



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, December 5, 2019.

Packet Pages:

- 1        Agenda
- 2-5     Draft meeting minutes from November 7, 2019
- 6-8     Financial reports for October
- 9-10    Permits issued in October
- 11-14   Violation reports
- 15-22   Robin's Nest Resorts, LLC conditional use permit complaint & recommendation

**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, December 5, 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  
Email address: [zoning@co.green-lake.wi.us](mailto:zoning@co.green-lake.wi.us)

### Agenda

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 11/07/19
5. Public comments: 3-minute limit
6. Department activity reports
  - a. Financial reports for October
  - b. Land use & septic permits for October
  - c. Violation reports
7. Department/Committee activity
  - a. Discuss camper and boat storage on agriculturally-zoned parcels
  - b. Discuss certain non-building structures as to whether the zoning ordinance requires a permit
  - c. Private Sewage Ordinance updates
8. Robin's Nest Resort conditional use permit complaint and recommendation
9. Future committee activities
  - a. Future agenda items
  - b. Next meeting date: February 6, 2020  
Business meeting 4:30 p.m. - Public hearing – 5:30 p.m.
10. Adjourn

***Please note:***

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

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, November 7, 2019**

**CALL TO ORDER**

Chairman Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

**PLEDGE OF ALLEGIANCE**

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

Absent:

Also Present: **Matt Kirkman, Land Use Planning and Zoning Director  
Carole DeCramer, Committee Secretary  
Krista Kamke, Land Use Specialist  
Dan Sondalle, Assistant Corporation Counsel**

**APPROVAL OF MINUTES**

**Motion by Wallace/Reabe, unanimously carried, to approve the 10/3/19 minutes.**

**APPEARANCES**

**a. Ray Mielke to discuss camping use in the A-1 Farmland Preservation District**  
Ray Mielke, W2155 South Avenue, Lomira – Discussed with the committee allowing camping on his 24-acre parcel, zoned A-1 Farmland Preservation District, in the Town of Marquette.

**b. Dale A. Walker to discuss outside camper and boat storage in A-2 General Agriculture District**  
Dale A. and Lisa A. Walker, 359 S. Main Street, Markesan – Discussed with the committee the possibility of allowing camper and boat storage on their A-2 General Agriculture District parcel.

These requests will be placed on a future agenda.

**DEPARTMENT ACTIVITY REPORTS**

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

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

**c. Violations**  
The committee discussed land use and septic violations.

**DEPARTMENT/COMMITTEE ACTIVITY**

**a. 2020 Committee Meeting Calendar**  
The committee agreed that they will not meet in January because it falls on January 2<sup>nd</sup>. The rest of the proposed meeting dates were approved.

**SHORELAND ZONING ORDINANCE AMENDMENT TO CLARIFY ALLOWED EXPANSION OF NON-CONFORMING STRUCTURES (338-57)**

Kirkman – Need approval for a minor change to the amendments to Chapter 338 Shoreland Zoning Ordinance that will allow expansion of non-conforming structures in the area between the existing building and the 75’ shore-yard setback. This will be included in the discussion during the public hearing portion of this meeting.

The committee directed staff to incorporate this change in the rest of the proposed amendments.

**BENJAMIN M SUTTON, RICK M SUTTON, KRISTINE C PANETTI, DONALD A SLOSSER, JR, RICK R SUTTON LIVING TRUST CONDITIONAL USE PERMIT**

Kirkman reported that the certified survey map has now been submitted and recorded.

**TOPO DATA FOR DRONE**

Kirkman explained that he wanted to get authorization from the committee to use non-metallic mining revenue to pay for hardware and software to be able to attach to the county’s drone to do lidar over the top of all of the mining sites. Gerald Stanuch, Green Lake County GIS Specialist, has now figured out a way to do that without having to spend any money on hardware and/or software. This will be displayed when the committee reviews the Egbert/Pahl mine further down on the agenda.

**5:28 p.m. Recessed until 5:30 p.m.**

**Boutwell was excused at 5:30 p.m.**

**5:30 p.m. Reconvened for the public hearing.**

**PUBLIC HEARING ITEMS**

**Item I: Owner/Applicant:** Michael J White **Site Location:** W2955 Hillside Rd, Parcel #004-00917-0000, Estate Numbers 1170 & 1171 of Lawsonia Estates Plat, Government Lot 1 of Section 35, T16N, R12E, Town of Brooklyn **Request:** Rezone from RC Recreation District to R-1 Single-family Residence District.

**a. Public hearing**

Attorney John Blazel, 118 N. Pearl Street, Berlin, Representing Mr. White – Spoke in favor of the request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman – Discussed the staff report and criteria. The Town of Brooklyn approved the request.

**c. Committee decision**

**Motion by Reabe/Talma, 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: Applicant:** Green Lake County Land Use Planning & Zoning Committee **Explanation:** The committee is requesting amendments to the Code of Green Lake County, Chapter 338 Shoreland Zoning Ordinance.

**a. Public hearing**

Mike Jankowski, W731 Silver Creek Road, Green Lake – Inquired as to what types of changes are being made to the ordinance regarding boathouses. In particular, what type of roof pitch is being proposed, and what are the other ordinance amendments? Another factor is draining the water from the boats, etc., once they are placed in the boathouse. The state considers placing drains in boathouses as having plumbing and plumbing is not allowed in boathouses.

Kirkman explained that flat-roof boathouses will no longer be allowed. The one that Mr. Jankowski is currently building is a 2-pitch roof and will be grandfathered in, but no others will be allowed once the ordinance is adopted. Kirkman also explained that he called the state regarding the drainage issue, and they stand firm on considering drains in boathouses as plumbing. There is also proposed language regarding land disturbing activity. If slopes are so steep (one-to-one or a 45-degree angle) that they have to be engineered to be able to build into the slope, the boathouse will not be allowed.

Kamke explained some of the other proposed changes, many of which are just clarifications.

Brian Olmen, N5589 County Road A, Green Lake – When considering building a new boathouse, a slope will have to be created. If the base is raised to the required elevation, gravel or something else may be required and could go beyond the two-foot level of the overhang of the roof.

Kamke and Kirkman agreed that this is probably not addressed in anything that is being proposed. This may be a variance request.

Public hearing closed.

**b. Committee discussion and deliberation**

Kirkman – Discussed the staff report and criteria.

**c. Committee decision**

**Motion by Wallace/Talma, unanimously carried on roll call (4-ayes, 0-nays), to approve the amendments to the Code of Green Lake County, Chapter 338 Shoreland Zoning Ordinance, as presented, and forward to the county board for final action.**

The business meeting portion reconvened for the following:

**EGBERT/PAHL QUARRY CONDITIONAL USE PERMIT COMPLAINT REVIEW**

Assistant Corporation Counsel Dan Sondalle announced that he will not advise or participate in any discussion regarding this agenda item due to a conflict of interest.

Kirkman began the discussion by reminding the committee that the department received a complaint regarding the aforementioned mine. As a result of that complaint, a drone was flown over the site and the committee reviewed the drone footage of the Egbert/Pahl non-metallic mine

located on Thomas Road. The conditional use permit that was approved for this mine included setbacks. After viewing the footage of the area, the committee agreed that mining has occurred outside of the setback area and that the complaint is valid and that the conditional use permit needs to be reviewed.

**Motion by Reabe/Talma, unanimously carried on roll call (4-eyes, 0-nays) to find the complaint valid and set a public hearing date of February 6, 2020.**

**DISCUSS CERTAIN NON-BUILDING STRUCTURES AS TO WHETHER THE ZONING ORDINANCE REQUIRES A PERMIT**

This will be placed on the December agenda when all of the committee members can be present.

**FUTURE COMMITTEE ACTIVITIES**

- a. **Future agenda items:**
- b. **Next meeting date**
  - December 5, 2019
  - Business meeting – 4:30 p.m.
  - Public hearing – None

**ADJOURN**

**6:20 p.m. Meeting adjourned.**

**RECORDED BY**

Carole DeCramer  
Committee Secretary

**APPROVED ON:**

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

FEES RECEIVED		OCTOBER				YEAR-TO-DATE				BUDGET	
		2018		2019		2018		2019		2019	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>											
Residential	New	7	3,500	5	4,400	20	9,050	17	11,200	-	
	Alterations	11	1,550	17	3,300	83	14,650	108	18,700	-	
Commercial	New	1	400	1	-	4	1,200	4	6,150	-	
	Alterations	1	150	-	-	8	1,100	2	1,650	-	
Agricultural	New	-	-	-	-	13	3,050	11	2,250	-	
	Alterations	-	-	3	450	2	150	5	750	-	
Other	New	-	-	-	-	-	-	2	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>20</b>	<b>\$ 5,600</b>	<b>26</b>	<b>\$ 8,150</b>	<b>130</b>	<b>\$ 29,200</b>	<b>149</b>	<b>\$ 40,700</b>	<b>\$ 34,800</b>	<b>117%</b>
<b>SANITARY PERMITS (POWTS)</b>											
Residential	New	-	-	4	990	15	4,275	22	5,770	-	
	Replacement	10	2,875	8	2,110	39	10,180	49	13,465	-	
	Reconnect	4	1,195	1	280	7	2,110	3	840	-	
	Modify	-	-	-	-	3	580	1	150	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	2	635	2	635	-	
	Replacement	-	-	-	-	-	-	1	280	-	
	Reconnect	-	-	-	-	1	280	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>14</b>	<b>\$ 4,070</b>	<b>13</b>	<b>\$ 3,380</b>	<b>67</b>	<b>\$ 18,060</b>	<b>78</b>	<b>\$ 21,140</b>	<b>\$ 24,600</b>	<b>86%</b>
<b>NON-METALLIC MINING PERMITS</b>											
Annual Permit Fees		-	-	-	-	18	15,300	18	15,300	-	
<b>Total</b>		<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>18</b>	<b>\$ 15,300</b>	<b>18</b>	<b>\$ 15,300</b>	<b>\$ 15,300</b>	<b>100%</b>
<b>BOARD OF ADJUSTMENT</b>											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		-	-	-	-	3	1,125	4	1,500	-	
Appeals		-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>3</b>	<b>\$ 1,125</b>	<b>4</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>100%</b>
<b>PLANNING &amp; ZONING COMMITTEE</b>											
Zoning Change		2	750	3	1,125	17	6,375	13	4,875	-	
Conditional Use Permits		-	-	-	-	5	1,875	5	1,875	-	
Variance		-	-	-	-	1	375	-	-	-	
<b>Total</b>		<b>2</b>	<b>\$ 750</b>	<b>3</b>	<b>\$ 1,125</b>	<b>23</b>	<b>\$ 8,625</b>	<b>18</b>	<b>\$ 6,750</b>	<b>\$ 8,625</b>	<b>78%</b>
<b>MISC.</b>											
Rental Weatherization		-	-	-	-	-	-	-	-	-	
Wisconsin Fund		-	-	-	-	-	-	-	-	-	
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	-	-	
Fees & Forfeitures		-	-	-	-	-	-	1	860	-	
<b>Total</b>		<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 860</b>	<b>\$ -</b>	<b>0%</b>
<b>SURVEYOR</b>											
Certified Survey Maps		1	165	7	1,230	25	4,335	43	7,395	6,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
Applied Funds: County Surveyor		-	-	-	-	-	-	-	-	9,500	
Applied Funds: Special Survey Projects		-	-	-	-	-	2,719	-	-	15,000	
<b>Total</b>		<b>1</b>	<b>\$ 165</b>	<b>7</b>	<b>\$ 1,230</b>	<b>25</b>	<b>\$ 7,054</b>	<b>43</b>	<b>\$ 7,395</b>	<b>\$ 30,500</b>	<b>24%</b>
<b>GIS (Geographic Information System)</b>											
Map Sales		-	15	-	-	-	85	-	85	200	
Land Records Transfer		-	2,448	-	-	-	24,665	-	-	24,500	
Land Information Grant		-	-	-	-	-	9,500	-	9,500	9,080	
<b>Total</b>		<b>-</b>	<b>\$ 2,463</b>	<b>-</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 34,250</b>	<b>-</b>	<b>\$ 9,585</b>	<b>\$ 33,780</b>	<b>28%</b>
<b>GRAND TOTAL</b>		<b>37</b>	<b>13,048</b>	<b>49</b>	<b>13,885</b>	<b>266</b>	<b>113,814</b>	<b>310</b>	<b>103,230</b>	<b>\$ 149,105</b>	<b>69%</b>
										<b>Total</b>	<b>69%</b>

For 10/01/19 - 10/31/19

Revenue Summary Report

FJRES01A

Periods 10 - 10

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
19-100-10-44400-000-000 Land Use Permits	34,800.00	7,850.00	40,400.00	-5,600.00	116.09
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	1,125.00	7,125.00	1,500.00	82.61
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	3,380.00	21,140.00	3,460.00	85.93
19-100-10-45110-000-000 Fines & Forfeitures	.00	.00	860.00	-860.00	.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	1,230.00	7,395.00	-1,395.00	123.25
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	9,500.00	.00	9,500.00	.00	100.00
10 Land Use Planning and Zoning	134,105.00	13,585.00	102,930.00	31,175.00	76.75



For 10/01/19 - 10/31/19

Expenditure Summary Report

FJEXS01A

Periods 10 - 10

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
19-100-10-53610-110-000	Salaries	295,708.00	.00	23,142.23	214,806.99	80,901.01 72.64
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	1,694.00	17,111.89	5,513.11 75.63
19-100-10-53610-153-000	Ret. Employer Share	19,372.00	.00	1,515.83	15,313.74	4,058.26 79.05
19-100-10-53610-154-000	Health Insurance	61,985.00	.00	4,469.44	45,386.42	16,598.58 73.22
19-100-10-53610-155-000	Life Insurance	589.00	.00	48.46	467.67	121.33 79.40
19-100-10-53610-210-002	Professional Services-SRV	9,500.00	.00	1,050.00	9,000.00	500.00 94.74
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	130.28	130.28	177.72 42.30
19-100-10-53610-242-000	Print Management	500.00	.00	235.93	1,141.02	-641.02 **
19-100-10-53610-307-000	Training	95.00	.00	146.67	281.67	-186.67 **
19-100-10-53610-310-000	Office Supplies	3,272.00	.00	10.29	1,211.55	2,060.45 37.03
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	122.50	1,138.00	-388.00 151.73
19-100-10-53610-320-001	Publications-PZ Public Hearing	3,000.00	.00	244.00	2,762.00	238.00 92.07
19-100-10-53610-321-000	Seminars	655.00	.00	164.00	564.00	91.00 86.11
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	155.50	546.57	-408.57 **
53610 Code Enforcement		421,290.00	.00	33,129.13	310,664.63	110,625.37 73.74
10 Land Use Planning and Zoning		421,290.00	.00	33,129.13	310,664.63	110,625.37 73.74

# Sanitary Permits: 10/01/19 - 10/31/19



Parcel #	Town	Site Address	Property Owners	Permit Fee	Permit Type
002-00343-0000	Berlin	W2379 Puchyan Rd	Jeanette F & Scott Nigbor	\$ 280.00	Replacement System
004-00232-0000	Brooklyn	N6698 County Road PP	Glen J & Carolyn M Bennett	\$ 280.00	Replacement System
004-00366-0000	Brooklyn	N6261 N Lawson Dr	Linda J Baranowski	\$ 280.00	Replacement System
006-00266-0100	Green Lake	N3749 Prairie Rd	Merle A & Bonnie J Strelow	\$ 150.00	Replacement Tank Only
006-01043-0000	Green Lake	W1462 Spring Grove Rd	Mike Streit	\$ 280.00	Reconnect
008-00323-0100	Kingston	N929 County Road HH	Inez & John Mark Bontrager	\$ 280.00	New System
008-00494-0200	Kingston	County Road II	David Ray & Esther O Mast	\$ 280.00	New System
012-00161-0000	Manchester	N1906 State Road 73	Green Lake County	\$ 280.00	Replacement System
012-00166-0000	Manchester	W3561 State Road 44	Ezra & Minerva Petersheim	\$ 150.00	New System
014-00397-0000	Marquette	W6890 Jolin Rd	Roger A & Diane J Nicholls	\$ 280.00	Replacement System
016-00258-0000	Princeton	W4638 County Road T	Frederick P Battaglia	\$ 280.00	Replacement System
016-00661-0000	Princeton	N6357 State Road 73	Jeffrey G Klingbeil	\$ 280.00	Replacement System
016-00664-0204	Princeton	W5256 County Road J	Jeffrey A & Vicki Bornick	\$ 280.00	New System
<b>TOTAL</b>				<b>\$ 3,380.00</b>	

# Land Use Permits: 10/01/19 - 10/31/19



Parcel Number	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
004-00398-0300	Brooklyn	N6199 County Road A	Brian R Giaster & Catherine A Corey	\$ 150.00	\$ 1,500.00	Ramp to house door
004-00529-0000	Brooklyn	N5861 County Road A	Rodney & Carol Dietsche	\$ 150.00	\$ 2,400.00	Carport & moving shed
004-00728-0601	Brooklyn	W2347 Carpenter Ln	Thomas W & Edith B Johnston Trust	\$ 900.00	\$ 750,000.00	Residence addition, deck replacement
004-00996-0000	Brooklyn	N5560 Old Oak Ln	Thomas M & Mary Clare Borah	\$ 150.00	\$ 1,500.00	Fence
004-01126-0000	Brooklyn	W859 Lakeside Dr	Andrew Gryske	\$ 150.00	\$ 50,000.00	Garage & house additions
004-02104-0500	Brooklyn	N5458 Shore Dr	Darlene Holik Trust	\$ 150.00	\$ 75,000.00	Garage, additional driveway space
004-02106-0500	Brooklyn	N5472 Shore Dr	Lori Weiler	\$ 1,250.00	\$ 900,000.00	Single-family dwelling, garage, grading
004-02201-0000	Brooklyn	N5374 Shore Dr	Michael & Robin Kostelnik	\$ 1,250.00	\$ 1,700,000.00	Single-family dwelling, garage, deck, patio
006-00752-0101	Green Lake	N4222 Blackbird Point Dr	Peter & Suzanne Wallace	\$ 150.00	\$ 28,000.00	Garage addition
006-01043-0000	Green Lake	W1462 Spring Grove Rd	Karen & Michael Streit 2007 Trust	\$ 900.00	\$ 728,000.00	Single-family dwelling, garage
006-01253-0000	Green Lake	N3061 E Little Green Rd	John M & Loise Knoll	\$ 150.00	\$ 15,000.00	Boathouse
006-01327-0100	Green Lake	N2984 N Kearley Rd	Gerise M Lapisa & James N Youngblood	\$ 150.00	\$ 60,000.00	Garage with storage space, raised deck
006-01702-0200	Green Lake	N3062 N Kearley Rd	Williams Living Trust	\$ 150.00	\$ 80,000.00	Boathouse, grading, stairs, walkway
010-00016-0000	Mackford	N2275 Schure Rd	Pamela A & Roger Schure	\$ 150.00	\$ 55,000.00	Heifer barn
010-00719-0100	Mackford	W440 County Road AW	Russell J & Janet K Rupp	\$ 150.00	\$ 8,000.00	Barn addition
012-00161-0000	Manchester	N1906 State Road 73	Green Lake County Highway Department	\$ -	\$ 200,000.00	New shop
014-00147-0000	Marquette	W5556 Pine N Rd	David Schoenecke Family Trust	\$ 150.00	\$ 35,000.00	Storage building for tractor, trailers, etc
014-00289-0101	Marquette	W7004 Puckaway Rd	Robin's Nest Resorts LLC	\$ 50.00	\$ 950.00	Detached deck
014-00289-0101	Marquette	W7004 Puckaway Rd	Robin's Nest Resorts LLC	\$ 150.00	\$ 1,500.00	Wooden deck
014-00338-0000	Marquette	W6544 Puckaway Rd	James Blount	\$ 400.00	\$ 280,000.00	Single-family dwelling, porches, filling
014-00357-0100	Marquette	W6614 Puckaway Rd	Amy McGettigan	\$ 150.00	\$ 66,000.00	Attached garage
014-00869-0000	Marquette	W6160 Lakeview N Dr	Brian & Janeen Zimmerman Liv Trust	\$ 100.00	\$ 950.00	At-grade concrete patio
016-00398-0000	Princeton	N4548 N Lill Ave	Martin A Urban	\$ 150.00	\$ 15,000.00	Boathouse
016-01222-0000	Princeton	N4142 S Lakeshore Dr	Carla J & Glen A Kastenschmidt	\$ 600.00	\$ 494,235.00	Single-family dwelling, garage, deck, patio
016-01440-0000	Princeton	N5049 Fox River Ln	Joan D & Lawrence S Kush	\$ 150.00	\$ 35,000.00	Detached garage
016-01532-0000	Princeton	N4398 S Lakeshore Dr	Marc C & Joni H Blackman	\$ 300.00	\$ 189,000.00	Detached garage with living space
<b>Totals</b>				<b>\$ 8,150.00</b>	<b>\$ 5,772,035.00</b>	

# Land Use Violations - 12/05/19



## Open Violations - Notice Sent

Parcel #	Town	Site Address	Owner Name	Vio Type	Vio Date	Vio Date	#Vios
002-00431-0100	Berlin	N8230 County Road F	Tamara L Thiel	Junk	Junk, 12 unregistered vehicles present	11/14/2018	1
004-00436-0100	Brooklyn	W2399 Princeton Rd	Cory Larson Sabra	Junk	2 junk cars, one chest freezer, collapsed chicken coop and multiple junk piles	10/2/2019	1
004-00998-0000	Brooklyn	N5568 Old Oak Ln	Ryan & Jodi Navta	Shoreland	Unpermitted deck is too close to septic tank	9/4/2019	2
006-00542-0200	Brooklyn	N3047 E Little Green Rd	Sandra Sargent Living Trust	Zoning	No land use permit for new structure	10/24/2019	3
010-00143-0000	Mackford	N1914 County Road AS	SLR Properties LLC	Junk	Unlicensed vehicles (2), junk stacked & piled on property	10/23/2019	1
010-00150-0100	Mackford	County Road S	Dale & Lisa Walker	Zoning	No land use permit for new structure	10/23/2019	3
014-00001-0000	Marquette	N2797 County Road B	Gary L & Linda A Swanke	Junk	Tires, pallets, unregistered truck, junk	10/10/2019	1
014-00194-0100	Marquette	W5016 Cherry Rd	Kristen & Raymond Mielke	Zoning	Camping not an allowed use in the A-1 zoning district.	10/8/2019	1
016-00350-0300	Princeton	W3690 Beyers Cove Rd	Brad & Lara Herbolzheimer	Shoreland	Activity not allowed in vegetative buffer zone	10/23/2019	1
016-00769-0000	Princeton	W5913 State Road 23	Derek A Crivello	Shoreland	No land use permit for structure	10/23/2019	3
016-01217-0000	Princeton	N4162 S Lakeshore Dr	Diane Cole, et al	Shoreland	Expansion of a variance-authorized structure outside the footprint	10/25/2019	2

## Open Violations - Final Sent

Parcel #	Town	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	#Vios
004-00356-0000	Brooklyn	N Lawson St	Egbert Excavating Inc	Zoning	CUP/Rezone on hold waiting for LOMR acceptance	4/5/2018	3
014-00350-0000	Marquette	W6592 Puckaway Rd	Wesley E Smith	Shoreland	Moved garage into side-yard & over lot line	8/22/2019	4

## Sent to Corporation Counsel:

None

# Green Lake County POWTS Violations - 12/05/19



Notice Sent:						
Parcel #	Town	Site Address	Property Owner	Vio Date	Vio Date	# Vios
002-00131-0200	Berlin	N9205 32ND DR	Joseph A Hoppa	Dug into mound with an excavator	7/19/2019	1
004-00232-0000	Brooklyn	N6698 COUNTY ROAD PP	Glen J & Carolyn M Bennett	Possible cesspool.	9/7/2018	2
004-00315-0200	Brooklyn	W1002 STATE ROAD 23 49	Coachlite Green Lake LLC	Tank overfull & discharging to ground surface.	11/6/2017	4
004-00319-0200	Brooklyn	W1049 STATE ROAD 23 49	Radene M Abel & Gary W Benz	Tank failure not structurally sound.	10/17/2018	3
004-00366-0000	Brooklyn	N6261 N LAWSON DR	Linda J Baranowski	Tank Failure	5/9/2019	3
004-00376-0200	Brooklyn	N6215 N LAWSON DR	Ginny L Schultz	Tank failure not structurally sound.	10/29/2018	2
004-00505-0900	Brooklyn	N5927 LAKE STEEL ST	Elizabeth A Kabacinski	Tank overfull & discharging to ground surface.	10/11/2018	2
004-00593-0000	Brooklyn	N5691 BROOKLYN G RD	Richard A & Joyce M Harvey	Tank Failure	8/5/2019	2
004-00604-0200	Brooklyn	N5685 SPAULDING HILL RD	Richard W & Cindy H Diemer	Tank overfull & discharging to ground surface.	10/18/2018	1
004-00617-0200	Brooklyn	N5458 BROOKLYN G RD	William Smith Revocable Trust	Tank failure not structurally sound.	10/3/2018	2
004-00764-0100	Brooklyn	W598 COUNTY ROAD K	Amy & Erik R Arnetveit	Tank failure not structurally sound.	10/17/2018	2
004-00781-0100	Brooklyn	N5190 SKUNK HOLLOW RD	Robert E & Helen Timm	Tank overfull & discharging to ground surface.	10/5/2018	1
006-00135-0000	Green Lake	N4474 LAKEVIEW RD	Brenda & Gregory Zier	Tank failure not structurally sound.	11/2/2018	2
008-00624-0000	Kingston	W6458 E PINE ST	Annette K Griffin	Water is seeping out the top of Holding tank into	9/10/2019	1
014-00118-0000	Marquette	W5690 RIVERVIEW DR	Anthony Metzger	Tank Failure	11/5/2019	1
014-00575-0000	Marquette	N4091 WICKS LNDG	Richard G Zodrow	Tank failure not structurally sound.	7/17/2018	1
014-00582-0000	Marquette	N4075 WICKS LNDG	William Frost Revocabe Trust, et al	Tank failure not structurally sound.	7/17/2018	1
016-00073-0000	Princeton	N5890 COUNTY ROAD D	Norman W & Lorraine M Liebe	Tank overfull & discharging to ground surface.	7/28/2018	3

016-00089-0000	Princeton	W4830 VILLAGE ACRES LN	Margaret Lehnert DDS Living Trust	Overflow Not Resolved	9/20/2019	1
016-00115-0100	Princeton	W4564 STATE ROAD 23 73	Richard W Weber	Tank Failure	9/18/2018	3
016-00201-0100	Princeton	N5431 STATE ROAD 73	Roger V Swanson	Tank failure not structurally sound.	12/17/2018	1
016-00212-0000	Princeton	W4289 STATE ROAD 23 73	Russell G & Wendy R Wanasek	Tank failure not structurally sound.	6/26/2018	1
016-00579-0000	Princeton	W5482 LOSINSKI RD	James M Wegner	Tank failure not structurally sound.	9/5/2017	2
016-00600-0000	Princeton	N6415 OTTO RD	Lucille Manthey	Tank failure not structurally sound.	11/7/2018	1
016-00801-0300	Princeton	N5591 LOCK RD	Michael J Calamita	Tank overfull & discharging to ground surface.	9/29/2017	14
016-00907-0000	Princeton	W5507 BEND RD	Sandra L Zelenski	Tank failure not structurally sound.	11/2/2018	2
016-00909-0200	Princeton	N5096 KUHARSKI RD	Dowe & Lori J Schweder	Tank overfull & discharging to ground surface.	9/11/2018	3
016-00923-0000	Princeton	N4898 RAY SHORTER RD	Progressive Rod & Gun Club	Tank not structurally sound.	7/5/2019	6
016-01092-0000	Princeton	N4643 OAK RD	Hills Irrevocable Trust	Tank failure not structurally sound.	10/5/2018	2
016-01099-0000	Princeton	N4683 OAK RD	James F & Elizabeth A Oeth	Tank failure not structurally sound.	8/23/2018	1
016-01405-0000	Princeton	W5552 OXBOW TRL	Louis R & Edel M Ullenberg	Tank failure not structurally sound.	8/30/2018	1
016-01682-0000	Princeton	N6153 PLEASANT DR	Ariene Morgan	Tank unsound	10/10/2019	9
018-00085-0000	Seneca	W4224 HUCKLEBERRY RD	Bruce & Deborah L Deibert	Tank failure not structurally sound.	8/9/2018	1
018-00204-0000	Seneca	W3390 COUNTY ROAD J	Bernard J Schultz, Jr	Tank unsound	9/5/2019	1
154-00229-0000	V Marquette	210 W FRONT ST	ACN Trust	Probable surface discharge.	4/4/2019	9
271-00742-0000	C Princeton	742 E TWIN OAKS CT	Kevin T & Patricia A Schaefer	Overflow Not Resolved	7/12/2019	4

**Final Notice Sent:**

Parcel #	Town	Site Address	Property Owner	Violation Description	Vio Date	# Vios
014-00235-0000	Marquette	W5621 Pine S Rd	Nathan Schultz	Tank failure.	3/18/2019	1
014-00533-0000	Marquette	N3946 State Road 73	Kelly L & Diane White	Overflow not resolved.	1/16/2019	2
016-00112-0100	Princeton	W4537 State Road 23 73	Patrick L & Lisa M Sorensen	Tank lid not properly secured.	12/21/2018	2

016-00383-0000	Princeton	N4843 State Road 73	Lee Kittelson & Kelly Hackbarth	Tank failure.	4/30/2019	2
016-00770-0000	Princeton	W5897 State Road 23	Wanetta Hazelwood et al	Tank failure.	8/13/2019	1
016-00798-0500	Princeton	N5588 Lock Rd	Thomas Kujac	Tank overfull & discharging to ground.	11/1/2017	10
154-00089-0000	V Marquette	150 W 2nd St	Kenneth A & Jean A Koerner	Probable surface discharge.	4/9/2019	1

**Sent to Corp Counsel:**

None



## 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

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In response to a phone conversation with a neighboring property owner, a site visit was performed at W7004 Puckaway Rd on October 24, 2019, at 10:55AM. The phone conversation was in regards to the conditions required for the approval of a Conditional Use Permit, granted to Robin's Nest Resorts, LLC, DBA River's End Resort. Specifically in question was the vegetative screening requirements.

Several photos were taken from the road, at which time the caller met staff along the road right-of-way. While this was an unplanned meeting, it did allow for additional conversation explaining their concerns. Staff informed them of appropriate next steps, including submitting a formal written complaint to the department. That written complaint was received by the Department the first week of November, but too late to be included on the Committee's November business meeting agenda.

After parting with the caller along the right of way, staff accessed the property and met with one of the renters, who is the person in charge on the property while the owner is away. His lot is adjacent to property accessed by the caller, and he is familiar with the strained relationship with the neighbor caller. He took staff to the northwest property line, which is the main subject of the caller's complaints. In this area, the Committee required a condition of a vegetative screen to be established to grow a minimum height of 5ft tall.

While the Conditional Use Permit required a vegetative screen to be established, there was no timeline or enforceable condition as to how quickly the line must reach the 5ft minimum height requirement. As of October 24, 2019, no tree on the northwest property line was greater than 3ft tall, with most being in the 18"-24" range.

With consideration to the previous years' near-record precipitation totals and the proximity of this planting location to Fox River/Lake Puckaway floodplain extents, it is the opinion of staff that the trees have received more than adequate moisture in the time they have been in the ground. The location of the campground is at the base of a rolling hill characteristic to the Grand River Marsh area, which will increase water flowing towards the river. Also typical to this area of the County are populations of deer, indicated by fresh antler scrapes along larger sapling trees and evidence of grazing activity on the smaller trees planted into the soil berm. There was visible damage to the trees, likely from herbivore browsing.

The conversation about the berm plantings included a tangent into the access by easement the caller has and ownership of that easement corridor. Also discussed were options for replacing the private on-site wastewater treatment systems (POWTS) further from the river and floodplain extents, as well as next steps should the Committee determine a review of the conditional use permit is necessary.



GREEN LAKE COUNTY

COMPLAINT FORM

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

Date 10-30-2019	Time 6:30 <input type="checkbox"/> am <input checked="" type="checkbox"/> pm	Type of Complaint <input checked="" type="checkbox"/> In Person <input type="checkbox"/> Telephone <input checked="" type="checkbox"/> In Writing <input type="checkbox"/> Other
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COMPLAINANT INFORMATION		ALLEGED VIOLATOR INFORMATION	
Name(s)	[REDACTED]	Name(s)	DON DYSIARD
Mailing Address	[REDACTED]	Mailing Address	W7004 Puckawat RD
City, State, Zip	[REDACTED]	City, State, Zip	Township of Marquette WI 53946
Telephone Number	[REDACTED]	Telephone Number	1-414-810-8815
Will provide affidavit/testimony if needed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Permission to enter complainant's property if needed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alleged violator is: <input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Other	

LOCATION OF ALLEGED VIOLATION				
Tax ID #	Rivers end CAMP ground	Location	%, S, T, N, R, E	
Site Address	W7004 Puckawat RD	Lot #	Block #	Subdivision or CSM
Zoning District	RC	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town	Township of Marquette	

**DESCRIPTION OF ALLEGED VIOLATION**

MY feeling is that the alleged violator is not following condition number 16 of the conditions the county provided. we are going on year number 4 since the conditional use permit has been approved, some trees are dead and the rest are seedlings. This does not provide year round foliage.

**NOTES**

If also would like to be ~~heard~~ heard on a moral scale. When the county had this meeting the members of the board thought that the camp ground would not bring a negative impact to the area, which in fact it has done the complete opposite. Here are some negative impacts, decreased property values, public welfare, prosperity to land owners and county. I have documentation to support these claim I will provide it when needed.



Robin's Nest Resorts, LLC



Robin's Nest Resorts, LLC







Robin's Nest Resorts, LLC

