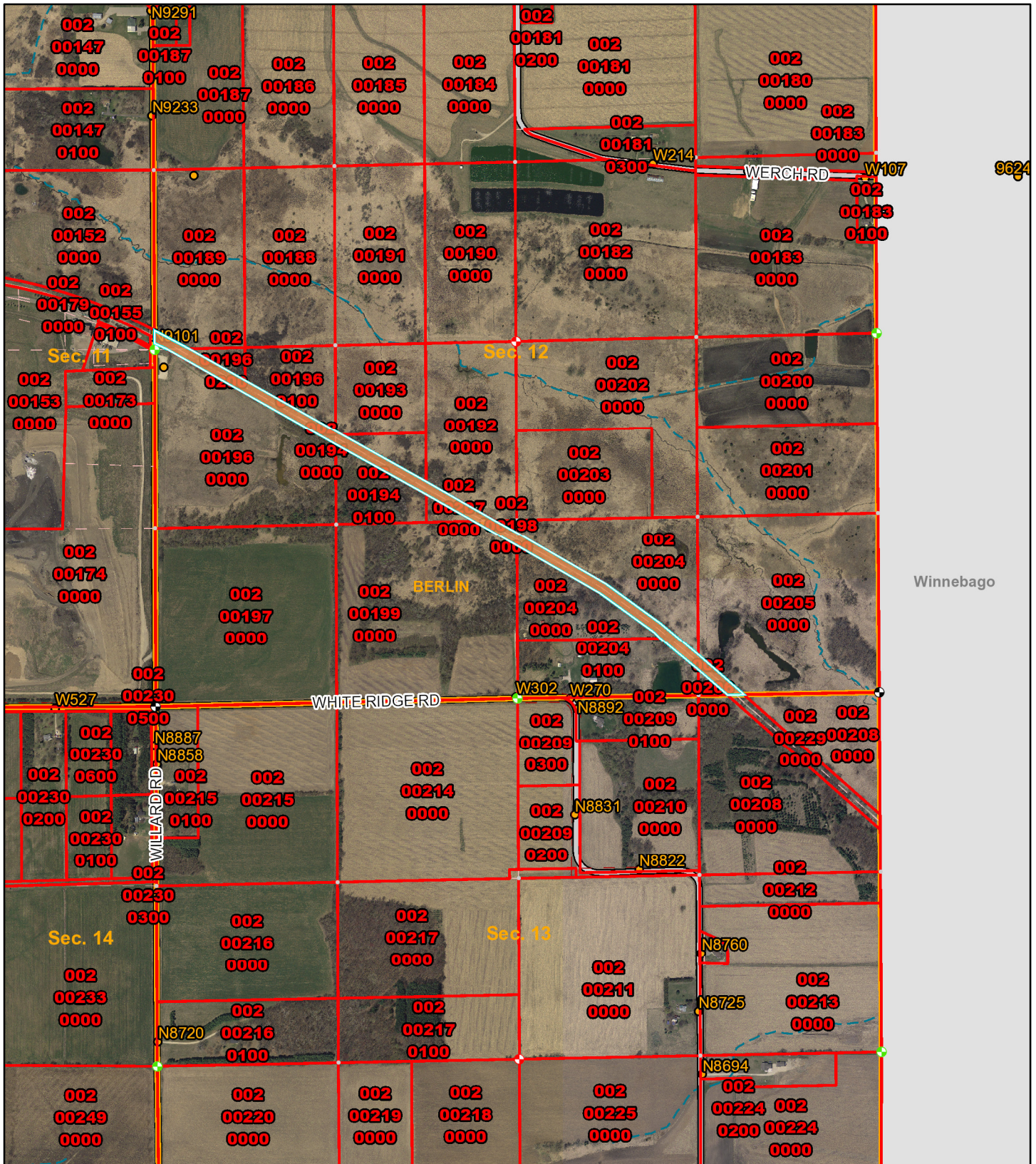
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx>. An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



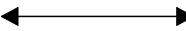
9624

Winnebago

BERLIN



1 inch = 1,016 feet



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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Time: 2:18:12 PM
 Date: 8/28/2018

Note: Parcel is part of the Mascoutin Trail and fits best into the NRC,
 Natural Resource Conservancy zoning district.



Matt E. Kirkman



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
PO BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00307 0800

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00307 0800, the current zoning from the City of Berlin is A-2, Agricultural Preservation District with area of 17.69 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

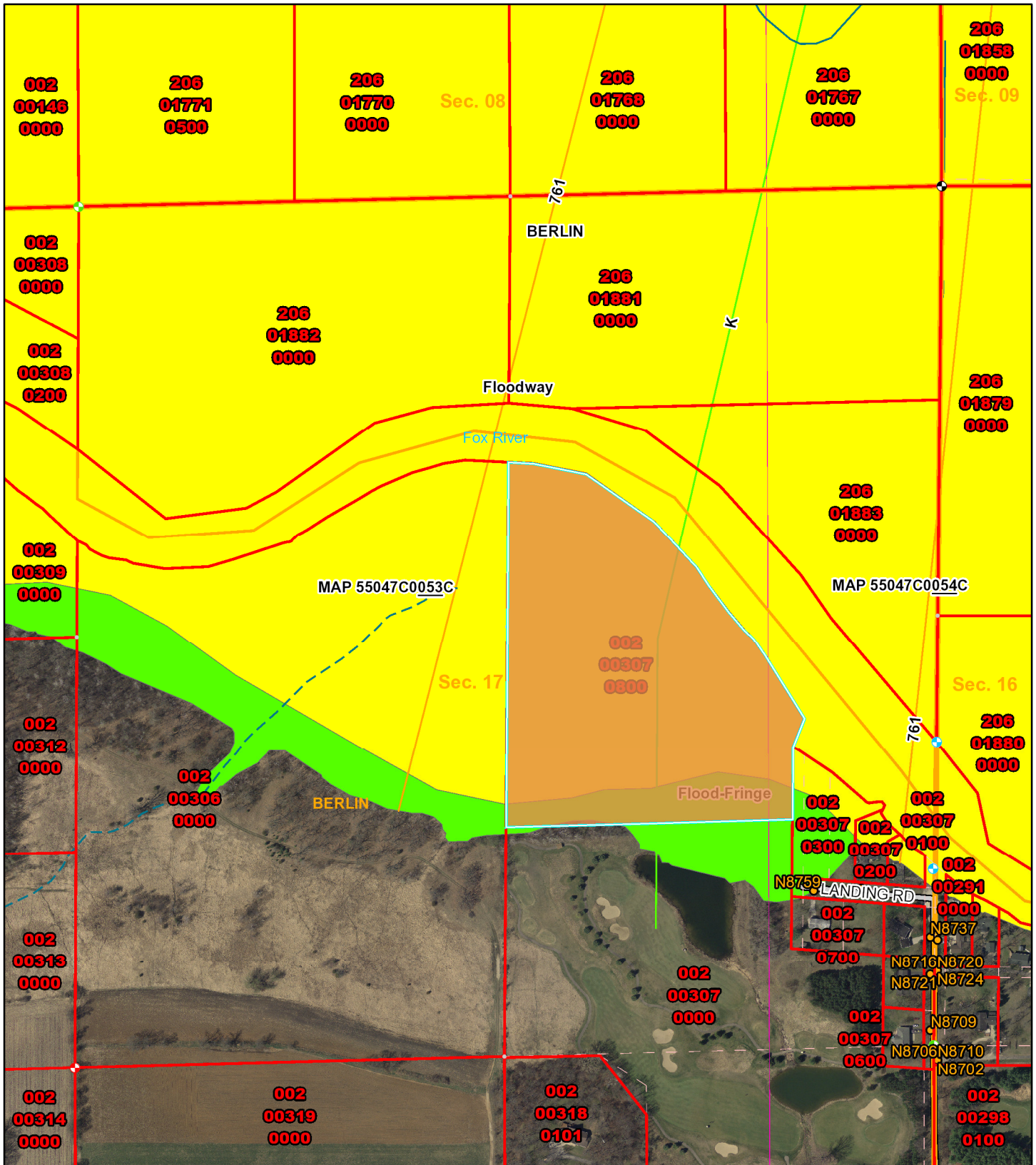
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> . An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Green Lake County

1 inch = 423 feet

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

GLC Owner Parcel (ETZA)

Green Lake County, WI

Time: 2:49:19 PM
 Date: 8/28/2018

Note: 90% of parcel is located in the Floodway (non-buildable, only open space uses allowed). Isaac Walton parcel as well and should be in the Natural Resource Conservancy zoning district.

Matt E. Kirkman





Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
P O BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00179 0200

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00179 0200, the current zoning from the City of Berlin is A-1, Agricultural District with area of 3.09 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

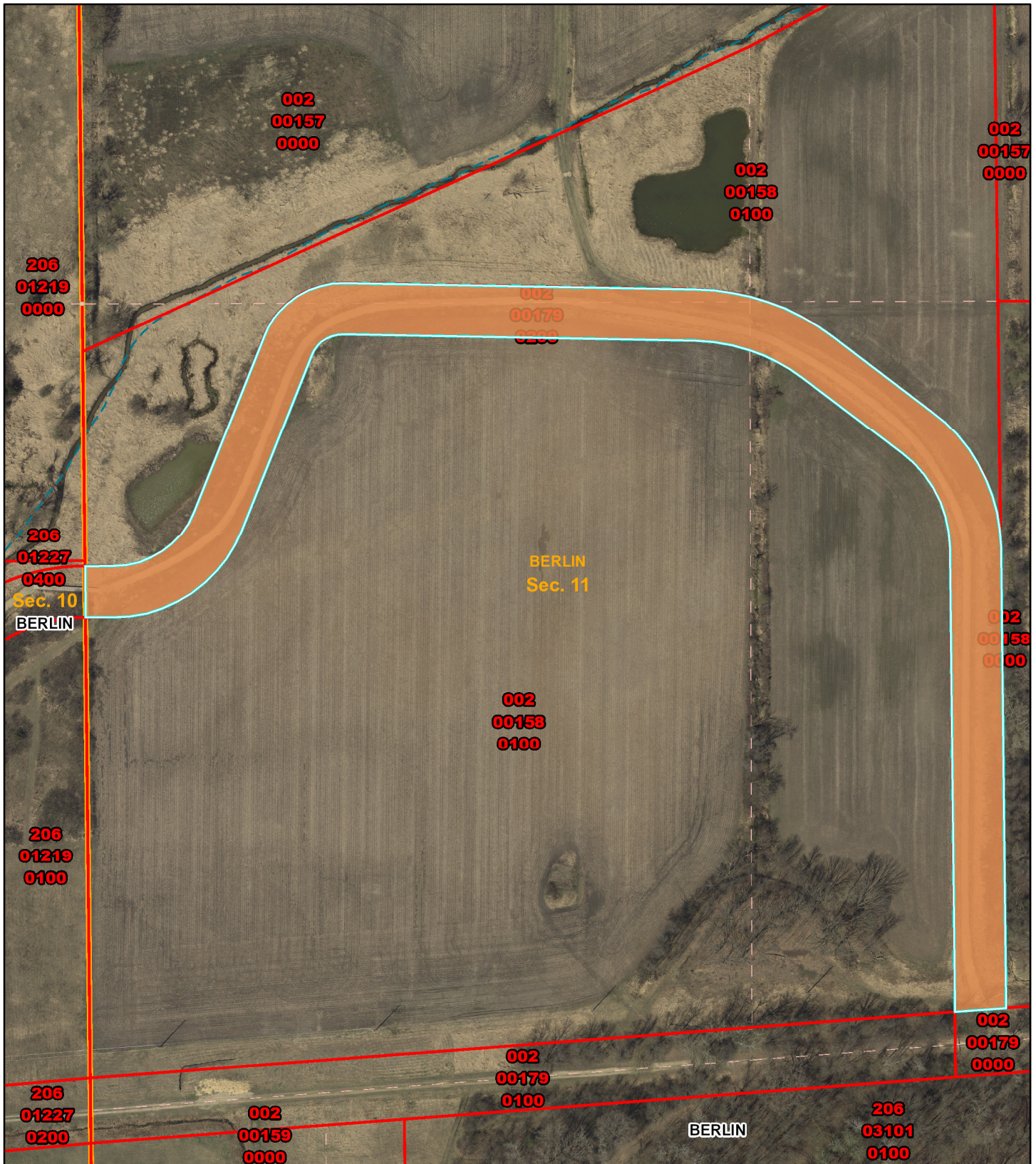
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx>. An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Green Lake County

1 inch = 174 feet

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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Note: Parcel is part of the Mascoutin Trail and makes the most sense to be in the NRC, Natural Resources Conservancy zoning district.

Matt E. Kirkman

Time: 2:14:39 PM
 Date: 8/28/2018





Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
PO BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00304 0200

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00304 0200, the current zoning from the City of Berlin is A-1, Agricultural District with area of 30.17 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> . An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
PO BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00286 0000

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00286 0000, the current zoning from the City of Berlin is A-1, Agricultural District with area of 4.35 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

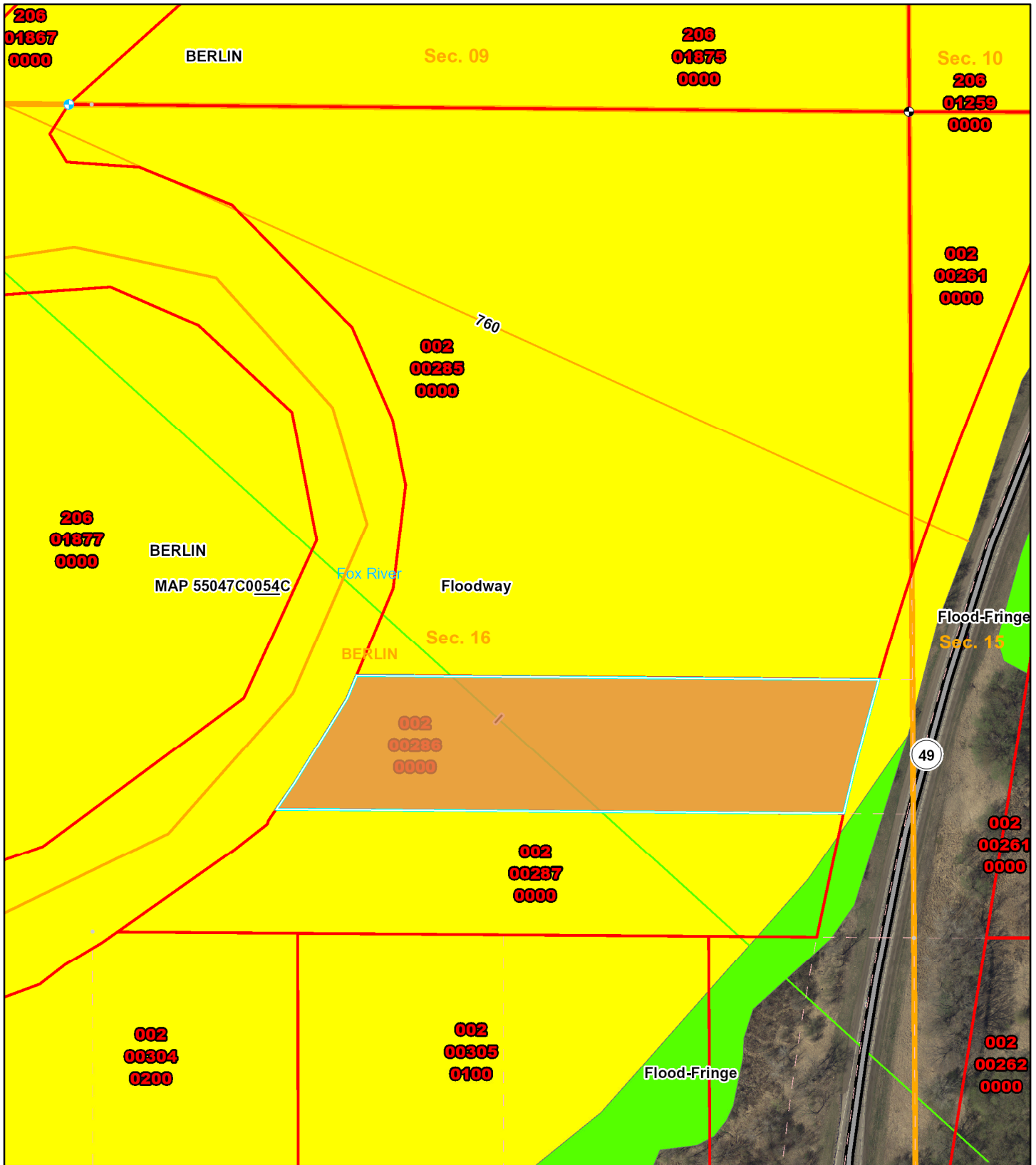
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>


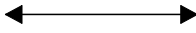
I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> . An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.




 Green Lake County
 1 inch = 221 feet

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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Time: 2:31:24 PM
 Date: 8/28/2018

Note: Parcel is located entirely within the Floodway (unbuildable, open space uses only). Makes Planning and Zoning sense to place it in the Natural Resources Conservancy zoning district.

Matt E. Kirkman





Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
PO BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00290 0000

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00290 0000, the current zoning from the City of Berlin is A-1, Agricultural District with area of 3.25 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

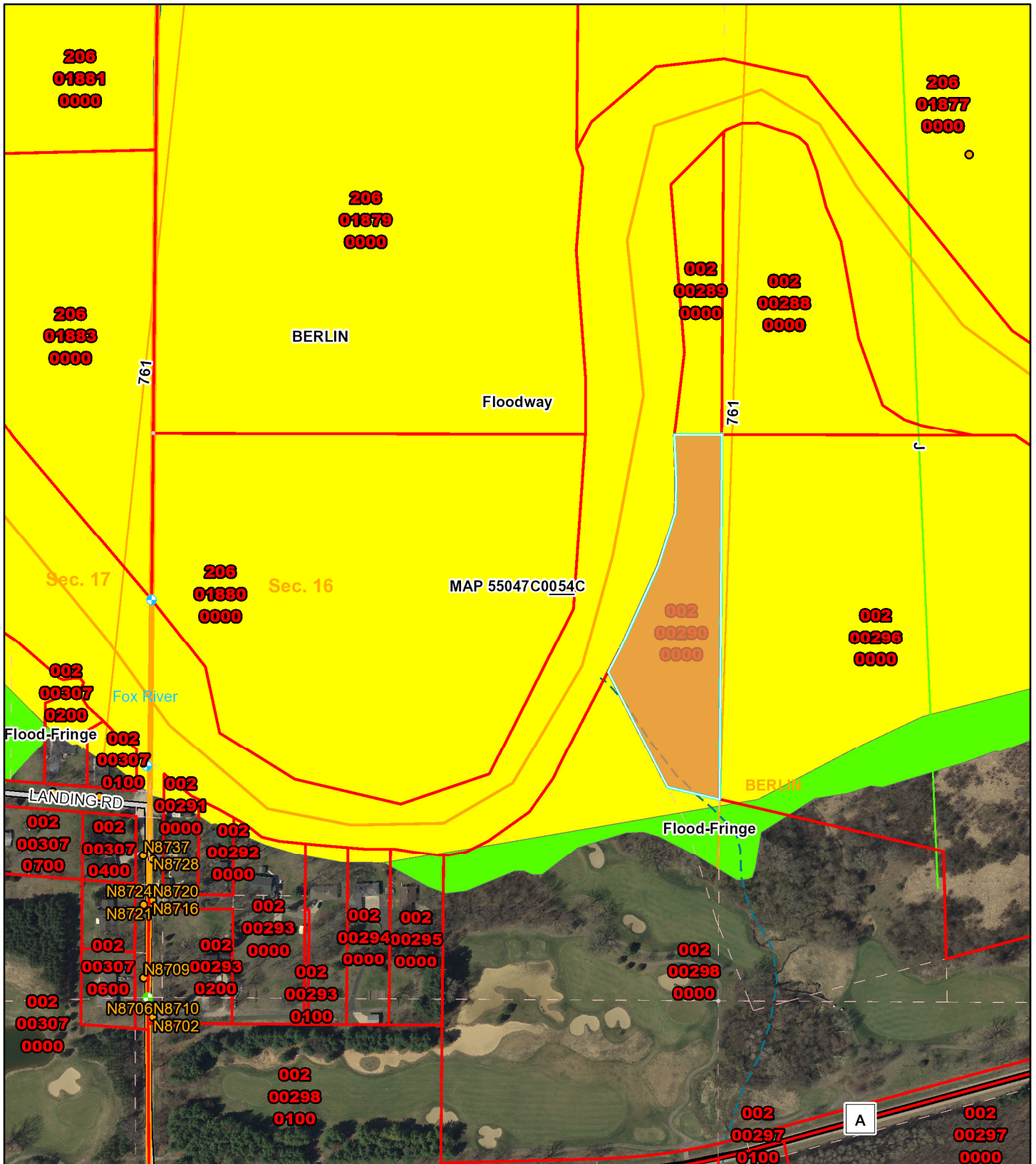
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> . An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Green Lake County

1 inch = 322 feet

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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Note: Parcel is located entirely in the Floodway (non-buildable, only open space uses allowed. Makes best sense to place it in the Natural Resource Conservancy zoning district.

Matt E. Kirkman

Time: 2:41:17 PM
 Date: 8/28/2018





Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
PO BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00289 0000

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00289 0000, the current zoning from the City of Berlin is A-1, Agricultural District with area of 1.59 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

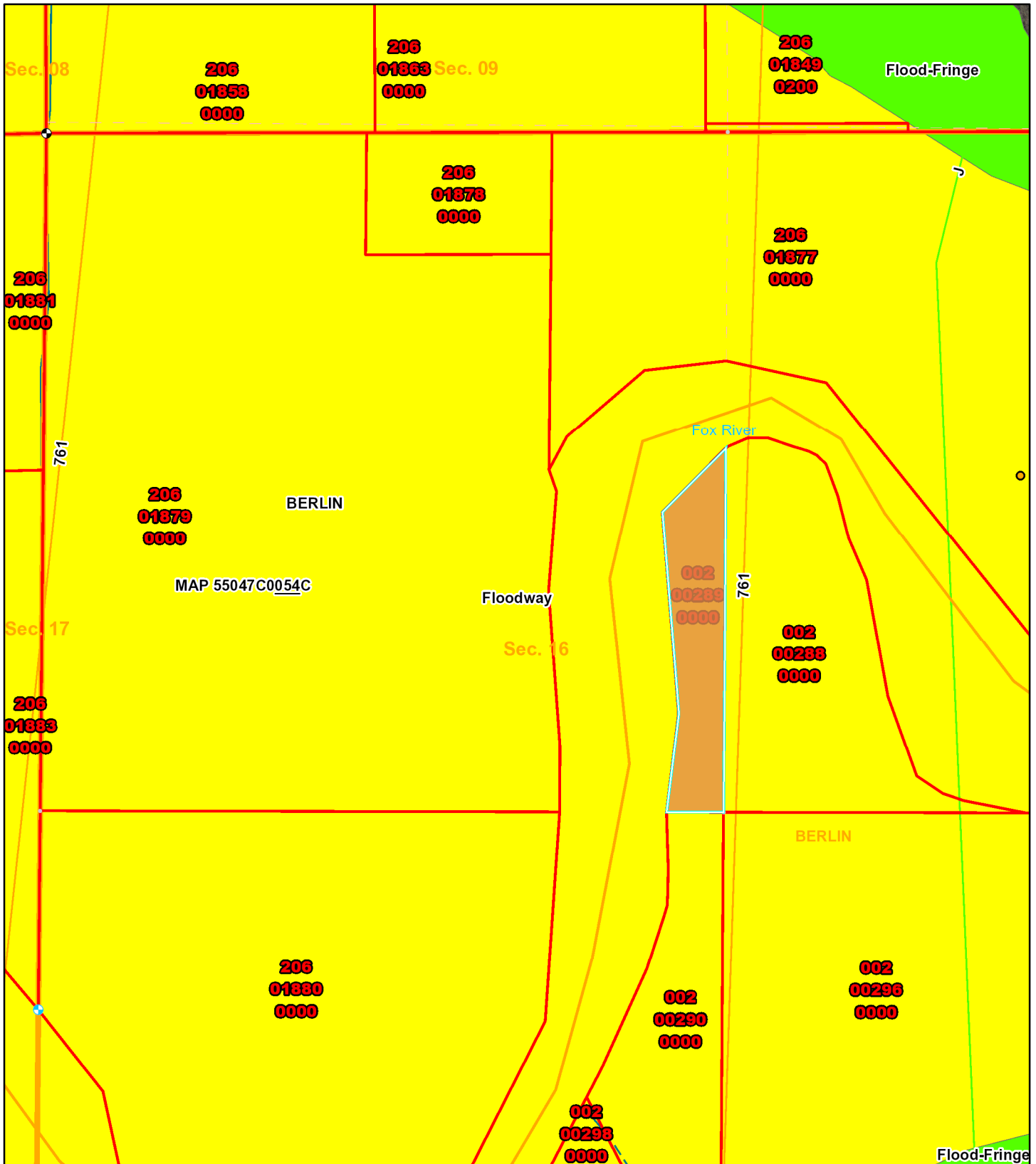
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> . An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Green Lake County

1 inch = 268 feet

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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Note: Parcel is located entirely in the Floodway (non-buildable, only open space uses.) Makes best sense to place in the Natural Resources Conservancy zoning district.

Matt E. Kirkman

Time: 2:38:48 PM
 Date: 8/28/2018





Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
PO BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00288 0000

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.


For your parcel #002 00288 0000, the current zoning from the City of Berlin is A-1, Agricultural District with area of 4.96 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

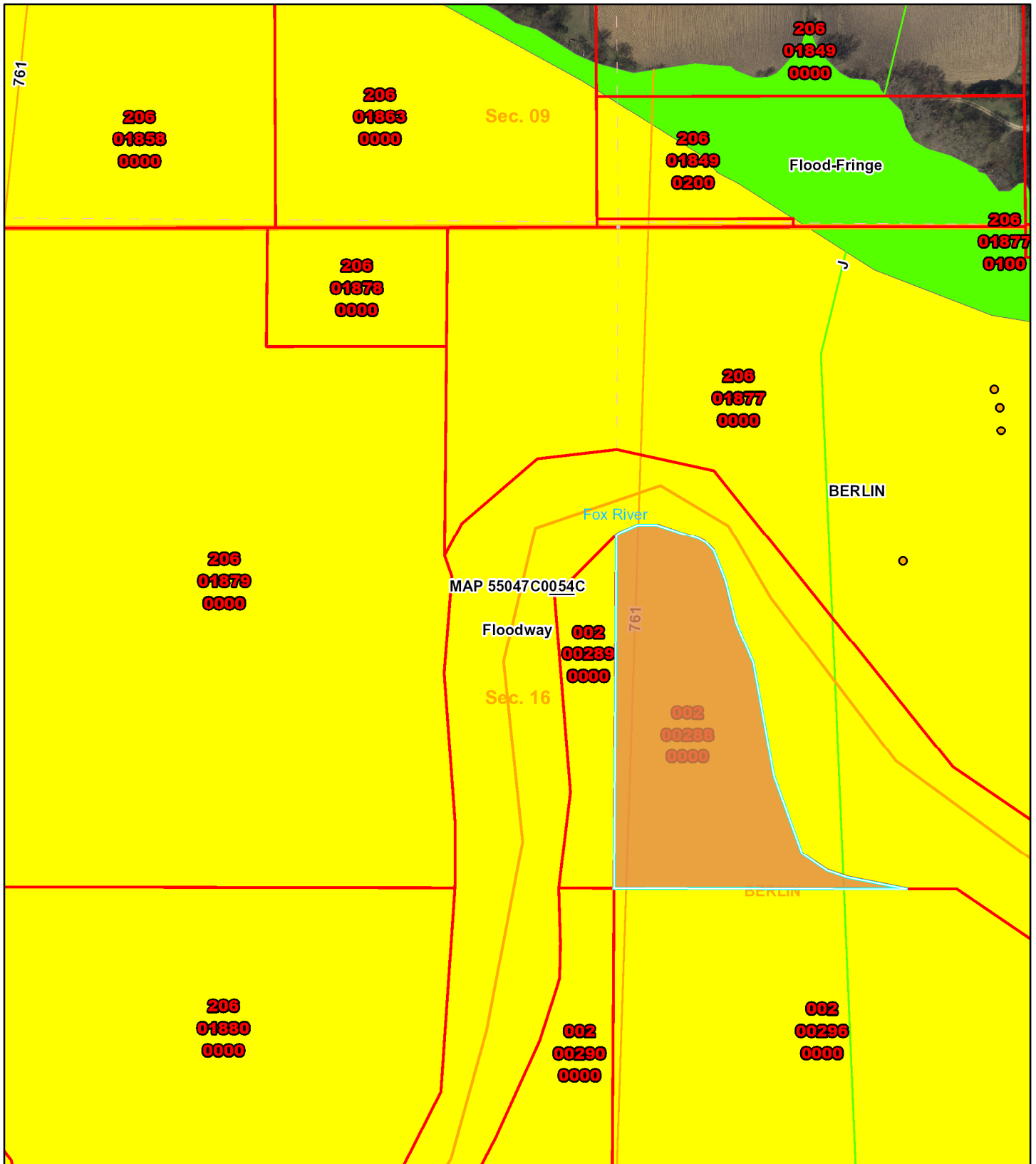
What are the permitted/conditional uses in the different zoning districts? See the informational handout or Chapter 350 within the Code of Green Lake County. Find it online at <https://ecode360.com/9770792>

I have other properties in the County. Will their zoning change, too? If you have non-conforming, zoned property in other Towns within the County, you may receive letters about those properties in the future. Current zoning maps are accessible 24/7 through the county website: <https://gis.co.green-lake.wi.us/gisweb/asp/default.aspx> . An online search for “Green Lake County GIS” will populate “GIS Viewer” as a result, which is the proper link.

Will this change my taxes? Zoning does **not** have an impact on tax assessments and how properties are valued. For questions related to property taxes, please contact the County Treasurer at 920-294-4018 or the Town of Berlin Assessor: Action Appraisers Consultants at 920-766-7323.

Is there a fee associated with this rezoning? Typically, public hearing items are charged a fee to offset the costs incurred by following State Statutes, regarding noticing the public of actions by the County Board. Since the City of Berlin is initiating this process, the fees are waived. However, if the property owner desires to rezone to a new district in the future, the public hearing fee will not be waived at that point and the owner will be responsible for that cost. The fee for public hearing items is currently set at \$375.

What is my property’s zoning history? While each property has its own unique story, zoning has been adopted in Green Lake County since 1957. Since then, the zoning ordinance has undergone significant changes, evolving to keep pace with new uses and development in our community. If you would like specific details, please arrange an appointment in our office and staff should be able to assist in researching early maps of your neighborhood.



Green Lake County

1 inch = 276 feet

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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Time: 2:35:36 PM
 Date: 8/28/2018

Note: Parcel is located entirely within the Floodway (non-buildable, only open-space uses). Makes Planning and Zoning sense to place in the Natural Resources Conservancy zoning district.

Matt E. Kirkman





Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

August 27, 2018

GREEN LAKE COUNTY
PO BOX 3188
GREEN LAKE, WI 54941

RE: Dissolution of the Extra Territorial Zoning Area in the Town of Berlin
New Zoning District of Parcel #002 00296 0000

To the owners or trustees of the above parcel,

Since 1994, the City of Berlin has exercised their statutory authority to guide the development of area around the city through a map overlay called the Extra Territorial Zoning Area (ETZA). This ETZA surrounding the City of Berlin extends 1.5 miles beyond the city limits and gives zoning jurisdiction to a commission of representatives from the involved municipalities. The City of Berlin's ETZA commission consists of representatives from the City of Berlin, the Town of Berlin, and the Town of Aurora (Waushara County).

However, the Common Council for the City of Berlin voted on July 17, 2018, to dissolve this commission and the ETZA overlay. **Effective January 1, 2019, the zoning authority for this parcel will revert back to the Green Lake County Land Use Planning and Zoning Department.** This is due to the Town of Berlin having adopted the County Zoning Ordinance prior to establishing the ETZA in 1994. The intent of the Green Lake County Zoning Ordinance is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the County.

For your parcel #002 00296 0000, the current zoning from the City of Berlin is A-1, Agricultural District with area of 29.17 acres. Based on the acreage and observed historic use, it appears a compatible County Zoning Ordinance district is NRC, Natural Resource Conservancy District. Please review the included fact sheet on the zoning districts as adopted by the Green Lake County Board.

If you are in agreement that the proposed zoning by this Department fits with the current use of your property, no action is required. The zoning of the above-referenced parcel will change on the anticipated switch date of January 1, 2019.

If you have questions about uses allowed in the new zoning district, **please contact this Department by September 14, 2018.** We are prepared to answer your questions about this process so that you may make the most informed decision possible. Included below are the

common concerns about rezoning property. Should you have additional questions, concerns, or comments, please contact us at 920-294-4156, and ask to speak with staff about **ETZA Zoning**.

Sincerely,



Krista Kamke
Code Enforcement Officer

Frequently Asked Questions:

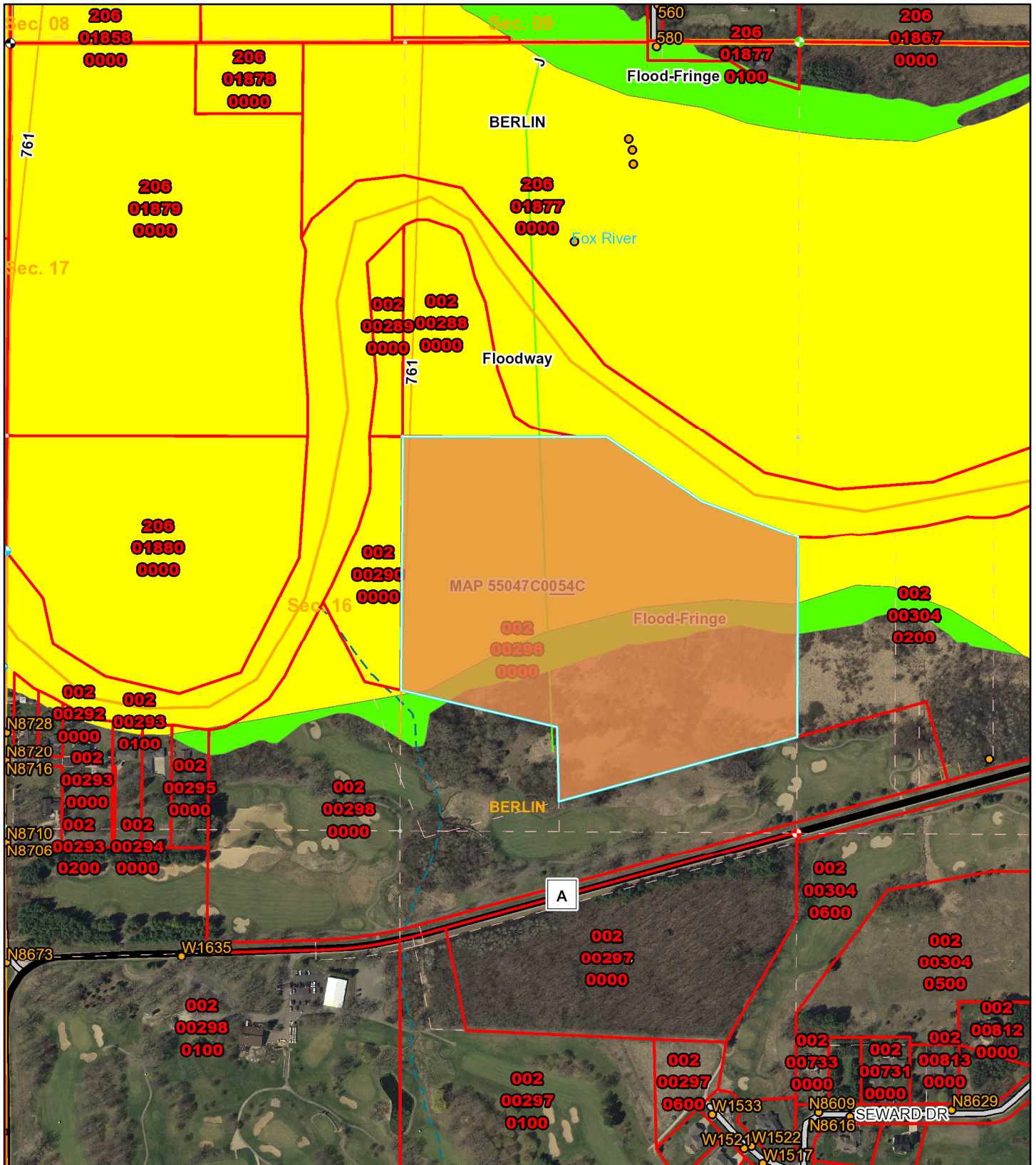
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Green Lake County

1 inch = 463 feet

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

GLC Owner Parcel (ETZA)
 Green Lake County, WI

Time: 2:44:47 PM
 Date: 8/28/2018

Note: Better than half of this parcel is in the Floodway or Flood-Fringe. Parcel was part of the Isaac Walton parcels that GLC acquired in 2017. Make best sense to place this parcel in the Natural Resource Conservancy zoning district.

Matt E. Kirkman



Tuesday September 04, 2018
Property & Insurance Committee
Monthly Report
Maintenance Department
Parks & Recreation Department

571 County Road A

Removed styro-foam from clogged toilet-Booking – Corrections
Tightened loosened security bolts on small table stool Unit K - Corrections
Replaced damaged pre wash hose – Kitchen – Corrections
Unplugged sink drain Huber male locker room – Corrections
Repaired damaged latch shower door Unit E – Corrections
Refastened phone box to mounting plate Unit D – Corrections
Applied Dura Guard floor coating and water sealant to shower area Unit C – Corrections
Repaired damaged cabinet door Program 2 - Corrections
Returned door locking mechanism to original design and purpose for fire exit/ Committee Room #1106 - HHS
Set up Training room for 08/15/18 – HHS
Loaded items on FRI truck for Operation Backpack – HHS
Installed additional pamphlet holders per request – lobby – HHS
Set up Training Room for 08/21/18 – UWEX
Set up Training Room for 08/22/18 – UWEX
Set up Training Room for 08/29/18 - LUZP
Hung plaques under previous judges pictures per request 2nd floor – CRTS
Increase size of cut on raised floor panels IT sever room for wire loom after Spectrum install - IT
Replaced battery in fire door/Phase 2
Lubed and tightened draw lock DNR drawer - CC
Trimmed shrubs around facility
Removed unwanted shrubbery south retaining pond
Converted security light to LED- Phase 2- LL north entrance
For 2019 the facility is going with Advance Disposal for garbage/recycle disposal/savings of approx... \$1,926.00 yearly. Effective 01/01/19
General Maintenance performed
Scheduled Maintenance performed

Lake Steel Street

General Maintenance performed
Scheduled Maintenance performed

Highway Department 1/2

Drained and winterized water lines to lower level parking area - 1
Changed lockset on door per request on Highway Commissioners office - 1
Changed lockset and installed security bracket on door per request on rear entrance to parts room - 1

Towers

General Maintenance performed
Scheduled Maintenance performed

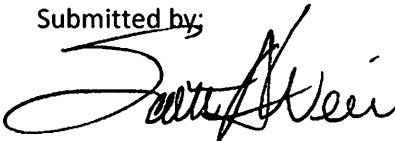
FRI

Replaced compressor capacitor and 60a fuse and burnt wire/spade to capacitor on HVAC unit - corn production area
Replaced broken drain tube sink (right tub) breakroom area

Parks & Recreation

Replaced 3 damaged boat launch bumpers- 1 at Sunset- 2 at Dodge
Removed approx. 3 yds. of household trash outside of dumpsters- Dodge Memorial
Pit restrooms pumped week of 08/20/18- Dodge Memorial-Sunset
Shoulders mowed week of 08/20/18- Mascoutin Valley State Trail
Cleaned up fallen trees/branches in all parks following 08/26/18-08/27/18-08/28 storms
Shoulders mowed week of 08/20/18- Multi Use Path- City of Green Lake
Our Part-Time Summer Maintenance staff of Conner Richter and Jacob Millstadt last days were 08/29/18 and 08/30/18. Conner is off to UW Platteville to major in Criminal Justice and Jacob is returning to Markesan High School for his junior year. We want to thank them for their hard work and job well done throughout summer.
General Maintenance performed
Scheduled Maintenance performed

Submitted by;



Scott A. Weir
Maintenance Director
Parks & Recreation Director
Green Lake County