



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, August 1, 2019.

Packet Pages:

- 1 **AMENDED** Agenda **07/25/19 cd**
- 2-4 Draft meeting minutes from June 6, 2019
- 5-7 Financial reports for May
- 8-11 Permits issued in May
- 12-14 Financial reports for June
- 15-18 Permits issued in June
- 19-20 Violation reports
- 21-32 Egbert/Pahl quarry conditional use permit complaint review
- 33 Public hearing notice
- 34-44 **Item I: Owner:** Yukon Partners, LLC – John Loberg **Agent:** Attorney Justin Sondalle, Sondalle Law Office, LLC **Site Location:** Parcel #004-00410-0521, #004-00410-0523, #004-00410-0524, #004-00410-0525, Lot 1 Certified Survey Map 3523, Part of the SE1/4 of Section 17, T16N, R13E, (± .80 acres); Town of Brooklyn. **Request:** Conditional use permit request to update conditional use permit approved on 08/02/18._
- 45-55 **Item II: Owner:** Green Lake Flooring, LLC – John Voigt **Site Location:** W704 State Road 23 49 **General legal description:** #004-00289-0200 (± 3.1 acres); Lot 1 Certified Survey Map 2089 excluding the west 75 feet from State Highway 23 49 to south lot line of Lot 2 of Certified Survey Map 2089, reserving a permanent right-of-way easement for Lot 1 from State Highway 23 49 to the remainder of Lot 1. Town of Brooklyn. To be identified by Certified Survey Map. **Request:** Rezone request from A-1 Farmland Preservation District to C-2 Extensive Commercial District.

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

Robert Lyon, Chairman Harley Reabe, Committee Vice-Chair
William Boutwell Curt Talma Peter Wallace

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, August 1, 2019 Time: 4:30 p.m.
Green Lake County Government Center, Room #0902
571 County Road A, Green Lake, WI 54941
Office: (920) 294-4156 FAX: (920) 294-4198

***AMENDED Agenda 07/25/19 cd**

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 06/06/19
5. Public comments: 3-minute limit
6. Public appearances
7. Correspondence
8. Department activity reports
 - a. Financial reports for May & June
 - b. Permits for May & June
 1. Discussion on two report formats
 - c. Violation reports
9. Department/Committee activity
 - a. 2020 Budget
 - b. Staff update
 - c. Amendments to Chapter 338 Shoreland Zoning Ordinance
 - d. Discuss 10-minute limit for public hearing comments
10. Egbert/Pahl quarry conditional use permit complaint review
11. Future committee activities
 - a. Future agenda items
 - b. Meeting date: September 5, 2019
Business meeting 4:30 p.m. - Public hearing 5:30 p.m.

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 Dept. at 294-4156, no later than 3 days before the meeting.

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

Item I: Owner: Yukon Partners, LLC – John Loberg **Agent:** Attorney Justin Sondalle, Sondalle Law Office, LLC **Site Location:** Parcel #004-00410-0521, #004-00410-0523, #004-00410-0524, #004-00410-0525, Lot 1 Certified Survey Map 3523, Part of the SE1/4 of Section 17, T16N, R13E, (± .80 acres); Town of Brooklyn. **Request:** Conditional use permit request to update conditional use permit approved on 08/02/18.

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

Item II: Owner: Green Lake Flooring, LLC – John Voigt **Site Location:** W704 State Road 23 49 **General legal description:** #004-00289-0200 (± 3.1 acres); Lot 1 Certified Survey Map 2089 excluding the west 75 feet from State Highway 23 49 to south lot line of Lot 2 of Certified Survey Map 2089, reserving a permanent right-of-way easement for Lot 1 from State Highway 23 49 to the remainder of Lot 1. Town of Brooklyn. To be identified by Certified Survey Map. **Request:** Rezone request from A-1 Farmland Preservation District to C-2 Extensive Commercial District.

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

10. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, June 6, 2019**

CALL TO ORDER

Chairman 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 #0902, 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 Boutwell/Reabe, unanimously carried, to approve the 5/2/19 and 5/16/19 minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

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 April.

c. Violations

The committee discussed land use violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Request for Line Item Transfer

Kirkman explained that he had budgeted for an erosion control practices training in Waukesha. Since the training will not take place, Kirkman asked to use that money for the ability to get permit software in the field. The iPads, which would be used in the field, are already in the budget. The money from the line item transfer would be used for cellular data to connect to the county system. These units would be used for disaster relief during flooding events. Assessments for damaged structures would be updated at the site/scene. The units would also be used for non-metallic mining and septic inspections. The money would be transferred from *Training & Certifications, Field Supplies, and Non-metallic Mining*.

Motion by Boutwell/Talma, unanimously carried, to approve the request for the line item transfer in the amount of \$308.

b. Staff update

Kirkman – Interviews were held last week and the position was offered to one of the candidates. Updates will occur at the next meeting.

c. Amendments to Chapter 338 Shoreland Zoning Ordinance

The ordinance amendments were discussed at the special meeting that was held on May 16th. At that time, the committee completed their review of the proposed amendments. Staff has discussed having a work group with area contractors to discuss these changes with them. The goal is to complete this process by the end of 2019.

EGBERT/PAHL QUARRY CONDITIONAL USE PERMIT COMPLAINT REVIEW

Kirkman explained that the department received a complaint from a neighbor of the Egbert/Pahl Quarry. Copies of additional information was given to each of the committee members. Corporation Counsel Klockow advised that this issue should be placed on the committee's next agenda. This would enable them to read and study the information completely.

Motion by Reabe/Boutwell, unanimously carried, to postpone the conditional use permit complaint until the next meeting.

DISCUSS CHANGING THE COMMITTEE MEETING TIME

Kirkman inquired as to whether or not the committee would consider moving the business meeting time to 4:30 p.m. and the public hearing to 5:30 p.m. The committee members agreed that this would work for everyone and that it would also work well to have an additional meeting when ordinance amendments are discussed.

On a motion by Boutwell/Lyon, unanimously carried, to change the business meeting time to 4:30 p.m. and the public hearing to 5:30 p.m.

6:03 p.m. Recessed the business meeting for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owner: Mary L. Athanasiou, Personal Representative for the Estate of John P. Mirr **Site Location:** W1507 County Road AA, Parcel #002-00533-0100 (±14.9 acres); Part of the SW¼ of Section 28, T17N, R13E, Town of Berlin **Request:** Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

a. Public hearing

Mary L. Athanasiou, 1810 Leonard Point Road, Oshkosh – 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-eyes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

Item II: Owner: Michael T. Durant **Applicant:** Compass Surveying, LLC, Jeffrey S. Butzke, PLS **Site Location:** N6199 County Road A, Parcel #004-00398-0100 (±119.9 acres); Part of Certified Survey Map 3517, Section 17, T16N, R13E, Town of Brooklyn **Request:** Rezone ±4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

a. Public hearing

Jeffrey Butzke, PLS – Compass Surveying, LLC – 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-eyes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items – limit public speaking to 10 minutes

b. Next meeting date

August 1, 2019

Business meeting – 4:30 p.m.

Public hearing – 5:30 p.m.

ADJOURN

6:42 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

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

FEES RECEIVED		MAY				YEAR-TO-DATE				BUDGET
		2018		2019		2018		2019		2019
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	6	3,000	-	-	10	4,000	3	1,000	-
	Alterations	17	2,950	23	3,950	39	7,750	38	6,050	-
Commercial	New	1	150	1	150	1	150	1	150	-
	Alterations	1	50	1	1,250	4	650	2	1,650	-
Agricultural	New	2	300	4	900	5	1,250	8	1,800	-
	Alterations	-	-	-	-	1	150	-	-	-
Other	New	-	-	1	-	-	-	2	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		27	\$ 6,450	30	\$ 6,250	60	\$ 13,950	54	\$ 10,650	\$ 34,800 31%
SANITARY PERMITS (POWTS)										
Residential	New	5	1,400	3	710	10	2,800	7	1,905	-
	Replacement	7	1,775	3	840	15	3,830	15	4,295	-
	Reconnect	1	355	-	-	2	635	2	560	-
	Modify	1	150	-	-	3	580	-	-	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	-	-	2	635	-	-	-
	Replacement	-	-	-	-	-	-	-	-	-
	Reconnect	1	280	-	-	1	280	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Total		15	\$ 3,960	6	\$ 1,550	33	\$ 8,760	24	\$ 6,760	\$ 24,600 27%
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	15,300	18	15,300	-
Total		-	\$ -	-	\$ -	18	\$ 15,300	18	\$ 15,300	\$ 15,300 100%
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		1	375	2	750	3	1,125	3	1,125	-
Appeals		-	-	-	-	-	-	-	-	-
Total		1	\$ 375	2	\$ 750	3	\$ 1,125	3	\$ 1,125	\$ 1,500 75%
PLANNING & ZONING COMMITTEE										
Zoning Change		2	750	-	-	9	3,375	8	3,000	-
Conditional Use Permits		2	750	1	375	4	1,500	3	1,125	-
Variance		-	-	-	-	-	-	-	-	-
Total		4	\$ 1,500	1	\$ 375	13	\$ 4,875	11	\$ 4,125	\$ 8,625 48%
MISC.										
Rental Weatherization		-	-	-	-	-	-	-	-	-
Wisconsin Fund		-	-	-	-	-	-	-	-	-
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	-	-
Fees & Forfeitures		-	-	-	-	-	-	1	700	-
Total		-	\$ -	-	\$ -	-	\$ -	-	\$ 700	\$ - 0%
SURVEYOR										
Certified Survey Maps		3	510	5	690	-	2,925	15	2,580	6,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor		-	45	-	-	-	-	-	-	9,500
Applied Funds: Special Survey Projects		-	-	-	-	-	204	-	-	15,000
Total		3	\$ 555	5	\$ 690	-	\$ 3,129	15	\$ 2,580	\$ 30,500 8%
GIS (Geographic Information System)										
Map Sales		-	-	-	30	-	40	-	85	200
Land Records Transfer		-	2,960	-	-	-	14,369	-	-	24,500
Land Information Grant		-	-	-	-	-	9,500	-	-	9,080
Total		-	\$ 2,960	-	\$ 30	-	\$ 23,909	-	\$ 85	\$ 33,780 0%
GRAND TOTAL										28%
										Total

GREEN LAKE COUNTY

Revenue Summary Report

Land Use & Zoning Month End Revenue

MER100-10-P&Z

Account No/Description	Budget Amount	Period Amount	Y-T-D Amount	Balance	Percent Received
10 Land Use Planning and Zoning					
19-100-10-44400-000-000 Land Use Permits	34,800.00	6,250.00	10,650.00	24,150.00	30.60
19-100-10-44400-001-000 BOA Public Hearing	1,500.00	750.00	1,125.00	375.00	75.00
19-100-10-44400-002-000 PZ Public Hearing	8,625.00	375.00	4,125.00	4,500.00	47.83
19-100-10-44409-000-000 Non-Metallic Mining	15,300.00	.00	15,300.00	.00	100.00
19-100-10-44410-000-000 Sanitary Permits	24,600.00	1,550.00	6,760.00	17,840.00	27.48
19-100-10-45110-000-000 Fines & Forfeitures	.00	.00	700.00	-700.00	.00
19-100-10-46131-001-000 GIS Map Sales	200.00	30.00	85.00	115.00	42.50
19-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
19-100-10-46762-000-000 Certified Survey Maps	6,000.00	690.00	2,580.00	3,420.00	43.00
19-100-10-47411-000-000 Interdepartment transfer/Land Records	24,500.00	.00	.00	24,500.00	.00
19-100-10-49320-000-000 Applied Funds	24,500.00	.00	.00	24,500.00	.00
10 Land Use Planning and Zoning	149,105.00	9,645.00	41,325.00	107,780.00	27.72

GREEN LAKE COUNTY

For 05/01/19 - 05/31/19

Expenditure Summary Report

FJEXS01A

Periods 05 - 05

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						
19-100-10-53610-110-000 Salaries	295,708.00	.00	19,064.60	92,984.52	202,723.48	31.44
19-100-10-53610-140-000 Meeting Payments	1,425.00	.00	275.83	275.83	1,149.17	19.36
19-100-10-53610-151-000 Social Security	22,625.00	.00	1,385.81	8,176.83	14,448.17	36.14
19-100-10-53610-153-000 Ret. Employer Share	19,372.00	.00	1,250.38	7,327.76	12,044.24	37.83
19-100-10-53610-154-000 Health Insurance	61,985.00	.00	4,469.44	23,039.22	38,945.78	37.17
19-100-10-53610-155-000 Life Insurance	589.00	.00	44.73	227.97	361.03	38.70
19-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	2,150.00	4,500.00	5,000.00	47.37
19-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	375.00	-75.00	125.00
19-100-10-53610-242-000 Print Management	500.00	.00	.00	306.41	193.59	61.28
19-100-10-53610-307-000 Training	225.00	.00	.00	95.00	130.00	42.22
19-100-10-53610-310-000 Office Supplies	3,272.00	.00	372.29	493.74	2,778.26	15.09
19-100-10-53610-312-000 Field Supplies	200.00	.00	.00	.00	200.00	.00
19-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	325.00	650.00	100.00	86.67
19-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	1,258.50	1,583.50	1,416.50	52.78
19-100-10-53610-321-000 Seminars	655.00	.00	.00	125.00	530.00	19.08
19-100-10-53610-324-000 Member Dues	100.00	.00	.00	70.00	30.00	70.00
19-100-10-53610-330-000 Travel	792.00	.00	82.00	82.00	710.00	10.35
19-100-10-53610-352-000 Vehicle Maintenance	138.00	.00	63.68	148.66	-10.66	107.72
53610 Code Enforcement	421,136.00	.00	30,742.26	140,461.44	280,674.56	33.35
10 Land Use Planning and Zoning	421,136.00	.00	30,742.26	140,461.44	280,674.56	33.35

Land Use Permits: 5/1/19 - 5/31/19



Parcel Number	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
004-00064-0000 004-00065-0000	Brooklyn	W1180 McConnell Rd No Address Available	Jeffery C & Kathleen A Morris/Northeast Asphalt	\$ 150.00	\$ 30,000.00	Portable asphalt plant
004-00251-0100	Brooklyn	State Road 23 49	Lyle H Lenz Living Trust	\$ -	\$ 600.00	Crime stoppers sign
004-00315-0200	Brooklyn	W1002 State Road 23 49	Coachlite Green Lake, LLC - Shayne Weigel	\$ 50.00	\$ 800.00	Car port & addition
004-00322-0100	Brooklyn	N6499 Berlin Rd	Wisconsin Power & Light (Dartford Substation)	\$ 1,250.00	\$ 1,500,000.00	Switchgear building, fence
004-00422-0100	Brooklyn	W2430 Northwest Rd	Madeline M & Ronald L Klingbeil	\$ 150.00	\$ 68,000.00	Metal agricultural pole building
004-00568-1203	Brooklyn	N5702 Spaulding Hill Rd	John E & Sharon A Sina Living Trust	\$ 150.00	\$ 4,500.00	Garden shed
004-00621-0300	Brooklyn	N5629 Skunk Hollow Rd	Jeffrey S & Kristine M Miller	\$ 150.00	\$ 24,000.00	Detached garage
004-01737-0000	Brooklyn	N6015 Killdeer Ln	Ann M & Daniel P McCarthy	\$ 150.00	\$ 35,000.00	Addition to principal structure
004-02101-0000	Brooklyn	N5434 Shore Dr	Randall R & Arlene Z Johnson	\$ 300.00	\$ 14,000.00	Deck/patio, fire pit, vegetative buffer
004-02196-0000	Brooklyn	Shore Drive	American Baptist Assembly, Inc - Richard Netzel	\$ 150.00	\$ 2,500.00	Cut, fill, replant
006-00133-0700	Green Lake	W2022 County Road K	Greg Dickenson	\$ 150.00	\$ 65,000.00	One bedroom single-family home
006-00133-0800	Green Lake	W2044 County Road K	Janice M & Paul R Obry	\$ 150.00	\$ 18,000.00	Detached garage
006-01022-0100	Green Lake	W1708 Sandstone Ave	Laura Drogin Lee Separate Property Trust	\$ 150.00	\$ 50,000.00	Boathouse
006-01022-1000	Green Lake	W1712 Sandstone Ave	Rochelle Ciezak Revocable Trust	\$ 150.00	\$ 50,000.00	Boathouse
006-01023-0000	Green Lake	W1769 Sandstone Ave	Jacqueline C Zuehlke & Joel Plagenz	\$ 150.00	\$ 40,000.00	Sunroom addition
006-01035-0000	Brooklyn	W1850 Woodbine Ave	Matthew O'Connor	\$ 150.00	\$ 7,500.00	Filling & grading in shoreyard
006-01212-0000	Green Lake	W2140 Tuleta Hill Rd	Mark R & Joyce E Worley	\$ 150.00	\$ 10,000.00	Replace shed
006-01416-0000	Green Lake	W2825 Wick Rd	Diana L Swiecki Living Trust	\$ 300.00	\$ 160,000.00	Addition to principal structure, deck
006-01681-0000	Green Lake	W1148 Spring Grove Rd	Reed Family Joint Trust	\$ 150.00	\$ 4,000.00	Cedar board fencing
010-00337-0000	Macford	W1514 Hickory Dr	Dale/Marie Muehlenhaupt & Steve/Debbie Meilahn	\$ 150.00	\$ 85,000.00	Ag building - grain bin & support tower
010-00391-0300	Mackford	W2176 County Road X	Andrew P Brendemihl & Cathy A Brendemihl	\$ 150.00	\$ 13,000.00	Detached garage
010-00636-0100	Mackford	N231 County Road O	Jeffrey D & Jane A Davison	\$ 150.00	\$ 29,750.00	Detached garage
010-00636-0100	Mackford	N231 County Road O	Jeffrey D & Jane A Davison	\$ 300.00	\$ 4,800.00	Chicken coops, garden shed
010-00636-0100	Mackford	N231 County Road O	Jeffrey D & Jane A Davison	\$ 150.00	\$ 1,500.00	Replace front porch
012-00518-0000	Manchester	Proscarian Rd	David A & Marlene O Schmucker	\$ 150.00	\$ 63,000.00	Agricultural building
012-00622-0500	Manchester	W4403 County Road GG	Duane Ray & Lizzie Mae Mast	\$ 150.00	\$ 15,000.00	Buggy & wood shed for storage
014-00383-0000	Marquette	W6674 Puckaway Rd	Jerome E Surprise	\$ 150.00	\$ 12,000.00	Deck, swale, grading, driveway
014-00492-0200	Marquette	W5499 Puckaway Rd	Glen & Ella Miller	\$ 300.00	\$ 40,000.00	Ag building - milling shop
014-00987-0000	Marquette	W6748 Marine Dr	David Hoenecke	\$ 150.00	\$ 8,000.00	Replace shed damaged by storms
016-00392-1103	Princeton	N4602 Wildwood Ln	Allyson Cayce 2012 Revocable Trust	\$ 150.00	\$ 70,000.00	Boathouse, deck, retaining walls
016-01510-0100	Princeton	N4486 S Lakeshore Dr	Kathleen M & Steven D Semler	\$ 300.00	\$ 7,300.00	Retaining walls
Totals				\$ 6,250.00	\$ 2,433,250.00	

Land Use Permits: 5/1/2019 - 5/31/2019

Permit Number	Application Number	Parcel Number	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost
12374	14719	012003990000	W3975 COUNTY ROAD X	04/17/2019	05/03/2019	MARVIN A & LYDIAN WENGERD	165000
12381	14728	004006210300	N5629 SKUNK HOLLOW RD	05/01/2019	05/01/2019	JEFFREY S & KRISTINE M MILLER	24000
12382	14729	012006220500	W4403 COUNTY ROAD GG	05/01/2019	05/01/2019	DUANERAY MAST, LIZZIEMAE MAST	15000
12384	14731	004005681203	N5702 SPAULDING HILL RD	05/02/2019	05/02/2019	JOHN E & SHARON A SINA LIVING TRUST	4500
12385	14736	004002510100	No Address Available	05/07/2019	05/07/2019	LYLEH LENZ LIVING TRUST	600
12386	14738	006012120000	W2140 TULETA HILL RD	05/08/2019	05/10/2019	MARK R & JOYCE E WORLEY	10000
12387	14739	006016810000	W1148 SPRING GROVE RD	05/08/2019	05/24/2019	REED FAMILY JOINT TRUST	4000
12379	14743	006014100000	W2066 MELMAR DR	04/29/2019	05/10/2019	JOHNK MCMAHON	950
12390	14744	012005180000	No Address Available	05/10/2019	05/10/2019	DAVIDWAYNE SCHMUCKER, MARLENEO SCHMUCKER	63000
12391	14745	010006360100	N231 COUNTY ROAD O	05/13/2019	05/13/2019	JEFFREY D & JANE A DAVISON	29750
12393	14746	014003830000	W6674 PUCKAWAY RD	05/13/2019	05/22/2019	JEROME SURPRISE	12000
12392	14747	010006360100	N231 COUNTY ROAD O	05/13/2019	05/13/2019	JEFFREY D & JANE A DAVISON	4800
12394	14748	010006360100	N231 COUNTY ROAD O	05/13/2019	05/13/2019	JEFFREY D & JANE A DAVISON	1500
12395	14749	004021960000	No Address Available	05/14/2019	05/24/2019	AMERICAN BAPTIST ASSEMBLY INC	2500
12397	14751	006010230000	W1769 SANDSTONE AVE	05/16/2019	05/16/2019	JACQUELINEC ZUHLKE, JOELM PLAGENZ	40000
12398	14752	004000640000, 004000650000	W1180 MCCONNELL RD , No Address Available	05/16/2019	05/16/2019	JEFFERY C & KATHLEEN A MORRIS	30000
12399	14753	006014160000	W2825 WICK RD	05/17/2019	05/17/2019	DIANAL SWIECKI LIVING TRUST	160000
12401	14755	010003370000	W1514 HICKORY DR	05/20/2019	05/20/2019	DALE L & MARIE A MUEHLENHAUPT, STEVE J & DEBBIE MEILAHN	85000
12402	14756	004017370000	N6015 KILLDEER LN	05/20/2019	05/20/2019	ANNM MCCARTHY, DANIELP MCCARTHY	35000
12403	14757	010003910300	W2176 COUNTY ROAD X	05/20/2019	05/20/2019	ANDREW P BRENDEMIHL, CATHYA BRENDEMIHL	13000
12404	14761	016015100100	N4486 S LAKESHORE DR	05/21/2019	05/30/2019	KATHLEENM SEMLER, STEVEND SEMLER	7300
12406	14763	006001330800	W2044 COUNTY ROAD K	05/21/2019	05/22/2019	JANICEM OBRY, PAULR OBRY	18000
12407	14764	004004220100	W2430 NORTHWEST RD	05/21/2019	05/22/2019	MADELINEM KLINGBEIL, RONALDL KLINGBEIL	68000
12408	14767	004003150200	W1002 STATE ROAD 23 49	05/17/2019	05/24/2019	COACHLITE GREEN LAKE LLC	800

Sanitary Permits: 5/1/19 - 5/31/19



Parcel #	Town	Site Address	Owners	Permit Fee	Permit Type
004-00351-0103	Brooklyn	W1602 North St	Angela S & John A Zodrow	\$ 75.00	New System
012-00285-0000	Manchester	W3614 S Gate Rd	Manchester Rod & Gun Club	\$ 355.00	New System
014-00985-0000	Marquette	W6730 Marine Dr	Steven S & Gaile D Birch	\$ 280.00	Replacement System
016-00677-0000	Princeton	N5981 Canal St	John Lewis	\$ 280.00	Replacement System
018-00145-0000	St. Marie	No Address Available	Cindi S Steger	\$ 280.00	New System
020-00100-0300	Seneca	W4417 Chappa Rd	John J Kobishop	\$ 280.00	Replacement System
Total				\$ 1,550.00	

Sanitary Permits: 5/1/2019 - 5/31/2019

Sanitary Permit	County Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	System Type Explntn	Final Insp Date	Ind Site Dsgn	Additional Explanation	WI Fnd
201924017		012002850000	W3614 S GATE RD	MANCHESTER R & G CLUB	05/09/2019	New System	Holding Tank	Dustin Hoffmann		01/02/1900	No	Shooting Club	0
201924018		008002100000	W6952 GILLETTE DR	MAYNARD M & LORENE SUE MAST	05/06/2019	New System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		01/02/1900	No		0
201924019		018001450000	No Address Available	CINDIS STEGER	05/10/2019	New System	Conventional (Non-Pressurized In-Ground)	Roller, J		01/02/1900	No	Bathroom for pole barn	0
201924020		154001690000	225 BELLE CT	MARCR JAHNKE	05/10/2019	Replacement System	At-Grade	Dustin Hoffmann		01/02/1900	No		0
201924021		020001000300	W4417 CHAPPA RD	JOHNJ KOBISHOP	05/20/2019	Replacement System	Conventional (Non-Pressurized In-Ground)	Wagner, V		06/06/2019	No		0
201924022		016006770000	N5981 CANAL ST	CYNTHIA DAYE, DEBORAH DRAGER, JOHN LEWIS, LINDA DAY	05/21/2019	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		01/02/1900	No		0
201924023		014009850000	W6730 MARINE DR	STEVEN S & GAILE D BIRCH	05/22/2019	Replacement System	Conventional (Non-Pressurized In-Ground)	Country Plumber		01/02/1900	No		0
201924024		004003510103	W1602 NORTH ST	ANGELAS ZODROW, JOHNA ZODROW	05/24/2019	New System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert		01/02/1900	No	Previous permit 201824055 issued to an LLC and different plumber	0

* There are additional properties associated with the permit

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

FEES RECEIVED		JUNE				YEAR-TO-DATE				BUDGET	
		2018		2019		2018		2019		2019	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS											
Residential	New	-	-	3	2,100	10	4,000	6	3,100	-	
	Alterations	16	2,400	8	2,450	55	10,150	46	8,500	-	
Commercial	New	-	-	1	3,000	1	150	2	3,150	-	
	Alterations	1	50	-	-	5	700	2	1,650	-	
Agricultural	New	4	950	-	-	9	2,200	8	1,800	-	
	Alterations	-	-	-	-	1	150	-	-	-	
Other	New	-	-	-	-	-	-	2	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
Total		21	\$ 3,400	12	\$ 7,550	81	\$ 17,350	66	\$ 18,200	\$ 34,800	52%
SANITARY PERMITS (POWTS)											
Residential	New	1	280	2	560	11	3,080	9	2,465	-	
	Replacement	2	430	5	1,270	17	4,260	20	5,565	-	
	Reconnect	-	-	-	-	2	635	2	560	-	
	Modify	-	-	-	-	3	580	-	-	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	2	635	-	-	-	
	Replacement	-	-	-	-	-	-	-	-	-	
	Reconnect	-	-	-	-	1	280	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Total		3	\$ 710	7	\$ 1,830	36	\$ 9,470	31	\$ 8,590	\$ 24,600	35%
NON-METALLIC MINING PERMITS											
Annual Permit Fees		-	-	-	-	18	15,300	18	15,300	-	
Total		-	\$ -	-	\$ -	18	\$ 15,300	18	\$ 15,300	\$ 15,300	100%
BOARD OF ADJUSTMENT											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		-	-	-	-	3	1,125	3	1,125	-	
Appeals		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	-	\$ -	3	\$ 1,125	3	\$ 1,125	\$ 1,500	75%
PLANNING & ZONING COMMITTEE											
Zoning Change		2	750	-	-	11	4,125	8	3,000	-	
Conditional Use Permits		1	375	1	375	5	1,875	4	1,500	-	
Variance		1	375	-	-	1	375	-	-	-	
Total		4	\$ 1,500	1	\$ 375	17	\$ 6,375	12	\$ 4,500	\$ 8,625	52%
MISC.											
Rental Weatherization		-	-	-	-	-	-	-	-	-	
Wisconsin Fund		-	-	-	-	-	-	-	-	-	
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	-	-	
Fees & Forfeitures		-	-	-	-	-	-	1	700	-	
Total		-	\$ -	-	\$ -	-	\$ -	-	\$ 700	\$ -	0%
SURVEYOR											
Certified Survey Maps		2	345	7	1,215	1	3,270	22	3,795	6,000	
Preliminary Plats		-	-	-	-	1	-	-	-	-	
Final Plats		-	-	-	-	1	-	-	-	-	
Applied Funds: County Surveyor		-	112	-	-	1	-	-	-	9,500	
Applied Funds: Special Survey Projects		-	-	-	-	1	204	-	-	15,000	
Total		2	\$ 457	7	\$ 1,215	3	\$ 3,474	22	\$ 3,795	\$ 30,500	12%
GIS (Geographic Information System)											
Map Sales		-	15	-	-	-	55	-	85	200	
Land Records Transfer		-	2,480	-	-	-	16,849	-	-	24,500	
Land Information Grant		-	-	-	-	-	9,500	-	-	9,080	
Total		-	\$ 2,495	-	\$ -	-	\$ 26,404	-	\$ 85	\$ 33,780	0%
GRAND TOTAL											
		30	8,562	27	10,970	158	79,498	152	52,295	\$ 149,105	
										Total	35%

GREEN LAKE COUNTY

Revenue Summary Report

Periods 06 - 06

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					
19-100-10-44400-000-000 Land Use Permits	34,800.00	7,550.00	18,200.00	16,600.00	52.30
19-100-10-44400-001-000 BOA Public Hearing	1,500.00	.00	1,125.00	375.00	75.00
19-100-10-44400-002-000 PZ Public Hearing	8,625.00	375.00	4,500.00	4,125.00	52.17
19-100-10-44409-000-000 Non-Metallic Mining	15,300.00	.00	15,300.00	.00	100.00
19-100-10-44410-000-000 Sanitary Permits	24,600.00	1,830.00	8,590.00	16,010.00	34.92
19-100-10-45110-000-000 Fines & Forfeitures	.00	.00	700.00	-700.00	.00
19-100-10-46131-001-000 GIS Map Sales	200.00	.00	85.00	115.00	42.50
19-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
19-100-10-46762-000-000 Certified Survey Maps	6,000.00	1,215.00	3,795.00	2,205.00	63.25
19-100-10-47411-000-000 Interdepartment transfer/Land Records	24,500.00	.00	.00	24,500.00	.00
19-100-10-49320-000-000 Applied Funds	24,500.00	.00	.00	24,500.00	.00
10 Land Use Planning and Zoning	149,105.00	10,970.00	52,295.00	96,810.00	35.07

For 06/01/19 - 06/30/19

Expenditure Summary Report

FJEXS01A

Periods 06 - 06

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
10 Land Use Planning and Zoning						
53610 Code Enforcement						
19-100-10-53610-110-000 Salaries	295,708.00	.00	19,089.60	112,074.12	183,633.88	37.90
19-100-10-53610-140-000 Meeting Payments	1,425.00	.00	.00	275.83	1,149.17	19.36
19-100-10-53610-151-000 Social Security	22,625.00	.00	1,387.86	9,564.69	13,060.31	42.27
19-100-10-53610-153-000 Ret. Employer Share	19,372.00	.00	1,250.38	8,578.14	10,793.86	44.28
19-100-10-53610-154-000 Health Insurance	61,985.00	.00	4,469.44	27,508.66	34,476.34	44.38
19-100-10-53610-155-000 Life Insurance	589.00	.00	45.86	273.83	315.17	46.49
19-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	.00	4,500.00	5,000.00	47.37
19-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	375.00	-75.00	125.00
19-100-10-53610-225-000 Phone Service	308.00	.00	.00	.00	308.00	.00
19-100-10-53610-242-000 Print Management	500.00	.00	.00	306.41	193.59	61.28
19-100-10-53610-307-000 Training	95.00	.00	.00	95.00	.00	100.00
19-100-10-53610-310-000 Office Supplies	3,272.00	.00	425.77	919.51	2,352.49	28.10
19-100-10-53610-312-000 Field Supplies	176.00	.00	.00	.00	176.00	.00
19-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	.00	650.00	100.00	86.67
19-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	284.50	1,868.00	1,132.00	62.27
19-100-10-53610-321-000 Seminars	655.00	.00	.00	125.00	530.00	19.08
19-100-10-53610-324-000 Member Dues	100.00	.00	.00	70.00	30.00	70.00
19-100-10-53610-330-000 Travel	792.00	.00	.00	82.00	710.00	10.35
19-100-10-53610-352-000 Vehicle Maintenance	138.00	.00	.00	148.66	-10.66	107.72
53610 Code Enforcement	421,290.00	.00	26,953.41	167,414.85	253,875.15	39.74
10 Land Use Planning and Zoning	421,290.00	.00	26,953.41	167,414.85	253,875.15	39.74

Land Use Permits: 6/1/19 - 6/30/19



Parcel Number	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
004-00713-0000	BROOKLYN	W2291 HICKORY RD	MALCOLM F MOORE REVOCABLE TRUST	\$ 150.00	\$ 53,000.00	DWELLING ADDITION, DECK, PATIO
004-00728-1201	BROOKLYN	N5582 SHORE DR	WESLEY F STIBB	\$ 150.00	\$ 7,650.00	GARDEN SHED
004-00315-0200	BROOKLYN	STATE ROAD 23 49	COACHLITE GREEN LAKE LLC	\$ 50.00	\$ 800.00	CARPORT WITH ADDITION
004-01327-0000	BROOKLYN	W2927 ORCHARD AVE	DAVID & JOAN LLOYD	\$ 150.00	\$ 57,000.00	DETACHED GARAGE
006-01065-0000	GREEN LAKE	W1325 SPRING GROVE RD	SOUTHSHORE TERRACE HOME OWNERS	\$ 150.00	\$ 8,000.00	ATTACHED DECK/PATIO
006-00100-0200	GREEN LAKE	N4785 LAKEVIEW RD	JANE/MICHAEL STELLMACHER	\$ 800.00	\$ 695,000.00	DWELLING; RETAINING WALLS
006-00854-0000	GREEN LAKE	W2899 COUNTY ROAD K	MATTHEW J AMEND	\$ 150.00	\$ 70,000.00	ADDITION TO ACCESSORY BLDG; GARAGE
006-02022-0000	GREEN LAKE	W2677 MENOMINEE DR	DENNIS L & GEORJEAN L COTTON	\$ 150.00	\$ 60,000.00	ATTACHED GARAGE
006-01224-0000	GREEN LAKE	W2098 TULETA HILL RD	ANNALI BRUNETTI & MARK BUTH	\$ 150.00	\$ 45,000.00	TWO-CAR GARAGE
006-01691-0000	GREEN LAKE	N3142 SUSAN DR	AUDREY E MITCHELL	\$ 50.00	\$ 800.00	ATTACHED DECK/PATIO
006-01022-1000	GREEN LAKE	W1712 SANDSTONE AVE	ROCHELLE CIEZAK REVOCABLE TRUST	\$ 900.00	\$ 762,000.00	SINGLE-FAMILY DWELLING
006-00090-0100	GREEN LAKE	W1965 LAKEVIEW RD	JEFFREY & CARLA VAN ROSSUM	\$ 300.00	\$ 3,100.00	STAIRS, WALKWAY, & DECK
006-01342-0000	GREEN LAKE	W1984 PLEASANT AVE	JOHN G & SUZETTE D URBASHICH	\$ 150.00	\$ 86,000.00	REPLACE & EXPAND GARAGE
006-01294-0100	GREENLAKE	N2906 S KEARLEY RD	KEN PIASECKI/MARY PARAS REV TRUST	\$ 150.00	\$ 2,500.00	FENCE
010-00374-0100	MACKFORD	W2461 COUNTY ROAD I	GRAND RIVER RENTALS LLC	\$ 150.00	\$ 15,000.00	ENTRY, MUDROOM WITH OPEN PORCH
010-00073-0000	MACKFORD	TICHORA RD	CLOUD 1/STEVEN DRAEGER & ROBIN HEIN	\$ 3,000.00	\$ 170,000.00	MOBILE TOWER
014-00123-0201	MARQUETTE	W5698 RIVERVIEW DR	GRAND RIVER RENTALS LLC	\$ 150.00	\$ 6,000.00	DETACHED GARAGE
014-00274-0000	MARQUETTE	N3391 HEINDL RD	DOUGLAS & KIM HEINDL-DIETZEN	\$ 50.00	\$ 250.00	RETAINING WALLS
014-00285-0200	MARQUETTE	W6986 PUCKAWAY RD	ALICE & GARY ROSE	\$ 150.00	\$ 3,300.00	STORAGE SHED
016-01065-0000	PRINCETON	W3335 ORCHARD AVE	PETER J & KATRINA KAVOORAS	\$ 50.00	\$ 500.00	FILLING
016-00509-0100	PRINCETON	N4459 NELSON RD	THE SMITH RECREATIONAL TRUST	\$ 150.00	\$ 10,000.00	DWELLING ADDITION
016-00530-0700	PRINCETON	W3725 CENTER ST	DONALD F & KATHLEEN A LASKA	\$ 400.00	\$ 295,000.00	SINGLE-FAMILY DWELLING
TOTALS				\$ 7,550.00	\$ 2,350,900.00	

Land Use Permits: 6/1/2019 - 6/30/2019

Permit Number	Application Number	Parcel Number	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost
12285	14356	006018170100	W2220 SPRING LAKE RD	07/18/2018	06/03/2019	JAMES A & JANET K HARDER	6000
12308	14424	016012010000	N4230 S LAKESHORE DR	09/04/2018	06/03/2019	ANNM KONNEKER, ROBERTD KONNEKER	99000
12412	14691	014004920200	W5499 PUCKAWAY RD	03/01/2019	06/17/2019	ELLAH MILLER, GLENL MILLER	40000
12383	14730	016003921103	N4602 WILDWOOD LN	05/02/2019	06/04/2019	ALLYSOND CAYCE 2012 REVOCABLE TRUST	70000
12405	14762	006013910000	W2170 MELMAR DR	05/21/2019	06/03/2019	LAWRENCER CHARLES REVOCABLE TRUST	31000
12409	14768	014009870000	W6748 MARINE DR	05/24/2019	06/03/2019	DAVIDJ HOENECKE	8000
12410	14770	006010350000	W1850 WOODBINE AVE	05/28/2019	06/03/2019	MATTHEWJ O'CONNOR, PATRICIA MORRISON	7500
12413	14775	004007130000	W2291 HICKORY RD	05/31/2019	06/03/2019	MALCOLMF MOORE REVOCABLE TRUST	53000
12416	14778	006010650000	W1325 SPRING GROVE RD	06/03/2019	06/04/2019	SOUTHSHORE TERRACE HOME OWNERS ASSOC INC	8000
12415	14779	006012940100	N2906 S KEARLEY RD	06/03/2019	06/17/2019	KENNETHJ PIASECKI REVOCABLE TRUST, MARYA PARAS REVOCABLE TRUST	2500
12417	14781	010003740100	W2461 COUNTY ROAD I	06/07/2019	06/07/2019	GRAND RIVER RENTALS LLC	15000
12414	14782	006001000200	N4785 LAKEVIEW RD	06/12/2019	06/12/2019	JANEW STELLMACHER, MICHAELJ STELLMACHER	695000
12418	14783	004007281201	N5582 SHORE DR	06/12/2019	06/12/2019	WESLEYF STIBB	7650
12419	14784	016010650000	W3335 ORCHARD AVE	06/12/2019	06/12/2019	KATINA STEVENS KAVOORAS, PETERJ KAVOORAS	500
12422	14790	014001230201	W5698 RIVERVIEW DR	06/19/2019	06/26/2019	CHERYLB TAPPA, CHERYLR TAPPA, PETERV TAPPA	6000
12423	14791	006008540000	W2899 COUNTY ROAD K	06/19/2019	06/19/2019	MATTHEW J AMEND	70000
12424	14792	006020220000	W2677 MENOMINEE DR	06/19/2019	06/20/2019	DENNISL COTTON, GEORJEANL COTTON	60000
12425	14794	016005090100	N4459 NELSON RD	06/20/2019	06/20/2019	SMITH RECREATIONAL TRUST THE	10000

Sanitary Permits: 6/1/19 - 6/30/19



Parcel #	Town	Site Address	Owners	Permit Fee	Permit Type
004-00312-0000	Brooklyn	W1238 N Lawson Dr	KDR Woodworking LLC	\$ 280.00	Replacement System
004-00664-0000	Brooklyn	N5635 County Road A	Katherine M Zeratsky	\$ 150.00	Replacement Tank Only
006-00100-0200	Green Lake	N4785 Lakeview Rd	Jane W Stellmacher	\$ 280.00	New System
006-01060-0100	Green Lake	W1507 Sandstone Ave	Rebekah Glass/Scott Schiltz	\$ 280.00	Replacement System
016-00100-0100	Princeton	W4617 Old Green Lake Rd	Marjorie A Mlodzik	\$ 280.00	Replacement System
016-00664-0201	Princeton	W5232 County Road J	Jeremy Pulvermacher	\$ 280.00	New System
016-00688-0000	Princeton	N5803 County Road T	Rosanne & William Wick	\$ 280.00	Replacement System
Total				\$ 1,830.00	

Sanitary Permits: 6/1/2019 - 6/30/2019

Sanitary Permit	County Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	System Type Exptn	Final Insp Date	Ind Site Dsgn	Additional Explanation	WI Fnd
201924025		016006880000	N5803 COUNTY ROAD T	ROSANNE WICK, WILLIAM WICK	06/04/2019	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert		06/14/2019	No		0
201924026		006001000200	N4785 LAKEVIEW RD	JANEW STELLMACHER, MICHAELJ STELLMACHER	06/03/2019	New System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch		01/02/1900	No		0
201924027		004006640000	N5635 COUNTY ROAD A	KATHERINEM ZERATSKY	06/12/2019	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch		01/02/1900	No		0
201924028		004003120000	W1238 N LAWSON DR	KDR WOODWORKING LLC	06/13/2019	Replacement System	Mound	Daniel Egbert		01/02/1900	No	Also a Commercial Business on site	0
201924029		016006640201	W5232 COUNTY ROAD J	JEREMY PULVERMACHER	06/20/2019	New System	Conventional (Non-Pressurized In-Ground)	Alan Mashuda		01/02/1900	No	Private Shop	0
201924030		016001000100	W4617 OLD GREEN LAKE RD	MARJORIE A MLODZIK	06/21/2019	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch		01/02/1900	No		0
201924031		006010600100	W1507 SANDSTONE AVE	REBEKAHM GLASS, SCOTTM SCHILTZ	06/26/2019	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert		01/02/1900	No		0

Land Use Violations - 08/01/19



Notice Sent:

Parcel #	Site Address	Owner Name	Permit #	Vio	Violation Description	Vio Date	# Vios
2004310100	N8230 COUNTY ROAD F	THIEL TAMARA L	VIO20181114	Junk	350-14 D and 350-21 C and D: Junk and 12 unregistered vehicles present. HHS working on cleaning up property.	11/14/2018	
4005700000	N5736 SPAULDING HILL RD	THRESHER MICHAEL P	VIO20180530	Junk	350-14 D. - Appliances and furniture sitting in yard; Working on inventory of items remaining to pair with compliance schedule.	5/24/2018	

Final Notice Sent:

Parcel #	Site Address	Owner Name	Permit #	Vio	Violation Description	Vio Date	# Vios
4003560000	NORTH STREET	EGBERT EXCAVATING INC	12225	Zoning	Expansion of a use which requires new conditional use permit; Has started application for CUP and Rezone but on hold awaiting LOMR acceptance	4/5/2018	3

POWTS Violation Report - 08/01/19



Parcel #	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Vio Date	# Vios
4002320000	N6698 COUNTY ROAD PP	BENNETT GLEN J & CAROLYN M	281	POWTS Failure	Possible cesspool.	9/7/2018	1
4006900200	W2005 IRVING PARK RD	BRIGHT BETH/BRADLEY/DEAN/TRACI CHIER	10024647	POWTS Failure	Probable surface discharge.	5/19/2017	1
6000200000	W687 COUNTY ROAD K	KOLLER LIVING TRUST DON	624001	POWTS Failure	Tank Failure	5/3/2019	1
4003660000	N6261 N LAWSON DR	BARANOWSKI LINDA J	424030	POWTS Failure	Tank Failure	5/9/2019	1
16003300000	N4980 COTTAGE RD	THRASHER KEITH & RITA	126275	POWTS Failure	Tank Failure	10/9/2018	1
14002350000	W5621 PINE S RD	SCHULTZ NATHAN E	1969	POWTS Failure	Tank Failure	3/18/2019	1
14005330000	N3946 STATE ROAD 73	WHITE KELLY L & DIANE	264853	POWTS Failure	Surface Discharge of Effluent	1/16/2019	1
16001120100	W4537 STATE ROAD 23 73	SORENSEN PATRICK L & LISA M	315	POWTS Failure	Surface discharge of sewage/effluent	12/21/2018	1
16001720000	W3457 STATE ROAD 23	BOGUCKE DAVID J	1624004	POWTS Failure	Top of drywell collapsed.	11/30/2017	1
16003830000	N4843 STATE ROAD 73	HAAS JAMIE; HACKBARTH KELLY; HORZEWSKI TAMI; ET AL	346	POWTS Failure	Tank Failure	4/30/2019	1
16007980500	N5588 LOCK RD	KUJAC THOMAS	1624077	POWTS Failure	Surface Discharge of Effluent	11/1/2017	2
16007980500	N5588 LOCK RD	KUJAC THOMAS	1624077	POWTS Failure	Surface Discharge of Effluent	11/1/2017	2
16008010300	N5591 LOCK RD	CALAMITA MICHAEL J	37516	POWTS Failure	Surface Discharge of Effluent	9/29/2017	6
1.54001E+11	150 W 2ND ST	KOERNER KENNETH A & JEAN A	593	POWTS Failure	Probable surface discharge.	4/9/2019	1
1.54002E+11	210 W FRONT ST	ACN TRUST	15424024	POWTS Failure	Probable surface discharge.	4/4/2019	3

Kirkman, Matt

From: Kirkman, Matt
Sent: Thursday, May 16, 2019 10:43 AM
To: egbertexc@centurytel.net
Subject: PahlQuarry5-15-19.pdf
Attachments: PahlQuarry5-15-19.pdf

Dan,
Please review the attached PDF. It does appear from our GIS site that your more recent blasting activities are occurring within the 100ft setback to the property lines. I did not see any evidence that a surveyor had been surveying the area. I did find a fence post on or around your NE corner, but that was not marked.

The setbacks to the north, on the older mined area all seem to be compliant, it is just the more recent work that is out of compliance. Also, you should know that your plan allows for mining activities to occur no closer than 200ft from the centerline of Thomas Road. Presently, the highwall is about 300feet from centerline. Essentially you have a 100 more feet until you are done with this site. Then you'd be moving over to Wayne Albright's piece. Obviously this activity would require a new CUP. That CUP would most likely be approved so long as reclamation... as per your plan... was underway.

It does appear that the Reclamation Plan included the Wayne Albright property so that part is already completed.

See Section 350-57 of the County Zoning Ordinance regarding existing Conditional Use Permits.

B.

Complaint procedure. Upon written complaint by any citizen or official, the Land Use Planning and Zoning Committee shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation or either the purpose and intent of this chapter, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice. Any person may appear at such hearing and testify in person or be represented by an agent or attorney. The Land Use Planning and Zoning Committee may, in order to bring the subject conditional use into compliance with the standards set forth in this chapter or conditions previously imposed by the Land Use Planning and Zoning Committee, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in Article X. In the event that no reasonable modification of such conditional use can be made, the Land Use Planning and Zoning Committee may revoke the subject conditional approval and direct the Land Use Planning and Zoning Department and Corporation Counsel to seek the elimination of the subject use. Following any such hearing, the decision of the Land Use Planning and Zoning Committee shall be furnished to the current owner of the conditional use, in writing, stating the reasons therefor. An appeal from a decision of the Land Use Planning and Zoning Committee under this section may be taken to the Board of Adjustment.

We are in receipt of a written complaint. That complaint alleges that your quarry is in violation of its conditional use permit and that you have not followed CUP established the setbacks. I'll be in touch as to the next steps. 21

Matthew E. Kirkman, MS
Director of Land Use Planning & Zoning
Land Use Planning & Zoning Department
Green Lake County
Wisconsin
mkirkman@co.green-lake.wi.us
1(920) 294-4175

"Legal maxims are not so legal, as they are moral. I believe in the eternal truth of 'sic utere tuo ut alienum non loedas' (Use thy own property so as not to injure thy neighbour's)." Mahatma Gandhi

**Non-Metallic Mining Site Inspection Report
Green Lake County**

General

Date/Time: 5-15-19

Weather conditions: Sunny w/ Clouds 70°F

Site Name: Egbert Materials Pahl Quarry

Permit Number: #19 dated 4-24-2009

Permit Holder: Dan Egbert

Contact: same Present for inspection? Yes or No (circle one)

Location: Thomas Road in Town of Green Lake

Legal Description: E 1/2 of the SE 1/4 of the SW 1/4 of Section 2, T15N R13E
(example: NW1/4, Section 10, T12N-R18E, Town of Sumpter, Sauk County)

Zoning: M-1 county town

Reclamation

What did the operator specify as the future land use following extraction?
detection pond and upland/farmland. Date submitted _____

Is mining progressing in accordance with the submitted reclamation plan? Yes No (circle one)

Comment: 100ft buffers exist along North + East let line. West along Albright less buffer but zoning is OK'd for NMM, Reclamation plan + COP require 100ft setbacks.

Has reclamation been started on the site? Yes No (circle one)

Comment: Yes NE Corner is being built-up

If yes, is the reclamation consistent with the approved reclamation plan? Yes or No (circle one)
Comment: Yes, but so little has occurred, not significant.

Is the topsoil being salvaged and stored in a secure area? Yes No (circle one)

Is current erosion control effective in preserving the topsoil? Yes No (circle one)
Comment: North berm is all topsoil. Subsoil in East berm

Is any other portion of the site eroding? Yes No (circle one)

Comment: Erosion specific to captured area. Erosion in NW corner by pond

Describe any on-site erosion control: NW corner near pond (det)

Comment: _____

Additional comments:

Walked around entire site. Measured the high wall to be ± 300 feet from edge of Thomas Road (North asphalt). Did not observe any recent survey monuments or flags that would indicate lot lines. Did see steel post in NE corner of property. Observed two warning signs, one on its face the other obscured by vegetation.

Back in office I was able to determine that about 8.8 acres were in active mining. Also areas of the newly (since 2009) have provided 50 to 60 ft of setback to high wall where 100 ft is required.

Will notify Dan Egbert of findings. Committee action necessary to begin enforcement action. Plan us to send some agenda to discuss this CUP issue

Inspector: Matt E. Co

Date: 5-16-19



Green Lake County

1 inch = 132 feet

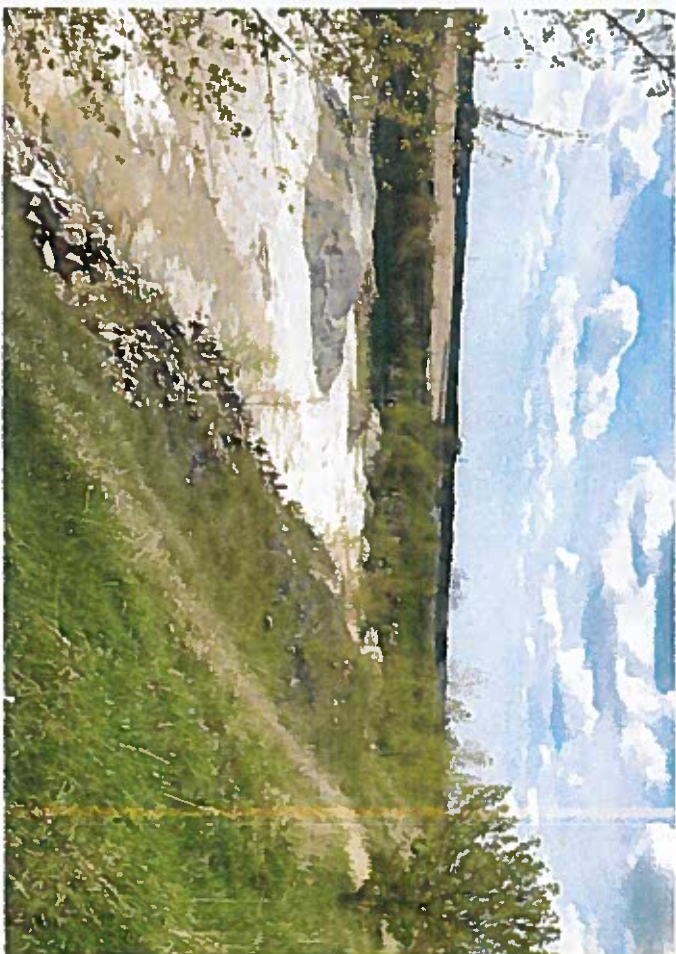
Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

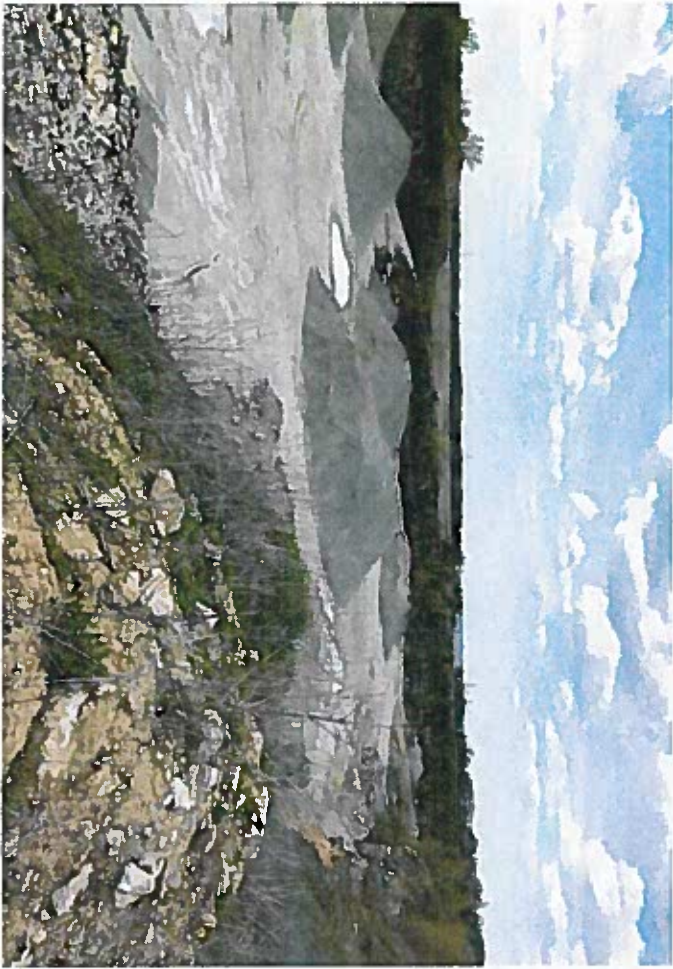
GIS Viewer Map
Green Lake County, WI

Time: 8:27:02 AM
Date: 5/16/2019

Note:
Egbert's Pahl Quarry on Thomas Road, TGL









Kathleen Egbert

Approved

With Conditions (listed below)

Denied

Modify as follows: _____

Conditions of Approval:

- 1) The proposed mining area to maintain a setback of 100 feet to the east, west and south lot lines. A berm eight feet high, minimum, shall be created along those lot lines outside the required yard areas.
- 2) Reclamation of the northern portion of subject site to begin in accordance with the approved Non Metallic Mining Reclamation Plan. ✓
- 3) The Irrevocable Letter of Credit on file in the Planning and Zoning Department will need to be amended to cover the new mining acreage. ✓
- 4) Warning signs advertising "active quarry" should be placed on berms and/or along property line. ✓ *More signs being replaced, this year*
- 5) Blasting is to occur between 7:00 a.m. and 5:00 p.m.; no crushing beyond 9:00 p.m. *Noon in January before crushing*
- 6) All activity will follow Chapter NR 135, Wisconsin Administrative Code and the Green Lake County Non Metallic Mining ordinance. ✓
- 7) No additional expansion of the operation shall occur without review and approval through future Conditional Use permit(s). ✓
- 8) Specify dust control measures that will be implemented to keep dust and debris from becoming a nuisance; maintain drain tile as long as the mining operation remains on site. *Recycled asphalt on driveway, water when needed*
- 9) That a narrative be provided describing the operation, listing equipment, machinery and structures to be used and source quantity and disposition of water to be used. Also, a map of the site showing existing contours, trees, proposed and existing access roads and depths of proposed excavations. *See Davel Reclamation Plan.*
- 10) A gate is to be installed by September 5, 2009. ✓

*East buffer to be defined by GCS surveyor.
West buffer is next to other NMM property.*

GREEN LAKE COUNTY
Conditional Use Request

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

P H DATE: August 5, 2009

OWNER: Kathleen Egbert

APPLICANT Egbert Excavating, Inc.

PARCEL # 006-0033-0000 Thomas Road, Being part of the E½ of the SE¼ of the SW¼, Section 2, T15N R13E, Town of Green Lake (±10.00 Acres)


REQUEST: Conditional use request for expansion of non-metallic mining of limestone including crushing and processing of limestone aggregate.

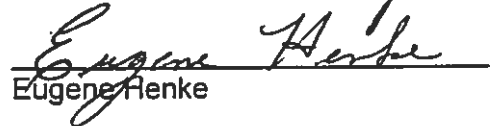
Land Use Planning and Zoning Committee:


Susan McConnell, Committee Chair


Howard Sell


Roberta A Erdmann


Thomas Traxler, Jr.


Eugene Henke

Date signed August 5 2009

Committee vote: Ayes 5 Nays 0 Abstain 0 Absent 0



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

April 25, 2019



Kathleen Mae Egbert
P.O. Box 657
Green Lake, WI 54941

Egbert Excavating, Inc.
Attn: Dan Egbert
W1302 N. Lawson Drive
Green Lake, WI 54941

RE: CUP for Parcel 006-00033-0000, Pahl Quarry at Thomas Road, Town of Green Lake

Dear Mrs. Egbert:

In August of 2009, Egbert Excavating, Inc. was authorized by conditional use permit (CUP) to expand its non-metallic mining operation into the southerly 10 acres of the above referenced parcel. During the public hearing in which the CUP was granted by the Land Use Planning and Zoning Committee, several conditions were required of you. These conditions are to be adhered to in order to continue operating at this site. The purpose of this letter is to formerly advise you that Green Lake County needs to inspect the above referenced site for compliance with the 2009 CUP as well as compliance with NR 135, Wis. Adm. Code.

Please find attached to this letter a copy of the 2009 CUP and a copy of the Non-metallic Mining Site Inspection Report for Green Lake County. The required inspection will be guided by these two documents. In the event that the inspection reveals that you are in violation of the conditions of the 2009 CUP, Section 350-57 of the County Zoning Ordinance will be enforced.

Furthermore, if you are not in compliance with the Non-metallic Mining Reclamation Plan, Chapter 323 of Code of Green Lake County will be applied and could ultimately suspend operations at the above site until compliance has been documented.

We are requesting an inspection date between the May 1 and May 17 of 2019. This inspection requires the property owner or agent working on behalf of the owner to be present on site.

In addition to the above, a complaint was logged with this Department on April 19, 2019. As part of the above inspection, the Department will try to ascertain how or if these non-metallic mining operations could or would have had any effect on the neighboring wells.

Respectfully,

Matthew E. Kirkman
Director – Land Use Planning & Zoning Department
Green Lake County, Wisconsin

SLATE LAW OFFICES

33 North Bridge Street • P.O. Box 400
Markesan, WI 53946
(920) 398-2371 - phone • (920) 398-8080 – fax

William R. Slate, Attorney
Richard C. Slate, Paralegal
Central Wisconsin's Estate Planning Office

Trusts • Wills • Trust Settlement • Probate • Real Estate • Business Law

April 19, 2019

Green Lake County
Land Use Planning & Zoning
571 County Road A
Green Lake, WI 54941

RE: Conditional Use Permit for Parcel No. 006-00033-0000

To Whom This May Concern:

Don Koller retained our office to help him with issues he has concerning the mining operation on the above-mentioned parcel of property. In 2008 Egbert Excavating Incorporated expanded their mining operation on the property adjoining Mr. Koller's property and since that time, Mr. Koller has had water quality issues.

The conditional use permit was giving to the property in an exclusive agricultural district. In a county that promotes agriculture, this does not seem to be the best use of the land. When the conditional use permit was requested in 2008, Mr. Koller advised the committee that Egbert Excavating did not follow the setback rules for stockpiles and excavation in the past.

Our client believes the quarry is again in violation of the conditional use permit that was issued in 2008. Has the county completed any inspections to ensure the quarry is operating within the parameters set by the conditional use permit? Can you please provide any inspection reports that were made in the last 10 years concerning the quarry? Can you provide the inspection policies for your department after conditional use permits are issued to make sure they stay in compliance?

If you have any questions about this request, please call me at Slate Law offices. Thank you in advance for any cooperation and help to resolve this issue.

Yours very truly,

SLATE LAW OFFICE

Rich Slate

Richard Slate

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in County Board Room #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, August 1, 2019, at 5:30 p.m.* to consider the following items:

Item I: Owner: Yukon Partners, LLC – John Loberg **Agent:** Attorney Justin Sondalle, Sondalle Law Office, LLC **Site Location:** Parcel #004-00410-0521, #004-00410-0523, #004-00410-0524, #004-00410-0525, Lot 1 Certified Survey Map 3523, Part of the SE1/4 of Section 17, T16N, R13E, (± .80 acres); Town of Brooklyn. **Request:** Conditional use permit request to update conditional use permit approved on 08/02/18.

Item II: Owner: Green Lake Flooring, LLC – John Voigt **Site Location:** W704 State Road 23 49 **General legal description:** #004-00289-0200 (± 3.1 acres); Lot 1 Certified Survey Map 2089 excluding the west 75 feet from State Highway 23 49 to south lot line of Lot 2 of Certified Survey Map 2089, reserving a permanent right-of-way easement for Lot 1 from State Highway 23 49 to the remainder of Lot 1. Town of Brooklyn. To be identified by Certified Survey Map. **Request:** Rezone request from A-1 Farmland Preservation District to C-2 Extensive Commercial District.

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

Publish: July 18 & July 25, 2019

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

August 1, 2019

ITEM I: CONDITIONAL USE PERMIT

OWNERS:

Yukon Partners, LLC
John Loberg, an owner

APPLICANT:

Justin Sondalle, agent

REQUEST: The applicants are requesting to update the conditional use permit approved on August 2, 2018.

PARCEL NUMBER / LOCATION: The request affects Yukon Partners Condominium Building 400, Units 1, 3, 4, 5; being parcels 004-00410-0521, 004-00410-0523, and 004-00410-0525 as part of a condominium declaration, all being Lot 1 of Certified Survey Map 3523, located in the SE¼ of Section 17, T16N, R13E, Town of Brooklyn. The subject site is located just north of W1734 North Street and is 0.8000 acres according to the Certified Survey Map (CSM).

EXISTING ZONING AND USES OF ADJACENT AREA: The subject site is located between State Road 23 and North Street. The site is zoned industrial and has been used as a dump site by a previous owner. To the east is property that is also zoned industrial and is used mainly as a high performance engine rebuilding and testing facility. Immediately south are C-2 (Extensive Commercial) zoned lands that harbor several businesses as well as private storage units. Southwest are C-2 zoned lands that are mainly utilized to store boat lifts in the winter months. Southeast are lands that are zoned R-3 (multiple-family residence) and maintain eight residential condominium-style dwellings.

ADDITIONAL INFORMATION / ANALYSIS: The owner/applicant is a residential and commercial building contractor in the Green Lake area. In 2015, the owner purchased the subject site as he found himself parking work-related equipment on the property. In August of 2018, the owner applied for a conditional use permit (CUP) to construct a storage building. At the time of public hearing, the owner indicated his intent to include a paint shop use as well as an intent to install a bathroom in the building. At the time, the owner had not provided the Committee with details on the water source, location of the bathroom in the building, or even a location of the septic system. Additionally, the owner was also unable to provide the Committee with details on how the paint shop would be operated. The interest mainly surrounding whether the paint shop use would be more of a commercial painting business or simply a contractor's shop where painting would occur. Due to the issues described above, the owner decided to retract these uses from consideration by the Committee at the August 2018 meeting. With this change / clarification, the Committee decided to approve the CUP application.

Also, the Committee was provided with building plans that indicated that Unit 5 would be constructed with a ninety-degree angle at its northwest corner. As constructed, the owner eliminated this ninety degree angle and included a forty-five degree connection that added approximately 154 square feet. This change was not approved by the Committee or the Land Use Planning and Zoning Department. Presently, the owner would like to incorporate this change into his CUP and would also like to extend the roof of the building to the same forty-

five degree connection as he has already done with Unit 5. These areas are highlighted on the owner's site plan.

As stated earlier, the subject storage building, per the current CUP, shall only be used for commercial and residential storage purposes. The owner wishes to expand the use of the storage building so that all of the units could be utilized as contractor shops with business office space. Unit 5, for example, would be used as a paint store / business office that would also be used as a contractor's shop for painting and refinishing projects. The owner would not only want Unit 5 to be afforded these uses but also Units 1, 3, and 4.

Finally, the storage building would be outfitted with a bathroom. Per the owner's application, the water source would be via a well on an adjacent property and the wastewater would be treated by a private onsite wastewater treatment system (holding tank due to lack of adequate area for drain field).

Per the Land Conservation staff in July 2019, the stormwater management requirement from the approved August 2018 CUP has not been met. The basin area has been constructed, but the outlet pipe is not yet installed. The outlet is for drainage and overflow.

The building currently appears to share an address with the owner's other buildings to the south. Per chapter 217 of the Code of Green Lake County, each principal building on a parcel must have its own address/fire number. This mandate is reflected in a condition below.

It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The following criteria are to be used by the Committee when making CUP decisions:

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

COUNTY STAFF COMMENTS: This request should be reviewed by the Committee to determine if it meets the general criteria for review as listed above. If the Committee wishes 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. 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.
5. **As the CUP's site plan does not indicate a designated area for the outside storage of materials and other items, outside storage of materials and other items is prohibited.**
6. As there are no existing stormwater management facilities on the subject site, there is a high potential for increased water pollution by the transportation of particulate matter into the "Tee" channel of Green Lake. Consequently, the owner is required to implement a stormwater management plan, to be reviewed and approved by the Land Conservation Department in accordance with Section 284-11.A.(4) of Chapter 284, Construction Site Erosion Control & Stormwater Management, of the Code of Green Lake County.
7. **A Sanitary Permit shall be issued authorizing the property for a private on-site wastewater treatment system, and be installed prior to water connection to the building.**
8. **Per Chapter 217 "Road Names and Building Numbers", the owner must obtain a fire number for the subject building.**

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this conditional use permit request was mailed to the Town Clerk on June 7, 2019. At its July 9th, 2019 Town meeting, the Town of Brooklyn made its recommendation to the Land Use Planning & Zoning Committee to approve this request.

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 \$375.00 (not refundable)

Date May 29, 2019

Zone Change from _____ to _____

Conditional Use Permit for update to John Loberg conditional use permit approved on 8/2/18

Other _____

PROPERTY OWNER / APPLICANT

Name Yukon Partners, LLC

Mailing Address W1734 North St. Suite #200, Green Lake, WI 54941

Phone Number 920-229-6957

Signature *John Loberg* Date 5-30-19

AGENT IF OTHER THAN OWNER

Name Attorney Justin Sondalle

Mailing Address PO Box 236, Princeton, WI 54968

Phone Number 920-295-6477

Signature *Justin Sondalle* Date 5-30-19

PROPERTY INFORMATION

Town of Brooklyn Parcel Number 004-00410-0524 Acres .80

Lot _____ Block _____ Subdivision _____

Section 17 Town 16 North Range 13 East

Location of Property _____

Legal Description Yukon Partners Condominium Building 400, Units 1, 3, 4 + 5;
Including an undivided interest in land and common areas.

Current Zoning Classification Industrial Current Use of Property Residential and
Commercial storage building

Detailed Description of Proposed Use See attached Addendum

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



PZP 010 (11/09)

ADDENDUM TO CONDITIONAL USE APPLICATION

On August 2, 2018 John Loberg was approved for a conditional use permit regarding property located at W1734 North Street, Town of Brooklyn. The application was approved for the use of residential or commercial storage purposes. Since approval of the conditional use permit, there has been a minor change to the site and the intended use of the site going forward

First, there was an extremely slight change to the footprint of the building. On the northwest corner of the storage building, the building plan accounted for a ninety degree angle on said corner. The building plan changed in that the northwest corner now has a 45 degree angle, creating approximately 154 additional square feet to the building. The property owner also plans to extend each roof over each respective garage door to a 45 degree angle (currently a 90 degree angle). The property owner would only extend the roof on the additional units; he would not alter the footprint of the building or increase the square footage. See attached Plat

Additionally, the property owner plans on installing a bathroom to the interior of the building, which would require water supply and the appropriate septic system. The property owner would connect to the adjacent well for the water supply.

Lastly, the property is being used for residential and commercial storage purposes, however, the property owner would like to expand the property's use to include use for a paint store/business office, and a business office/shop for the property owner's residential commercial construction company. The applicant conducted his business at the neighboring southern parcel in the same capacity for many years. The paint store/business office would be primarily for painting and refinishing it would not be a commercial paint shop. The applicant is providing this information to keep the county informed as to the activity at the site.

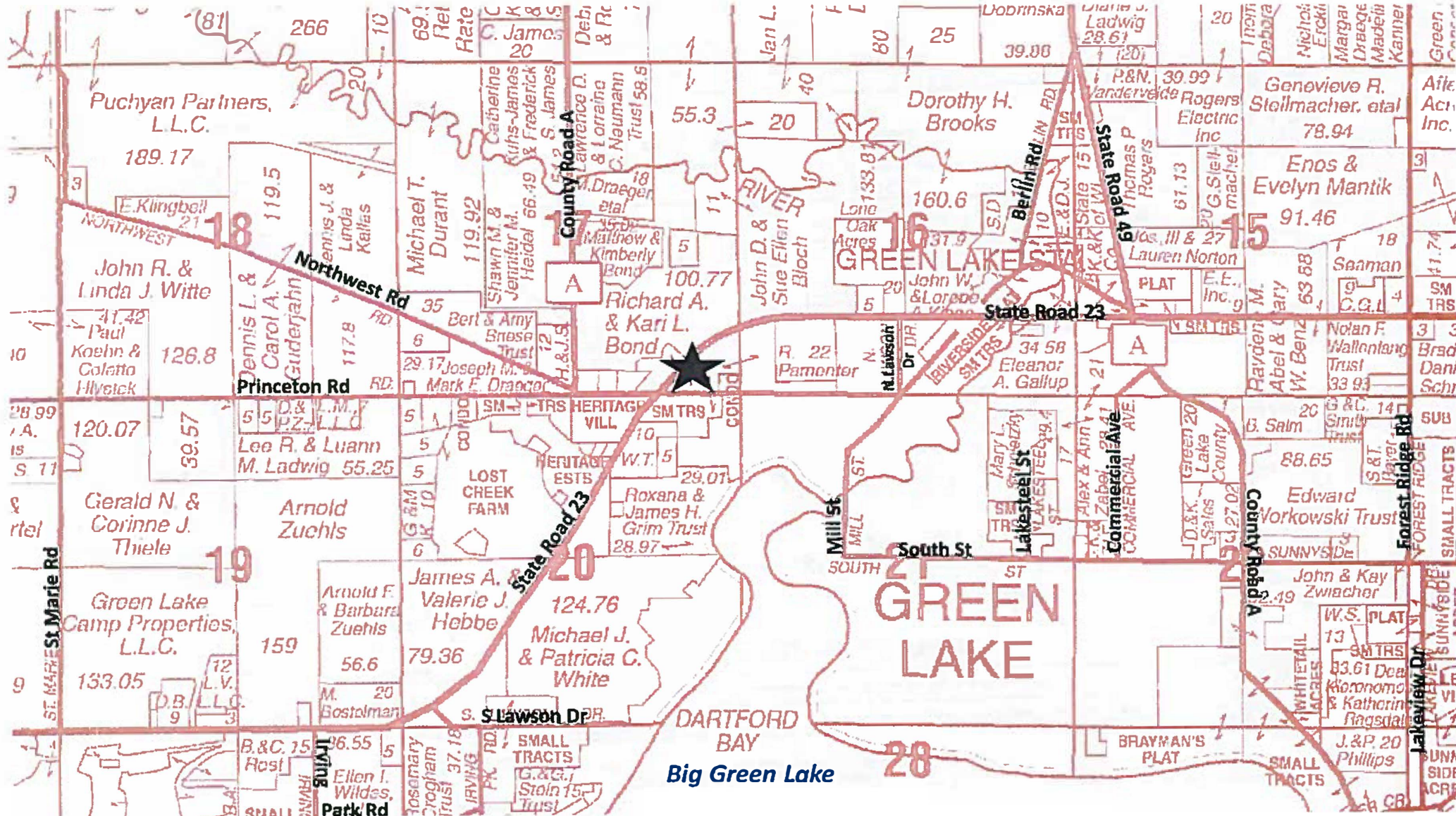
Also, it should be noted that the property was transferred to a LLC Yukon Partners LLC which John created.

Owner: Yukon Partners, LLC – John Loberg Agent: Attorney Justin Sondalle, Sondalle Law Office, LLC

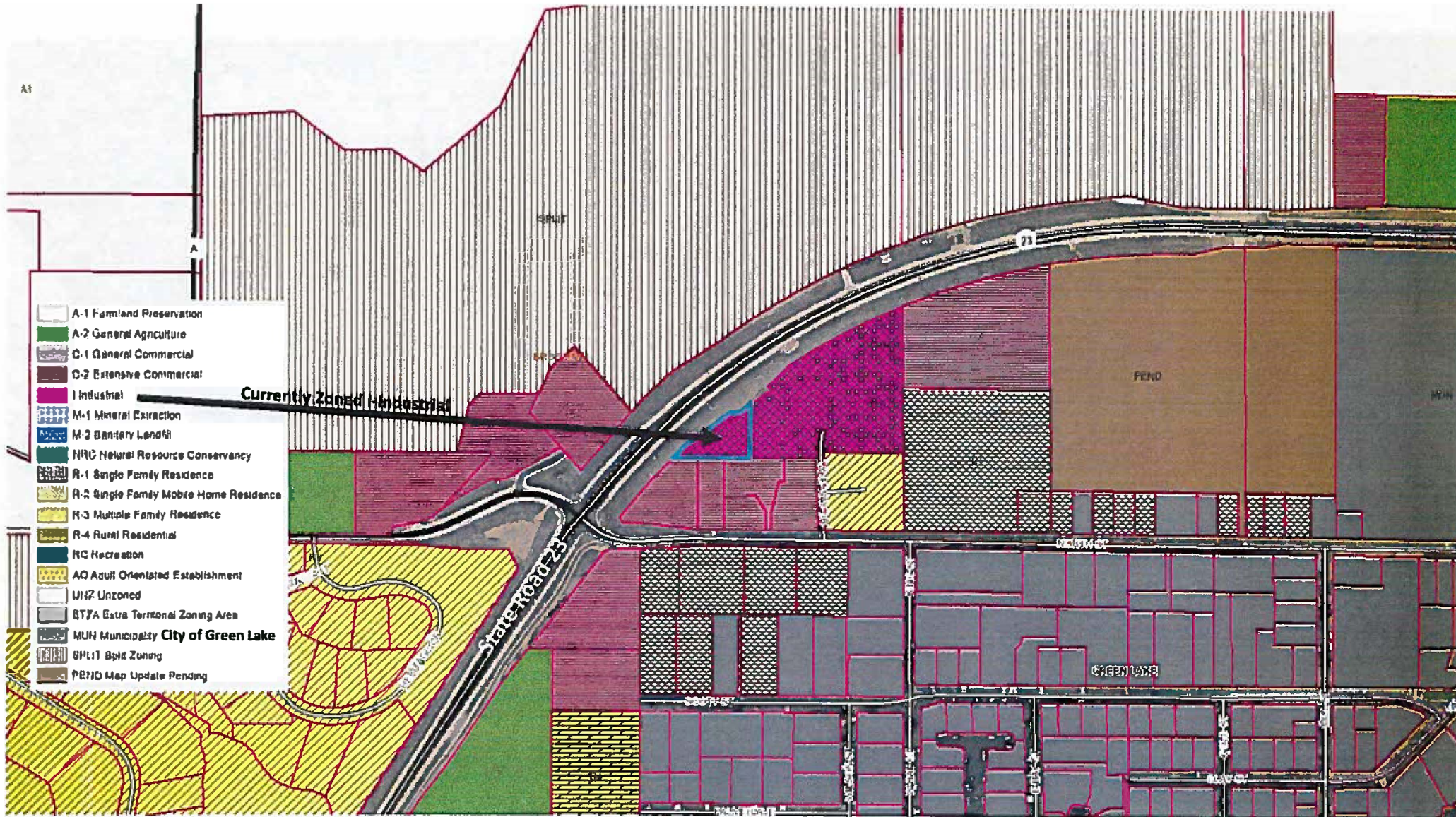
Parcel #004-00410-0521, #004-00410-0523, #004-00410-0524, #004-00410-0525, Lot 1 Certified Survey Map 3523,

Part of the SE1/4 of Section 17, T16N, R13E, (± .80 acres); Town of Brooklyn.

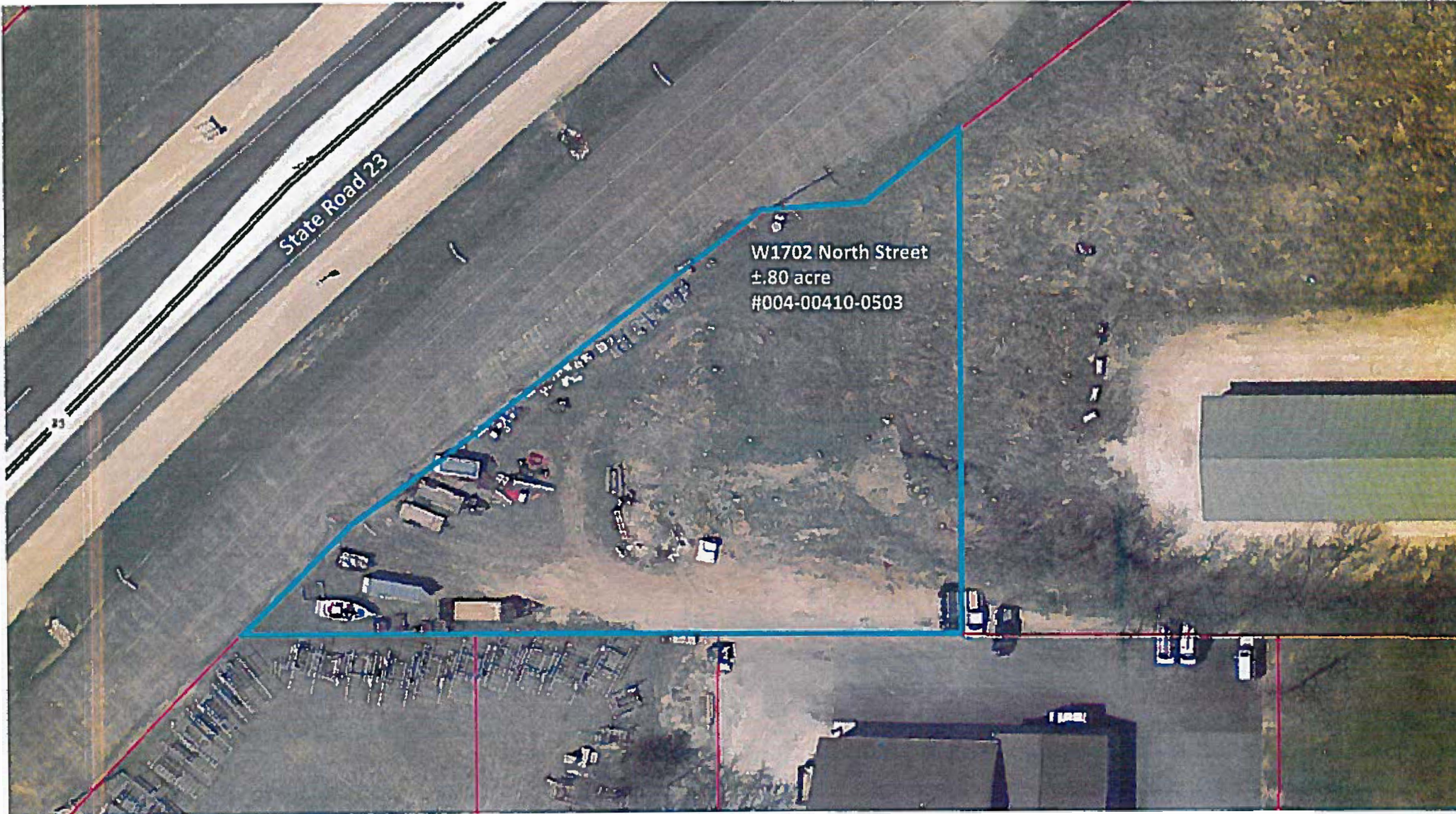
Conditional use permit request to update conditional use permit approved on 08/02/18.



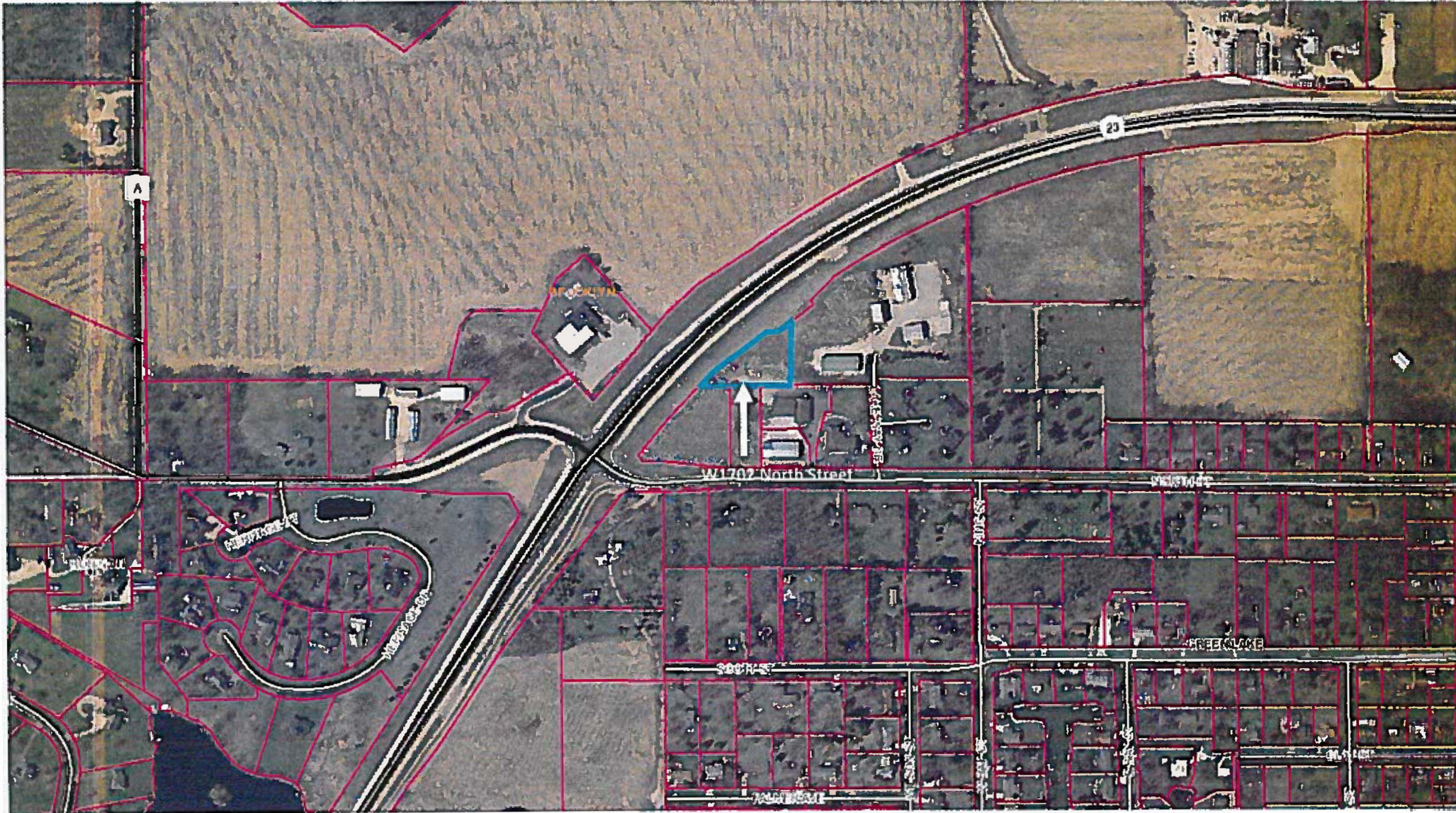
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Conditional use permit request to update conditional use permit approved on 08/02/18.



Green Lake County Land Use Planning & Zoning Committee Public Hearing 08/01/19

TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

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

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owner: Yukon Partners, LLC John Loberg

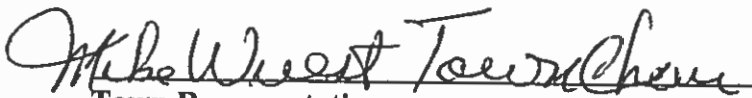
Agent: Attorney Justin Sondalle, Sondalle Law Office, LLC

Site Location: W1734 North Street

General legal description: Yukon Partners Condominium Building 400, Units 1, 3, 4, 5; #004-00410-0521, 004-00410-0523. #004-00410-0524, #004-00410-0525, (.80 acres); Part of the SE¹/₄ of Section 17, T16N, R13E, Town of Brooklyn.

Request: Conditional use permit request for update to John Loberg conditional use permit approved on 08/02/18.

Planned public hearing date: August 1, 2019


Town Representative

7-9-19
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: July 22, 2019

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

August 1, 2019

ITEM II: ZONING CHANGE

OWNERS:

Green Lake Flooring Gallery, LLC

APPLICANT:

John Voight, owner

REQUEST: The owner/applicant is requesting a zoning change from A-1 Farmland Preservation District to C-2, Extensive Commercial District, ±3.2 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00289-0200, located in the SW¼ of Section 14, T16N, R13E, Town of Brooklyn. The sites proposed for zoning change are located at W704 State Highway 23 49.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcels in question is A-1 Farmland Preservation District. This stretch of parcels north of Highway 23 49 are a mixed bag when considering zoning and use. Lands to the east and immediate north are zoned A-1 Farmland Preservation with agricultural, residential, and open space uses. Lands to the west are zoned C-2 Extensive Commercial District and will be used commercially, as well as A-2 General Agriculture District lands being used residentially. Lands to the north and west are zoned I Industrial District and are used agriculturally, while to the south are R-1 Single-Family Residence District lots being used residentially.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area.

According to Flood Boundary and Floodway Map Panel 55047C0131C, all lands under consideration for this request are located outside the floodplain. Wisconsin Wetland Inventory shows no mapped wetlands. This property falls outside the Shoreland Zoning jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: This property is the former site of International Business Cards, which has moved out of the area. The property has been used for printing operations since 1987, when a permit was issued by this Department for the construction of the 40ftx72ft structure. The warehouse addition was added in 1996. Prior to this printing use the property was used as a drive-in theatre. Aerial photos show the theatre existing prior to 1973. Based on the historical commercial use extending well before zoning was adopted in Green Lake County (1984). The subject site's agricultural zoning, which was adopted in every zoning map adopted since 1984, could only be explained as an oversight.

The new owner plans to consolidate his business to this single location; whereas, he currently has several buildings to house inventory and retail/office spaces. The granting of this rezone would allow the business to move from the original location in downtown Green Lake into the high-visibility location along the state highway.

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. **A goal of the county's comprehensive plan and of the county Farmland Preservation Plan is to preserve and protect quality agricultural lands. This property has not been used agriculturally in over 50 years. Rather, research on the parcel reveals an**

established commercial use extending back at least 50 years. Comprehensive Plan documents also support this property being used commercially. Based on the historical commercial use, as well as its location in close proximity to a commercial corridor, this land is and has been better suited to uses not allowed in the Farmland Preservation Zoning district.

- b) The rezoning is consistent with any applicable comprehensive plan. The proposed rezone is considered consistent with the county's comprehensive plan, as the request upholds the goal identified to encourage cluster development of similar land uses. There is no reduction in lands that could be used agriculturally.**
- 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 parcels identified to the east have not experienced impairment in utilizing their fields for open space and crops. This request serves to match the existing use of the property to the established mixed-use pattern present in the immediate area.**

TOWN OF BROOKLYN: An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on June 7, 2019. At their July 9th, 2019 Town meeting, the Town of Brooklyn made the recommendation to the County to approve this rezone request.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375.00 (not refundable) Date 6-1-2019
Zone Change from A-1 to C-2
Conditional Use Permit for no
Other _____

PROPERTY OWNER / APPLICANT (1)

Name Green Lake Flooring Gallery, LLC (John Voigt)
Mailing Address 26640 State Rd 49, Green Lake, WI 54941
Phone Number 715-464-71
Signature [Signature] Date 6-5-19

PROPERTY OWNER / APPLICANT (2)

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

PROPERTY INFORMATION

Town of Brooklyn Parcel Number(s) 004-00289-0200
Acres ± 3.1 Lot _____ Block _____ Subdivision _____
Section 14 Town 16 North Range 13 East
Location of Property W704 State Hwy 23, 49
Legal Description Lot 1 of CS# 2089 excluding the west 75 feet from
State HWY 23, 49 to Southlot line of Lot 2 of CS #2089 reserving
a permanent right-of-way easement for Lot 1 from State Hwy 23, 49 to the
remainder of Lot 1.
Current Zoning Classification A-1 Current Use of Property Commercial

Detailed Description of Proposed Use see attached

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



Rezone from A-1 to C-2

3.14 acres

BROOKLYN

Sec. 14

23 49

Green Lake County

1 inch = 65 feet

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

Green Lake Flooring Gallery
 Green Lake County, WI

Time: 9:06:14 AM
 Date: 6/5/2019

Note

John [Signature]

6-5-19

48

Re: Green Lake Flooring Gallery, W704 State Hwy 23, 49

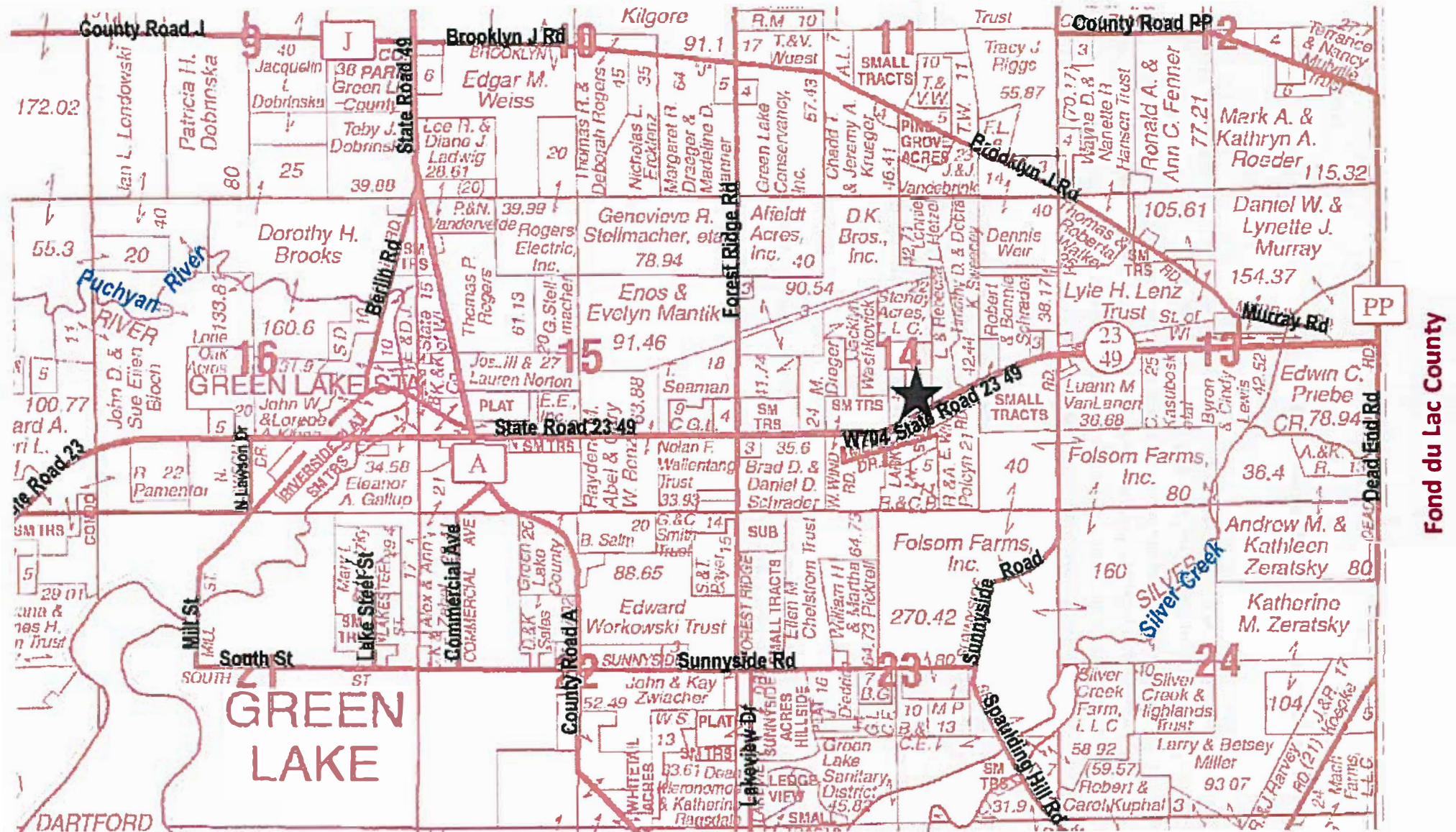
Presently the above referenced property is zoned A-1, Farmland Preservation zoning district. This zoning district has an 8 acre minimum acreage requirement and only allows for agricultural uses. Prior to my ownership of this property, the site was used by IBC (International Business Card, Inc.) for commercial use purposes as a legal nonconforming use. Per the County Zoning Department, for my flooring business to relocate to and operate on at this site, the property needs to be rezoned to a zoning district that will allow the flooring store commercial use.

Green Lake Flooring Gallery opened in 2013 and has outgrown its current home in downtown City of Green lake. With the closing of IBC, Green Lake Flooring Gallery has the opportunity to consolidate its operation to a single location that would have room for office and storefront areas as well as warehouse space and room for future growth. The property, being located on a State Highway will have a much higher visibility.

The onsite advertising signage will be refaced in its existing configuration and there are no plans, at this time, for building additions or new buildings.

Green Lake Flooring, LLC – John Voigt

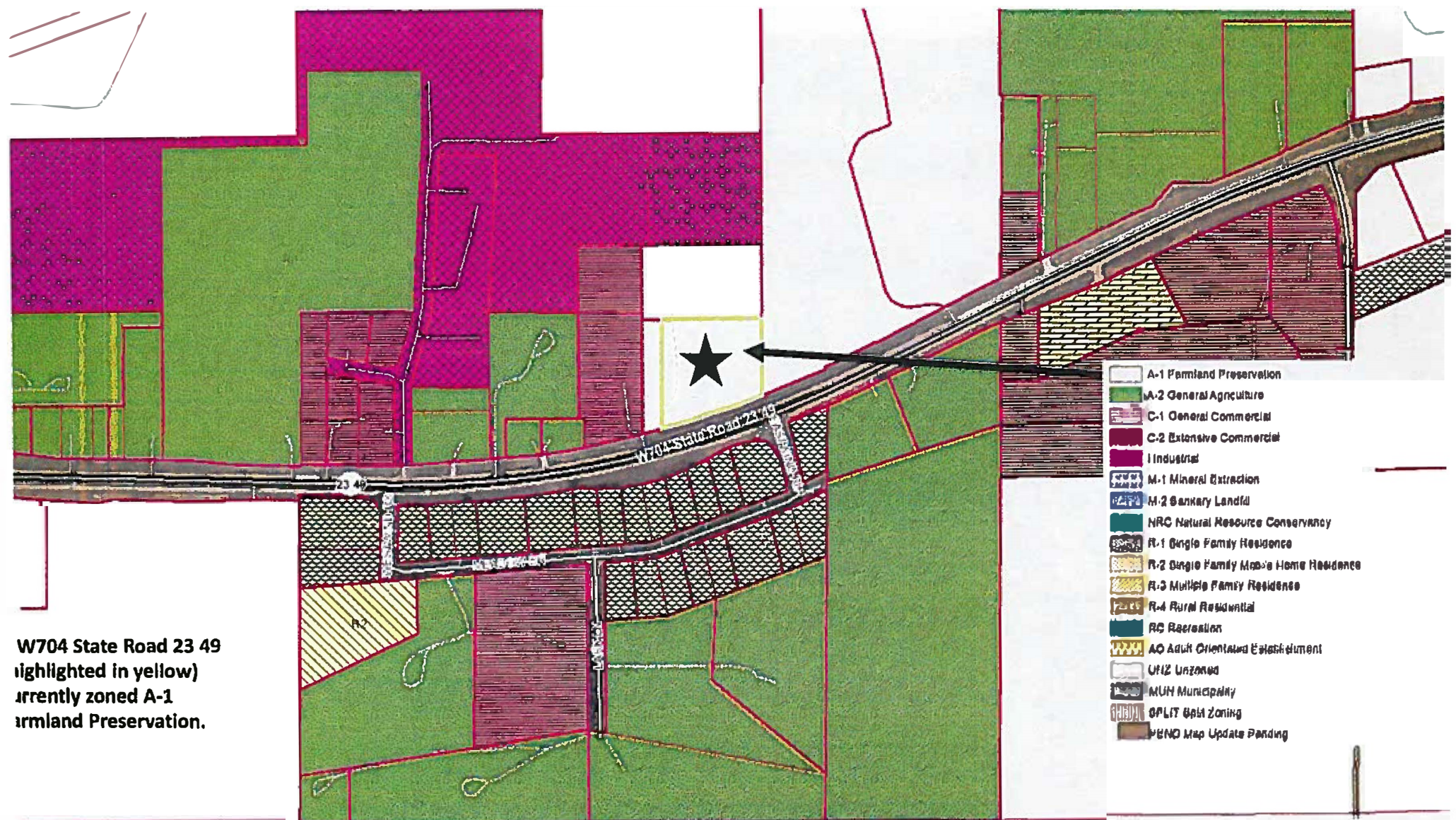
W704 State Road 23 49, Town of Brooklyn, Parcel #004-00289-0200 (± 3.1 acres); Part of Section 14, T16N, R13E
Rezone ± 3.1 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District



Green Lake County Land Use Planning & Zoning Committee Public Hearing 08/01/19

Green Lake Flooring, LLC – John Voigt

W704 State Road 23 49, Town of Brooklyn, Parcel #004-00289-0200 (± 3.1 acres); Part of Section 14, T16N, R13E
 Rezone ± 3.1 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District

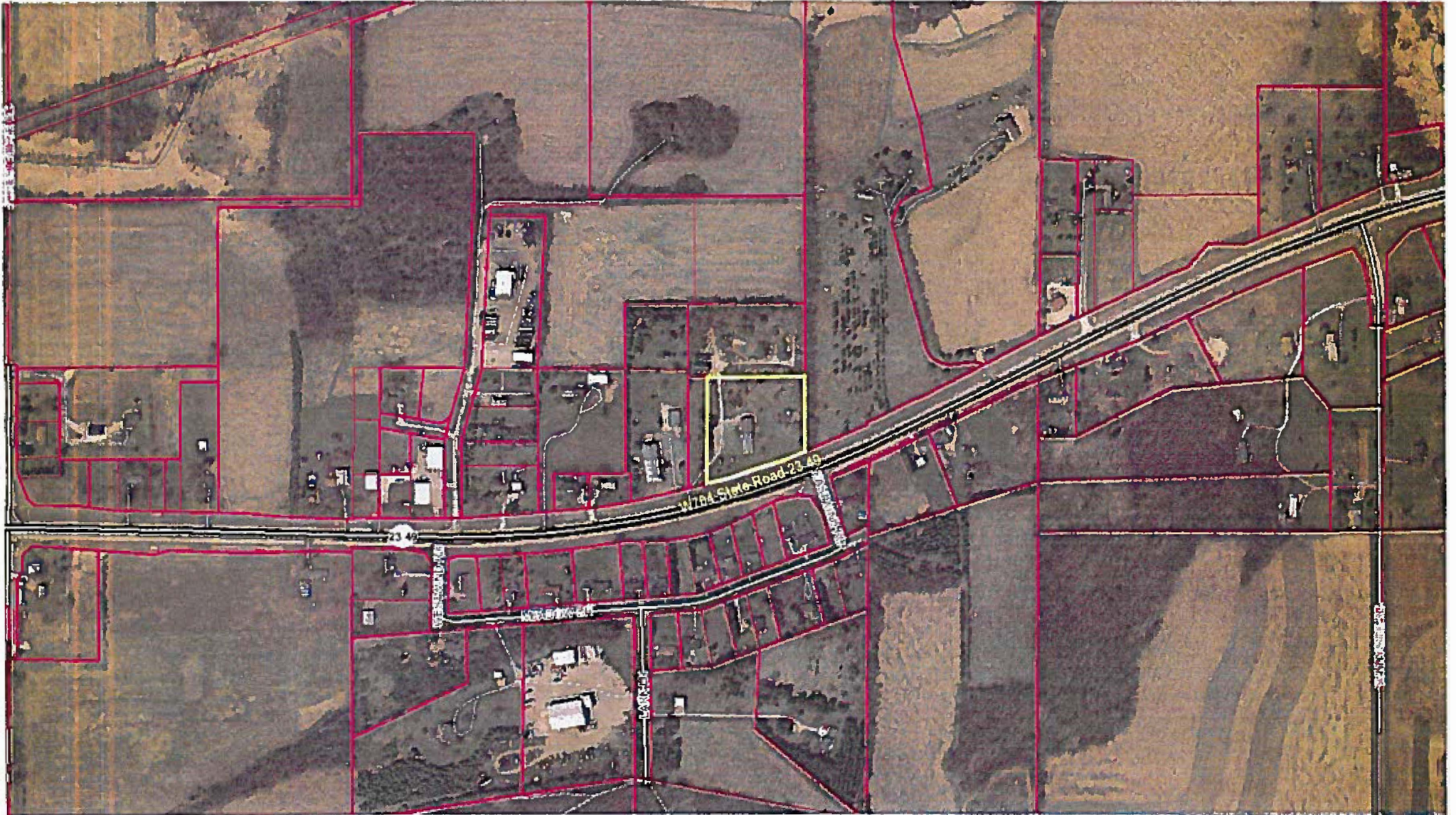


W704 State Road 23 49 (highlighted in yellow) is currently zoned A-1 Farmland Preservation.

Green Lake Flooring, LLC – John Voigt

W704 State Road 23 49, Town of Brooklyn, Parcel #004-00289-0200 (± 3.1 acres); Part of Section 14, T16N, R13E

Rezone ± 3.1 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District



Green Lake Flooring, LLC – John Voigt

**W704 State Road 23 49, Town of Brooklyn, Parcel #004-00289-0200 (± 3.1 acres); Part of Section 14, T16N, R13E
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W704 State Road 23 49, Town of Brooklyn, Parcel #004-00289-0200 (± 3.1 acres); Part of Section 14, T16N, R13E

Rezone ± 3.1 acres from A-1 Farmland Preservation District to C-2 Extensive Commercial District



TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on _____

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owner: Green Lake Flooring, LLC – John Voigt

Site Location: W704 State Road 23 49

General legal description: #004-00289-0200 (± 3.1 acres); Lot 1 Certified Survey Map 2089 excluding the west 75 feet from State Highway 23 49 to south lot line of Lot 2 of Certified Survey Map 2089, reserving a permanent right-of-way easement for Lot 1 from State Highway 23 49 to the remainder of Lot 1. Town of Brooklyn. To be identified by Certified Survey Map.

Request: Rezone request from A-1 Farmland Preservation District to C-2 Extensive Commercial District.

Planned public hearing date: August 1, 2019


Town Representative

7-9-19
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: July 22, 2019