



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, September 3, 2020.

Packet Pages:

- 2-3 Agenda
- 4-6 Draft meeting minutes from August 6, 2020
- 7-9 Financial reports for July, 2020
- 10-11 Permit Reports
- 12-13 Violation reports
- 14-15 Public Hearing Notice
- 16-24 **Item I: Owner/Applicant:** Mark Pettack **General legal description:** Parcel #004-00566-0100, part of the SE¼ of Section 23, T16N, R13E, ±13.66 acres., N5856 Spaulding Hill Rd., Town of Brooklyn. **Request:** Rezone ±5.5 acres from A-2 General Agriculture District to R-4 Rural Residential District, to be identified by certified survey map.
- 25-31 **Item II: Owner:** Schurecrest Farms Inc **Applicant:** Clinton Schure **General legal description:** Parcel: #010-00014-0000, Part of the SW¼ of Section 1, T14N, R13E, ±40 acres, N2182 County Road Q, Town of Mackford. **Request:** Rezone ±3.2 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map
- 32-44 **Item III. Owner:** Robin's Nest Resort **Applicant:** Don Dysland **General legal description:** Parcel #014-00289-0101, Lot 1 of CSM 3567, located in Gov't lots 1 & 2, Section 31, T15N, R11E, ±14 acres, W7004 Puckaway Road, Town of Marquette. **Request:** Modification of condition #16 of the May 5, 2016 conditional use permit (CUP) as required by Section 350-57 of the County Zoning Ordinance, to bring the CUP into compliance.
- 45-50 **Item IV. Owner/Applicant:** Wesley & Megan Williams **General legal description:** parcel #: 006-01006-0100, 006-01066-0200, 006-01066-0300, lots 1, 2, 3 of CSM 2928 section 33, T16N, R13E, ±3.12 acres, W1405 Spring Grove Road Ripon, Town of Green Lake. **Request:** Rezone Lots 1, 2, and 3 of Certified Survey Map 2928 (±3.1 acres) from R-1 Single-family Residence District to A-1 Farmland Preservation District, to be combined by certified survey map with adjacent A-1 lands.
- 51-57 **Item V. Owner:** Moeland LLC **Applicant:** Moeland & Tyler Whitrock **General legal description:** Lot 8 Eastridge subdivision, section 2, T17N, R13E, ±1.92 acres, Town of Berlin **Request:** Conditional Use Permit for a mini-warehousing business and building on lands zoned 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

Matt Kirkman
Director

Office: 920-294-4156
FAX: 920-294-4198

Planning & Zoning Committee Meeting Notice

Date: September 3, 2020 Time: 4:30 PM
Location: Government Center, County Board Room, 571 County Road A, Green Lake WI

AGENDA 9/3/2020

Committee Members

Curt Talma,
Chairman

Bill Boutwell

Chuck Buss

Don Lenz

Harley Reabe Keith

Hess, Alternate

Sue Kiener, Secretary

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Approval of Minutes: 8/6/2020
5. Public comments: 3-minute limit
6. Public Appearances
7. Department activity reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
8. Department/Committee activity
 - a. Update the use of shipping containers as a mini-warehouse use in the C-2, Extensive Commercial Zoning District

5:15 p. m. Public Hearing

Item I: Owner/Applicant: Mark Pettack **General legal description:** Parcel #004-00566-0100, part of the SE¼ of Section 23, T16N, R13E, ±13.66 acres., N5856 Spaulding Hill Rd., Town of Brooklyn. **Request:** Rezone ±5.5 acres from A-2 General Agriculture District to R-4 Rural Residential District, to be identified by certified survey map.

Item II: Owner: Schurecrest Farms Inc **Applicant:** Clinton Schure **General legal description:** Parcel: #010-00014-0000, Part of the SW¼ of Section 1, T14N, R13E, ±40 acres, N2182 County Road Q, Town of Mackford. **Request:** Rezone ±3.2 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map

Item III. Owner: Robin's Nest Resort **Applicant:** Don Dysland **General legal description:** Parcel #014-00289-0101, Lot 1 of CSM 3567, located in Gov't lots 1 & 2, Section 31, T15N, R11E, ±14 acres, W7004 Puckaway Road, Town of Marquette. **Request:** Modification of condition #16 of the May 5, 2016 conditional use permit (CUP) as required by Section 350-57 of the County Zoning Ordinance, to bring the CUP into compliance.

Item IV. Owner/Applicant: Wesley & Megan Williams **General legal description:** parcel #: 006-01006-0100, 006-01066-0200, 006-01066-0300, lots 1, 2, 3 of CSM 2928 section 33, T16N, R13E, ±3.12 acres, W1405 Spring Grove Road Ripon, Town of Green Lake. **Request:** Rezone Lots 1, 2, and 3 of Certified Survey Map 2928 (±3.1 acres) from R-1 Single-family Residence District to A-1 Farmland Preservation District, to be combined by certified survey map with adjacent A-1 lands.

Item V. Owner: Moeland LLC **Applicant:** Moeland & Tyler Whitrock **General legal description:** Lot 8 Eastridge subdivision, section 2, T17N, R13E, ±1.92 acres, Town of Berlin **Request:** Conditional Use Permit for a mini-warehousing business and building on lands zoned C-2 Extensive Commercial District.

9. Future committee activities
 - a. Future agenda items
 - b. Meeting date: October 1, 2020
(Business meeting 4:30 p.m., Public hearing 5:15 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 office, no later than 3 days before date of the meeting.



GREEN LAKE COUNTY
LAND USE PLANNING & ZONING

Matt Kirkman
Director

Office: 920-294-4156
FAX: 920-294-4198

To Join this Zoom Meeting

Click link for audio & video

<https://zoom.us/j/5022456162?pwd=V2IvUTFFb2o3MWNqUFFFcFRtMIBJQT09>

Or by phone for audio

Dial by your location (1-301-715-8592) US

Meeting ID: 502 245 6162

Password: 345536

Kindly arrange to be present, if unable to do so, please notify our office. Sincerely, Sue Kiener, Secretary

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 office, no later than 3 days before date of the meeting.

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 6, 2020**

CALL TO ORDER

Planning & Zoning Chairman Curt Talma 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. Public access was provided.

Present: **Curt Talma, Chuck Buss, Don Lenz, Harley Reabe, Keith Hess (alternate)**

Absent: **Bill Boutwell**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director

Dawn Klockow, Corporate Council, **Sue Kiener**, Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Reabe/Buss) to approve the minutes of the July 2, 2020 meeting with no additions or corrections. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman gave an overview and explanation of July financial reports.

b. Permits

Kirkman gave an update of land use and septic permits for July.

c. Violations

Kirkman provided information on the status of current violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Staff Update

Kirkman stated that the new Land Use Specialist, Aaron Ogle, is doing a fine job, and now we are fully staffed. Deputy surveyor is now Scott Hewitt, with Dennis Green as a 2nd.

b. 2021 Budget

Kirkman presented the 2021 budget proposal.

c. Robin's Nest Resort CUP

Kirkman presented finding to the committee that CUP conditions were not being met. Klockow recommended reconsideration of CUP based on reasonable probability.

Motion/second (Buss/Lenz) to reconsider CUP based on reasonable probability. All in favor, none opposed.

Discussion: Kirkman presented details, Klockow shared map of area.

Motion/second (Lenz/Buss) that there is a reasonable probability that the subject property is in violation of condition #16 of the 2016 resolution. No discussion. All in favor. None opposed.

Motion/second (Reabe/Lenz) that we hold a public hearing for Robin’s Nest Resort violation of condition #16 of the 2016 resolution. No discussion. All in favor. None opposed. To be on September Agenda.

d. Shipping Containers as mini warehouse use

Kirkman explained shipping container use in C-2 district. Reabe recommended that Kirkman research what other counties are doing on this topic.

PUBLIC HEARING ITEMS

Item I: Owner: Egbert Excavating, Inc. **Applicant:** Dan Egbert **General legal description:** Parcel #004-00356-0000, part of the SE¼ of Section 16, T16N, R13E, ±3.3 acres, W1302 N Lawson Dr., Town of Brooklyn. **Request:** Rezone ±0.7 acres from A-1 Farmland Preservation District to I Industrial District and ±2.6 acres from A-1 Farmland Preservation District to NRC Natural Resources Conservancy District. To be identified by certified survey map.

- a. Public Testimony/Comment: Dan Egbert gave information on request.
- b. Committee Discussion & Deliberation – Matt Kirkman gave the staff recommendations regarding the rezone request. Approval given based on criteria. The Town of Brooklyn has no objection to the request.
- c. Committee Decision – *Motion/second (Buss/Lenz)* to approve the rezone request as presented and forward to County Board for final action. All in favor. None opposed. Motion carried.

Item II: Owner: Egbert Excavating, Inc. **Agent:** Dan Egbert **General legal description:** Parcel #004-00356-0000, part of the SE¼ of Section 16, T16N, R13E, ±3.3 acres, W1302 N Lawson Dr., Town of Brooklyn. **Request:** Conditional Use Permit for an existing excavating business including expansion of contractor’s yard for equipment storage.

- a. Public Testimony/Comment: None.
- b. Committee Discussion & Deliberation – Matt Kirkman gave the staff recommendations regarding the CUP request. Approval given based on criteria. The Town of Brooklyn has no objection to the request.
- c. Committee Decision – *Motion/second (Buss/Lenz)* to grant the CUP provided the filled in area to be restored to the 2010 LiDAR 2 foot contours by 12/1/2020 and that Egbert apply for an after-the-fact land use permit for the construction of the contractor storage yard and adopt the rest of the conditions. All in favor. None opposed. Motion carried.

Item III. Owner: Schwandt Children Real Estate LLC **Agent:** Brian Schwandt **General legal description:** Parcel # 012-00262-0300, part of the NE¼ of Section 15, T14N, R12E, ±1.08 acres, N1638 Madison St., Town of Manchester. **Request:** Conditional Use Permit for the parking and storage of vehicles associated with a towing and recovery business.

- a. Public Testimony/Comment: None.
- b. Committee Discussion & Deliberation – Matt Kirkman gave details regarding the CUP request. Klockow gave recommendations to the committee on options to consider. Approval given based on criteria. The Town of Manchester does not approve the request.

- c. Committee Decision – *Motion/second (Reabe/Lenz)* to not approve the CUP to Schwandt due to the lack of information needed to make a final decision.. All in favor. None opposed. Motion carried.

Chair Curt Talma left meeting, Reabe acted as Chair for the remainder of the meeting.

Item IV. Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting amendments to the code of Green Lake County, Chapter 350, Zoning Ordinance; more specifically, to amend the dwelling design standards, permitted uses in the Single-Family, Single-Family Mobile Home, Multiple-Family Residence Districts, as well as the Rural Residential District, building setback distance in platted subdivisions, structures permitted within street setbacks, and the definition of principle structure. Also to include a new standards regulating solar panel arrays.

- a. No public comment.
- b. Kirkman presented details
- c. Discussion
- d. *Motion/second (Lenz/Buss)* to report to county board the amendment

Item V. Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting the repeal and recreation of Chapter 334, Private Sewage Systems Ordinance, of the Code of Green Lake County.

- a. No public comment.
- b. Kirkman presented details
- c. Discussion
- d. *Motion/second (Lenz/Buss)* forward on to county board with recommendation to adopt as proposed.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items** – please forward to Kirkman or Kiener.
- b. **Next meeting date** – September 3, 2020
Business meeting – 4:30 p.m.
Public hearing – 5:15 p.m.

ADJOURN

Reabe adjourned the meeting at 6:31 PM.

Respectfully submitted,

Sue Kiener.
Secretary

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

FEES RECEIVED	JULY				YEAR-TO-DATE				BUDGET	
	2019		2020		2019		2020		2020	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	20	7,250	21	5,100	86	25,450	111	\$ 25,100	\$ 34,800	72%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	14	3,660	7	1,960	21	5,490	54	\$ 14,770	\$ 22,695	65%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	-	-	5	\$ 9,600	\$ 15,300	63%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	1	375	-	-	5	1,875	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	-	\$ -	1	\$ 375	-	\$ -	5	\$ 1,875	\$ 1,500	125%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	-	-	1	375	3	1,125	-	-
Conditional Use Permits	1	375	-	-	2	750	2	750	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	2	\$ 750	-	\$ -	3	\$ 1,125	5	\$ 1,875	\$ 8,625	22%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	1	100	-	-
Fines & Forfeitures	-	-	-	-	-	-	11	6,800	-	-
Total	-	\$ -	-	\$ -	-	\$ -	12	\$ 6,900	-	-
SURVEYOR										
Certified Survey Maps	4	675	2	330	11	1,890	25	4,395	6,000	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	112	-	-	9,500	-
Total	4	\$ 675	2	\$ 330	11	\$ 2,002	25	\$ 4,395	\$ 15,500	28%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	180	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	9,500	-	-	-	9,500	-	-	10,000	-
Total	-	\$ 9,500	-	\$ -	-	\$ 9,500	-	\$ -	\$ 35,180	0%
GRAND TOTAL										
	40	21,835	31	7,765	121	43,567	217	64,515	\$ 133,600	
									Total	48%

For 07/01/20 - 07/31/20

Expenditure Summary Report

FJEXS01A

Periods 07 - 07

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						
20-100-10-53610-110-000 Salaries	306,001.00	.00	30,023.60	150,743.99	155,257.01	49.26
20-100-10-53610-125-000 Overtime	.00	.00	.00	19.41	-19.41	.00
20-100-10-53610-140-000 Meeting Payments	1,225.00	.00	.00	.00	1,225.00	.00
20-100-10-53610-151-000 Social Security	23,432.00	.00	2,216.65	12,329.81	11,102.19	52.62
20-100-10-53610-153-000 Ret. Employer Share	20,677.00	.00	2,026.61	10,937.64	9,739.36	52.90
20-100-10-53610-154-000 Health Insurance	56,744.00	.00	3,995.88	30,902.28	25,841.72	54.46
20-100-10-53610-155-000 Life Insurance	610.00	.00	30.92	165.04	444.96	27.06
20-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	750.00	4,450.00	5,050.00	46.84
20-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	375.00	-75.00	125.00
20-100-10-53610-225-000 Phone Service	576.00	.00	96.66	524.71	51.29	91.10
20-100-10-53610-242-000 Print Management	1,180.00	.00	25.56	212.59	967.41	18.02
20-100-10-53610-307-000 Training	380.00	.00	.00	316.43	63.57	83.27
20-100-10-53610-310-000 Office Supplies	2,762.00	.00	109.53	369.54	2,392.46	13.38
20-100-10-53610-312-000 Field Supplies	200.00	.00	.00	10.09	189.91	5.05
20-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	.00	603.00	147.00	80.40
20-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	.00	569.00	2,431.00	18.97
20-100-10-53610-321-000 Seminars	655.00	.00	.00	647.88	7.12	98.91
20-100-10-53610-324-000 Member Dues	100.00	.00	.00	100.00	.00	100.00
20-100-10-53610-330-000 Travel	492.00	.00	75.06	75.06	416.94	15.26
20-100-10-53610-352-000 Vehicle Maintenance	638.00	.00	.00	147.52	490.48	23.12
53610 Code Enforcement	429,222.00	.00	39,350.47	213,498.99	215,723.01	49.74
10 Land Use Planning and Zoning	429,222.00	.00	39,350.47	213,498.99	215,723.01	49.74

GREEN LAKE COUNTY

For 07/01/20 - 07/31/20

Revenue Summary Report

FJRES01A

Periods 07 - 07

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					
20-100-10-44400-000-000 Land Use Permits	34,800.00	5,100.00	25,100.00	9,700.00	72.13
20-100-10-44400-001-000 BOA Public Hearing	1,500.00	375.00	1,875.00	-375.00	125.00
20-100-10-44400-002-000 PZ Public Hearing	8,625.00	.00	1,875.00	6,750.00	21.74
20-100-10-44409-000-000 Non-Metallic Mining	30,300.00	-705.00	9,600.00	20,700.00	31.68
20-100-10-44410-000-000 Sanitary Permits	22,695.00	1,960.00	14,770.00	7,925.00	65.08
20-100-10-44411-000-000 Wisconsin Fund Applications	.00	.00	100.00	-100.00	.00
20-100-10-45110-000-000 Fines & Forfeitures	.00	.00	6,800.00	-6,800.00	.00
20-100-10-46131-001-000 GIS Map Sales	180.00	.00	.00	180.00	.00
20-100-10-46131-002-000 Strategic Fund	10,000.00	.00	.00	10,000.00	.00
20-100-10-46762-000-000 Certified Survey Maps	6,000.00	330.00	4,395.00	1,605.00	73.25
20-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
20-100-10-49320-000-000 Applied Funds	19,000.00	.00	.00	19,000.00	.00
10 Land Use Planning and Zoning	158,100.00	7,060.00	64,515.00	93,585.00	40.81

Land Use Permits: 7/1/2020 - 7/31/2020

Permit Number	Parcel Number	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12561	004003070200	N6230 STATE ROAD 49	01/24/2020	07/24/2020	FIRST NATIONAL BANK OF BERLIN	3294	Accessory Structure - Sign	11.5 Square foot sign on building above the doorway	Accessory Structure - Sign	59.24 Square foot sign on side of building
12632	002004280000	No Address Available	06/11/2020	07/11/2020	TRILLIUM HILL LAND LLC	800000		Cow Barn		
12638	016011970000	N4246 S LAKESHORE DR	06/19/2020	07/01/2020	WILLIAM B JENE R TRUST	650000	Principal Structure - Single Family			
12647	006012200000	W2104 TULETA HILL RD	06/26/2020	07/14/2020	ALEXANDER BURKE TRUST	870000	Accessory Structure - Boathouse		Principal Structure - Single Family	
12650	004002860200	W599 STATE ROAD 23 49	07/06/2020	07/06/2020	ARLANDW KIRST	16000	Accessory Structure - Detached Garage			
12651	004011460000	W875 SUMMIT CT	07/07/2020	07/07/2020	DUSTIN QUADE	178000	Accessory Structure - Attached Deck/Patio		Principal Structure - Single Family	3 Bedrooms
12652	006010650000	W1325 SPRING GROVE RD	07/08/2020	07/20/2020	SOUTHSHORE TERRACE HOME OWNERS ASSOC INC	250000	Principal Structure - Single Family	Unit#12 new double-wide dwelling to replace mobile home.	Accessory Structure - Retaining Walls	Wall to house infiltration area, see site plan.
12653	006010910000	W1210 SPRING GROVE RD	07/08/2020	07/15/2020	SANJAY S & KRISTIN K HILL DESHPANDE LIVING TRUST	70000		Circular Driveway with Parking area 4520sqft	Accessory Structure - Stairs/Walkway	Walkways from Garage to main entry and side yard deck.
12654	016013440000	N4251 LAKEVIEW DR	07/09/2020	07/09/2020	JULIEA MATHIAS, LYLEG MATHIAS	10000	Accessory Structure - Retaining Walls	Two retaining walls tiered at 3 feet.		
12656	016009090900, 016001500400	No Address Available, No Address Available	07/10/2020	07/10/2020	TOWN OF PRINCETON, DENNIS V & YVONNE K MOLDENHAUER REVOCABLE TRUST	35000	Land Disturbing Activity - Filling	Raise Town Road to be higher, but no increase in BFE. See Badger Engineering Study dated April 15, 2018.		
12657	016013010000	N4181 S LAKESHORE DR	07/10/2020	07/10/2020	DORATHEAK VERTENTEN, JAMESA VERTENTEN	10000	Accessory Structure - Storage Buildings	Replacing Existing shed		
12658	006015020000	W2774 OAKWOOD BEACH RD	07/14/2020	07/15/2020	JONM RIGGS, LYNNM RIGGS	3000	Accessory Structure - Retaining Walls	Outcropping Stone retaining wall.		
12659	006014620000	W2610 OAKWOOD BEACH RD	07/14/2020	07/20/2020	GEORGE A & AMY H RUBLE	10000	Accessory Structure - Stairs/Walkway	Stone Outcrop Stairs / walkway		
12660	012001170000	W4260 STATE ROAD 44	07/14/2020	07/14/2020	EDGAR R & GLORIA R FREDRICK LIVING TRUST	75000	Accessory Structure - Addition to Accessory Structure	Equipment enclosures for Cell tower		
12661	004002850200	W594 STATE ROAD 23 49	07/17/2020	07/17/2020	KLEINDLS SUNSET RENTALS LLC	24000	Accessory Structure - Storage Buildings	Storage building addition		
12662	004007040100	W2205 LEDGEVIEW RD	07/20/2020	07/20/2020	FREDERICK S & MARY KAY MCLEVICH	1200	Accessory Structure - Fence	Picket Fence		
12663	012000940000	N2493 MARQUETTE RD	07/21/2020	07/21/2020	CHARLTONJ QUADE, KAYLYNM QUADE	10000	Accessory Structure - Storage Buildings	Pole Shed		
12664	004006020000	N5619 SPAULDING HILL RD	07/22/2020	07/22/2020	MELISSA BUSSE, PHILIP BUSSE	36000	Accessory Structure - Storage Buildings	Pole Shed		
12666	010002600100	N1598 COUNTY ROAD Q	07/23/2020	07/24/2020	MEGANR WIENKE, SHAWN R WIENKE	25000		Gravel driveway ranges in width, but computes to be about 9,126 sqft.	Accessory Structure - Detached Garage	Machine Shed with Lean-tos.
12667	012000600100	No Address Available	07/24/2020	07/24/2020	ROBIN HEIN, STEVEN DRAEGER	285000		Corn Dryer		Grain leg and Tower
12668	004021080000	N5504 SHORE DR	07/24/2020	07/30/2020	KIRSTIN R GREGOR, THOMAS G GREGOR	15000	Accessory Structure - Detached Deck/Patio	227sqft patio		Area @ 2565sqft
12669	010002090000	W651 COUNTY ROAD S	07/27/2020	07/27/2020	EMILY R DEEVER, JAMES G DEEVER	50000	Accessory Structure - Detached Garage			
12670	012000400000	No Address Available	07/30/2020	07/30/2020	MAM FARMS LLC	220600	Accessory Structure - Agricultural Building	Sand/Manure Separation Building. 4800sqft.		
12671	014004810201	W5847 PUCKAWAY RD	07/31/2020	07/31/2020	RANDALL MEINKE	30600	Accessory Structure - Agricultural Building			

Sanitary Permits: 7/1/2020 - 7/31/2020

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202024055	010007340000	W1836 E MANCHESTER ST	DANIELLEA GANZ, TYLERJ HOERIG	07/02/2020	New System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	3 Bedroom	280	100
202024056	008002650300	N1311 COUNTY ROAD FFH	HARLEY J & FANNIE W YODER	07/03/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Hoffmann Plumbing	5 Bedroom	280	100
202024057	018000850000	W4224 HUCKLEBERRY RD	BRUCE DEIBERT, DEBORAHL DEIBERT	07/06/2020	New System	Mound	Daniel Egbert	3 Bedroom House	280	100
202024058	004011460000	W875 SUMMIT CT	DUSTIN QUADE	07/07/2020	New System	Mound	Daniel Pollesch	3 Bedroom	280	100
202024059	014008190000	N2602 HILLTOP RD	TOM ANDERSON, KATHLEEN ANDERSON	07/24/2020	Reconnect	Mound	Jeremiah Storer	2 Bedrooms	280	0
202024060	008003730000	N1155 SHADY LN	DALE & AMBER STOLL	07/30/2020	New System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	4 Bedroom House	280	100
Total:									1680	500

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
002-00769-0000	N9666 WILDFLOWER LN	VAN BUREN KEITH A & VIKKI	12551	Junk	Unregistered vehicles Lumber pile Skid Steer	12/13/2019
004-02104-0500	N5458 SHORE DR	HOLIK TRUST DARLENE J	12688	Zoning	Section 350-65 No Land Use Permit	8/21/2020
006-00542-0200	N3047 E LITTLE GREEN RD	SARGENT REVOCABLE LIVING TRUST SANDRA LYNN	12525	Zoning	350-65 no LUP for new structure; Update 11/2019: Was scheduled to be removed by May 1 2020.	10/24/2019
010-00150-0100	No Address Available	WALKER DALE A; WALKER LISA A	12523	Zoning	350-65: LUP for new structure	10/23/2019
014-00001-0000	N2797 COUNTY ROAD B	SWANKE GARY L & LINDA A	12534	Junk	Tires Pallets Unregistered truck Junk/ inoperable machinery (non-farm) containers plastic tarps	10/10/2019
016-00350-0300	W3690 BEYERS COVE RD	HERBOLSHEIMER BRAD ; HERBOLSHEIMER LARA	12521	Shoreland	Violation of 338-32: structure within shoreland setback of 75ft; Met with owner 11/22/19; rec'd documents from DNR 2/12/20. On schedule for compliance by end of summer 2020.	10/23/2019

Second Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
004-00356-0000		EGBERT EXCAVATING INC	12225	Zoning	Update 8-6-2020, Obtained rezone and CUP, now working on CSM and LUP for parking lot expansion.	4/5/2018
010-00143-0000	N1914 COUNTY ROAD AS	SLR PROPERTIES LLC	12522	Junk	350-14D: junk stacked and piled on property; Need progress by end of May or will send to CC.	10/23/2019
014-00350-0000	W6592 PUCKAWAY RD	SMITH WESLEY E	12443	Shoreland	added a pea gravel patio at shore; violation of 338-37 vegetated buffer activities 338-40 land disturbing activities and 338-32 as patios are not exempt from 75ft setback; Has until May to submit plan for revegetation at shore.	8/22/2019

	002= Town of Berlin 004= Town of Brooklyn 006=Town of Green Lake 008=Town of Kingston 010= Town of Mackford 012= Town of Manchester 014= Town of Marquette 016= Town of Princeton 018= Town of Saint Marie 020= Town of Seneca 154=Village of Marquette 206= City of Berlin 271= City of Princeton						
Open Violation- Notice Sent	Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Action Taken
	002001310200	N9205 32ND DR	HOPPA JOSEPH A	114931	POWTS Failure	Dug into mound with an excavator	New Permit
	004002320000	N6698 COUNTY ROAD PP	BENNETT GLEN J & CAROLYN M	281	POWTS Violation	Possible cesspool.	New Permit
	004003150200	W1002 STATE ROAD 23 49	COACHLITE GREEN LAKE LLC	200924016	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
	004006900200	W2005 IRVING PARK RD	BRIGHT BETH CHIER; CHIER BRADLEY ; CHIER DEAN	10024647	POWTS Failure	Probable surface discharge.	New Permit
	018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank unsound	
	02002110000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J	131	POWTS Failure	Tank unsound	
	004006170200	N5458 BROOKLYN G RD	SMITH REVOCABLE TRUST ELMER WILLIAM & BARE	424039	POWTS Violation	Tank failure not structurally sound. HAVE NEW SAN PERMIT	New Permit
	014001180000	W5690 RIVERVIEW DR	METZGER ANTHONY	26790	POWTS Failure	Tank Failure	New Permit
	014001720000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	POWTS Failure	Tank Failure	Working with Contractor
	014002350000	W5621 PINE RD S	SCHULTZ NATHAN E	1969	POWTS Failure	Tank Failure	Working with Contractor
	014008340000	W4052 COUNTY ROAD H	NOWATZSKI KATHY A	1424052	POWTS Failure	Tank Failure	
	016008010300	N5591 LOCK RD	CALAMITA MICHAEL J	37516	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
	016009230000	N4898 RAY SHORTER RD	PROG ROD-GUN CLUB	10024252	POWTS Violation	Tank not structurally sound.	Working with Contractor
	016010950000	N4659 OAK RD	CARCHESI ANTHONY M; CARCHESI CAROL L	369	POWTS Violation	Tank unsound	New Permit
	016010990000	N4683 OAK RD	OETH JAMES F & ELIZABETH A	1624093	POWTS Violation	Tank failure not structurally sound. HAS NEW SANITARY PE	New Permit
	016014050000	W5552 OXBOW TRL	ULLENBERG EDEL M; ULLENBERG LOUIS R	18136	POWTS Violation	Tank failure not structurally sound.	System to be abandoned
	018000850000	W4224 HUCKLEBERRY RD	DEIBERT BRUCE ; DEIBERT DEBORAH L	56	POWTS Violation	Tank Failure- Working with Egbert Excavating who is having	Working with Contractor
	018005690300	N6999 STATE ROAD 73	FERTIG WALTER	21127	POWTS Failure	Tank Failure	New Permit
Open Violation- Final Notice							
	004007640100	W598 COUNTY ROAD K	ARNETVEIT AMY L; ARNETVEIT ERIK R	6296	POWTS Violation	Tank failure not structurally sound.	Working with Contractor
	006001350000	N4474 LAKEVIEW RD	BERLOWSKI ZIER BRENDA ; ZIER GREGORY	18201	POWTS Violation	Tank failure not structurally sound. NEW PERMIT	New Permit
	004005930000	N5691 BROOKLYN G RD	HARVEY RICHARD A & JOYCE M	424036	POWTS Failure	Tank Failure. NEW PERMIT	New Permit
	008006240000	W6458 E PINE ST	GRIFFIN ANNETTE K	824050	POWTS Violation	Water is seeping out the top of Holding tank into owners y	Complying with letter
	014005330000	N3946 STATE ROAD 73	WHITE KELLY L & DIANE	264853	POWTS Violation	Surface Discharge of Effluent	Working with Contractor
	014005820000	N4075 WICKS LNDG	FROST REVOCABLE TRUST WM & PATRICIA ET AL	1424039	POWTS Violation	Tank failure not structurally sound.	
	016002120000	W4289 STATE ROAD 23 73	WANASEK RUSSELL G & WENDY R	366	POWTS Violation	Tank failure not structurally sound.	
	016005790000	W5482 LOSINSKI RD	WEGNER JAMES M	692	POWTS Violation	Tank failure not structurally sound.	New Permit
	016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank Failure	Working with Contractor
	016007980500	N5588 LOCK RD	KUJAC THOMAS	1624077	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
	016009070000	W5507 BEND RD	ZELENSKI SANDRA L	1624083	POWTS Violation	Tank failure not structurally sound.	Working with Contractor
	016009090200	N5096 KUHARSKI RD	SCHWEDER DOWE & LORI J	21032	POWTS Violation	Tank overfull and discharging to ground surface. NEW PERM	New Permit
	016010920000	N4643 OAK RD	HILLS IRREVOCABLE TRUST	1624092	POWTS Violation	Tank failure not structurally sound. NEW PERMIT	New Permit
	016016820000	N6153 PLEASANT DR	MORGAN ARLENE	313	POWTS Violation	Tank unsound	New Permit
	154000890000	150 W 2ND ST	KOERNER KENNETH A & JEAN A	593	POWTS Failure	Probable surface discharge. NEW PERMIT	New Permit
	271007420000	742 E TWIN OAKS CT	SCHAEFER KEVIN T; SCHAEFER PATRICIA A	15706	POWTS Violation	Overflow Not Resolved	New Permit

NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on Thursday, September 3, 2020, at 5:15 p.m. to consider the following requests:

Item I: Owner/Applicant: Mark Pettack **General legal description:** Parcel #004-00566-0100, part of the SE¼ of Section 23, T16N, R13E, ±13.66 acres., N5856 Spaulding Hill Rd., Town of Brooklyn. **Request:** Rezone ±5.5 acres from A-2 General Agriculture District to R-4 Rural Residential District, to be identified by certified survey map.

Item II: Owner: Schurecrest Farms Inc **Applicant:** Clinton Schure **General legal description:** Parcel: #010-00014-0000, Part of the SW¼ of Section 1, T14N, R13E, ±40 acres, N2182 County Road Q, Town of Mackford. **Request:** Rezone ±3.2 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map

Item III. Owner: Robin's Nest Resort **Applicant:** Don Dysland **General legal description:** Parcel #014-00289-0101, Lot 1 of CSM 3567, located in Gov't lots 1 & 2, Section 31, T15N, R11E, ±14 acres, W7004 Puckaway Road, Town of Marquette. **Request:** Modification of condition #16 of the May 5, 2016 conditional use permit (CUP) as required by Section 350-57 of the County Zoning Ordinance, to bring the CUP into compliance.

Item IV. Owner/Applicant: Wesley & Megan Williams **General legal description:** parcel #: 006-01006-0100, 006-01066-0200, 006-01066-0300, lots 1, 2, 3 of CSM 2928 section 33, T16N, R13E, ±3.12 acres, W1405 Spring Grove Road Ripon, Town of Green Lake. **Request:** Rezone Lots 1, 2, and 3 of Certified Survey Map 2928 (±3.1 acres) from R-1 Single-family Residence District to A-1 Farmland Preservation District, to be combined by certified survey map with adjacent A-1 lands.

Item V. Owner: Moeland LLC **Applicant:** Moeland & Tyler Whitrock **General legal description:** Lot 8 Eastridge subdivision, section 2, T17N, R13E, ±1.92 acres, Town of Berlin **Request:** Conditional Use Permit for a mini-warehousing business and building on lands zoned 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: August 20, 2020

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, September 3, 2020, at 5:15 p.m.* to consider the following items:

Item I: Owner/Applicant: Mark Pettack **Site:** N5856 Spaulding Hill Rd., Town of Brooklyn. **Request:** Rezone ±5.5 acres from A-2 General Agriculture District to R-4 Rural Residential District.

Item II: Owner: Schurecrest Farms Inc **Site:** N2182 County Road Q, Town of Mackford. **Request:** Rezone ±3.2 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.

Item III. Owner: Robin's Nest Resort **Site:** W7004 Puckaway Road, Town of Marquette. **Request:** Modification of condition #16 of the May 5, 2016 conditional use permit (CUP) as required by Section 350-57 of the County Zoning Ordinance, to bring the CUP into compliance.

Item IV. Owner/Applicant: Wesley & Megan Williams **Site:** W1405 Spring Grove Road Ripon, Town of Green Lake. **Request:** Rezone Lots 1, 2, and 3 of Certified Survey Map 2928 (±3.1 acres) from R-1 Single-family Residence District to A-1 Farmland Preservation District.

Item V. Owner: Moeland LLC **Site:** Lot 8 Eastridge subdivision, Town of Berlin **Request:** Conditional Use Permit for a mini-warehousing business and building on lands zoned C-2 Extensive Commercial District.

On August 20, 2020 the full text of the Notice of Public Hearing was published in Berlin Journal Newspapers and is available for viewing at the Berlin Journal, at www.co.green-lake.wi.us, at www.wisconsinpublicnotice.org and the public meeting notices board at the Green Lake County Court Government Center.

Publish: August 27, 2020

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

September 3, 2020

ITEM I: ZONING CHANGE

OWNER:

Mark Pettack

APPLICANT:

Mark Pettack (same)

REQUEST: The applicant is requesting a zoning change from A-2, General Agriculture District to R-4, Rural Residential District for ±5.5 acres of the parcels current ±13.66.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00566-0100, part of the SE1/4 of Section 23, T16N, R13E, and Lot 1 Certified Survey 2833 V14 & includes parcel description V684 P130 in the Town of Brooklyn. The sites proposed for zoning change are located at N5856 Spaulding Hill Rd.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the -0100 parcel is A-2, General Agriculture District. The land surrounding the parcel west of Spaulding Hill Road are zoned A-2, General Agriculture District and contain some agricultural uses, however there are rural residential uses immediately west and east of the subject site. Whereas the land on the east side of Spaulding Hill Road that are bordering the parcel are zoned A-1, Farmland Preservation District and used agriculturally.

The parcel -0100 falls under jurisdiction of the Shoreland Zoning Ordinance, Floodplain Zoning Ordinance, and has inventoried wetlands on the current and proposed parcel.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the -0100 parcel is a single family dwelling and vacant field. The owner wishes to rezone ±5.5 acres (Lot 2 of Concept Plan) to R-4, Rural Residential District, which would allow for a potential new home to be constructed. The remnant +8 acre parcel (Lot 1 of Concept Plan) would remain in A-2, General Agriculture and be sold. There would be a 33 foot access easement from Spaulding Hill Road running the northern lot line of Lot 1 of Concept Plan to Lot 2 of Concept Plan.

According to the owner, the ±13.66 acre parcel is bigger than what fits his needs. The owner would still like to hold onto a portion of said parcel to which he could build a new house on. The proposed rezoning of ±5.5 acres would give the owner the ample acreage requirements to meet the R-4, Rural Residential District zoning.

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

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

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

- a) **The request is consistent with the County Comprehensive Plan's goal to preserve the rural character of the county by protecting natural/water resources, farmland, and scenic/historic sites. Eliminating agricultural use on the proposed parcel (Lot 2 concept plan) would favor the wetlands, floodplain, and Silver Creek as there would be less opportunity for nutrient rich runoff to occur. Goal 4 of the County Comprehensive Plan is to promote residential development in areas designated and suitable to this use. It also directs residential growth towards undeveloped areas near existing residential areas and encourages non-farm residential in non-farmland preservation areas.**
- b) **The nature and character of the parcel: The proposed parcel consists of 3.5 acres of loamy fine sands that slope into the wetland floodplain complex to the south that has a slight hazard of erosion and with proper organics management and irrigation are suited for row crops. These loamy fine sands all slope into about 2 acres of Adrian Muck soils that are representative of wetlands, marshes, and floodplains. Based on these soil types and the associated topography the nature and character of the parcel could be better suited to non-agricultural uses.**
- c) **The surrounding lands are rural residences, actively managed farmlands, and wetlands. This proposed rural residence fits the surround land use.**
- d) **The overall scheme of the zoning map is heavily influenced by agriculture, with most of the surrounding lands to the north, east, and south zoned for agriculture and farmland preservation. Although there are no adjacent parcels with single-family zoning, there are many parcels zoned R-1, Single-Family Residence district a quarter mile to the west. In the immediate vicinity, there are rural residential uses such as the neighboring parcel to the west having a single family dwelling and accessory structure. This parcel is zoned A-2, General Agriculture, but would be a better fit for R-4, Rural Residential. Therefore if the proposed parcel was rezoned, the overall scheme of the zoning map would not be greatly altered.**
- e) **Considering the proposed parcel rezoning, there should not be interference with public health, morals, or safety any more than the parcel currently sits.**
- f) **The proposed parcel rezoning should not negatively promote public welfare, convenience, or general prosperity any more than the parcel currently sits.**

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. The Town Representative did not object to and approved of this zoning change request on March 25, 2020.

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 (not refundable)

Date 2-27-20

Zone Change from A-2 to R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name Mark Pettack

Mailing Address N5856 Spaulding Hill Rd, Ripon, WI 54971

Phone Number 920-295-9094

Signature *Mark Pettack* Date 2-27-20

PROPERTY OWNER / APPLICANT (2)

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Parcel Number(s) 004-00556-0100

Acres 13.66 Lot _____ Block _____ Subdivision _____

Section 23 Town 16 North Range 13 East

Location of Property N5856 Spaulding Hill Rd, N5857 Spaulding Hill Rd

Legal Description Lot 1 CSM 2833 & Incl Parcel desc V684 P130

Current Zoning Classification A-2 General Agriculture Current Use of Property house and vacant field

Detailed Description of Proposed Use Potential for new home by owner on proposed Lot 2, Lot 7 to be sold, but remain in A-2, General Ag zoning. See concept Plan.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

PZZ-311 (12/03)

Pettack Rezone
Green Lake County, WI

Floodplain Zoning Districts
02-03-2010

MAP NUMBER 55047C0+PANEL+C

 Floodway ZONE AE
 Flood-Fringe ZONE AE
 General Floodplain ZONE A
 ZONE X
 Map Panel
 Cross Section
 Flood Water Surface Elevation

Zoning Districts

- A-1 Farmland Preservation
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I Industrial
- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
- R-4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Land Use

- Agriculture
- Commercial
- Industrial
- Mixed Use
- Public
- Residential

Base Map

- Parcel
- Address
- City Village Town
- Section
- State Road
- County Road
- City Village Town Road
- Private Road
- Lake River
- River Stream

Time: 11:28:23 AM
 Date: 3/3/2020
 1 inch = 549 feet

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

TOWN OF BROOKLYN
Parcel: 004-00566-0100

Tax Report: [More Info](#)
 Zoning: A2 [Zoning Description](#)
 Legal Acres: 13.66
 Estimated Acres: 13.70
 First Name: MARK
 Last Name: PETTACK
 Name 2:
 Site Address: N5856 SPAULDING HILL RD
 Legal Desc: LOT 1 CERTIFIED SURVEY 2833
 V14 & INCL PARCEL DESC V684 P130



Note:

Pettack Rezone
Green Lake County, WI

Floodplain Zoning Districts
02-03-2010

- MAP NUMBER 35047C04PANELC
- Floodway ZONE AE
 - Flood-Fringe ZONE AE
 - General Floodplain ZONE A
 - not A or AE are ZONE X
 - Map Panel
 - Cross Section
 - Flood Water Surface Elevation

- Zoning Districts**
- A-1 Farmland Preservation
 - A-2 General Agriculture
 - C-1 General Commercial
 - C-2 Extensive Commercial
 - I Industrial
 - M-1 Mineral Extraction
 - M-2 Sanitary Landfill
 - NRC Natural Resource Conservancy
 - R-1 Single Family Residence
 - R-2 Single Family Mobile Home Residence
 - R-3 Multiple Family Residence
 - R-4 Rural Residential
 - RC Recreation
 - AO Adult Orientated Establishment
 - UNZ Unzoned
 - MUN Municipality
 - SPLIT Split Zoning
 - PEND Map Update Pending

- Land Use**
- Agriculture
 - Commercial
 - Industrial
 - Mixed Use
 - Public
 - Residential

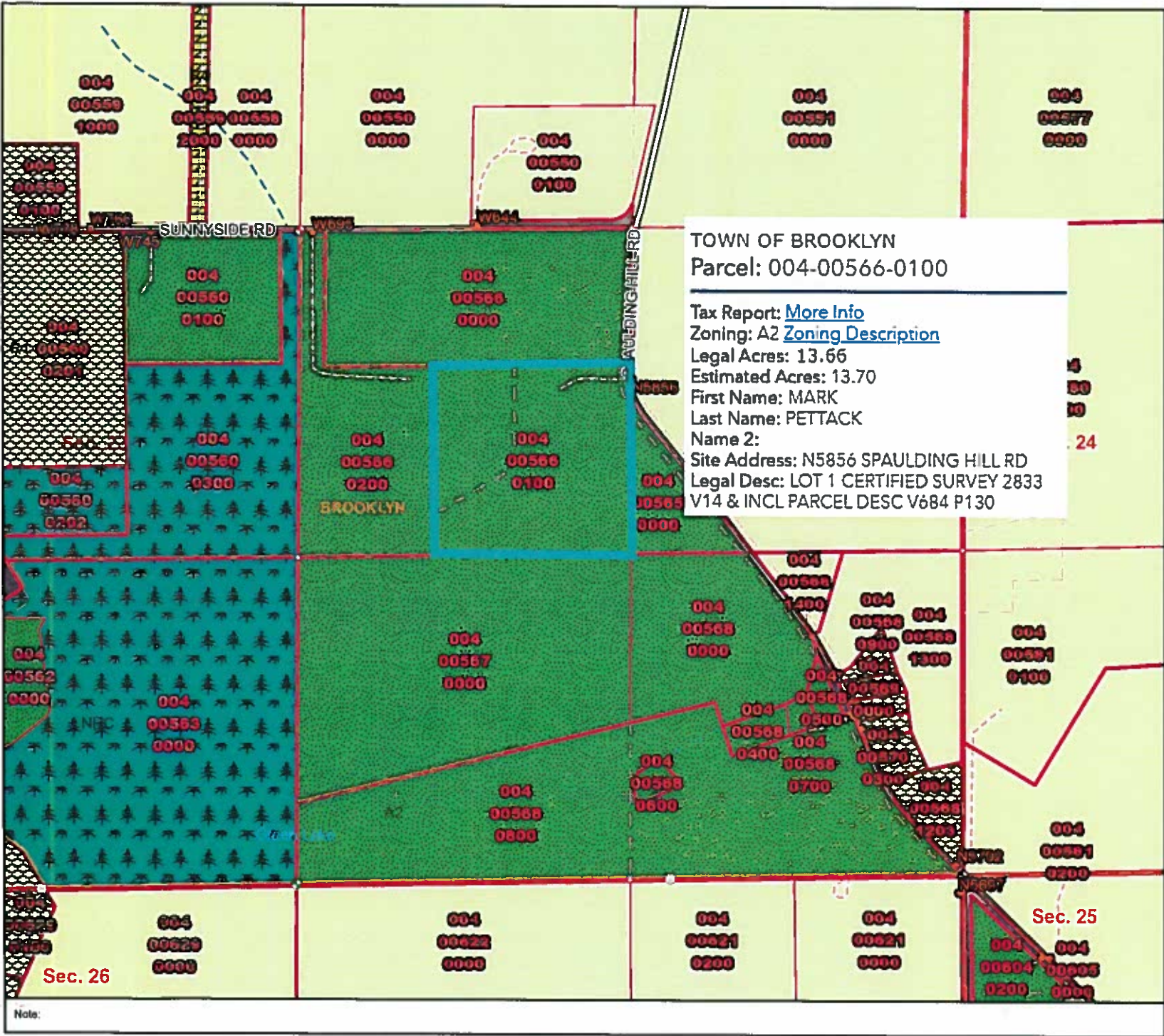
- Base Map**
- Parcel
 - Address
 - City Village Town
 - Section
 - State Road
 - County Road
 - City Village Town Road
 - Private Road
 - Lake River
 - River Stream

Time: 11:31:22 AM
Date: 3/3/2020
1 inch = 549 feet

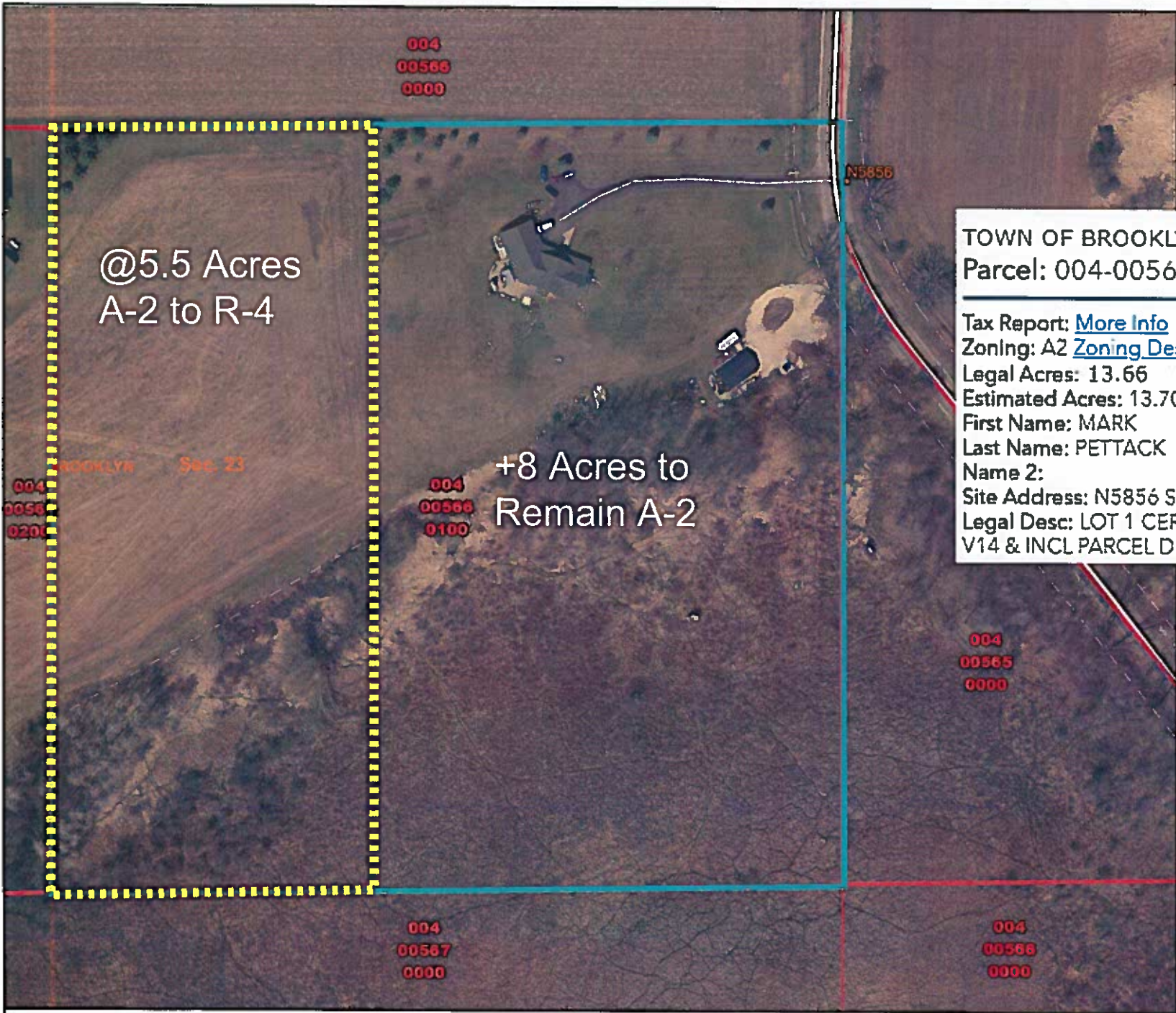
Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

TOWN OF BROOKLYN
Parcel: 004-00566-0100

Tax Report: [More Info](#)
Zoning: A2 [Zoning Description](#)
Legal Acres: 13.66
Estimated Acres: 13.70
First Name: MARK
Last Name: PETTACK
Name 2:
Site Address: N5856 SPAULDING HILL RD
Legal Desc: LOT 1 CERTIFIED SURVEY 2833
V14 & INCL PARCEL DESC V684 P130



Note:



@5.5 Acres
A-2 to R-4

+8 Acres to
Remain A-2

Pettack Rezone
Green Lake County, WI

Floodplain Zoning Districts
02-03-2010

- MAP NUMBER: 9504700-PANEL-C
- Floodway ZONE AE
 - Flood-Fringe ZONE AE
 - General Floodplain ZONE A
 - Areas not A or AE are ZONE X
 - Map Panel

TOWN OF BROOKLYN
Parcel: 004-00566-0100

Tax Report: [More Info](#)
 Zoning: A2 [Zoning Description](#)
 Legal Acres: 13.66
 Estimated Acres: 13.70
 First Name: MARK
 Last Name: PETTACK
 Name 2:
 Site Address: N5856 SPAULDING HILL RD
 Legal Desc: LOT 1 CERTIFIED SURVEY 2833
 V14 & INCL PARCEL DESC V684 P130

Land Use

- Agriculture
- Commercial
- Industrial
- Mixed Use
- Public
- Residential



Base Map

- Parcel
- Address
- City Village Town
- Section
- State Road
- County Road
- City Village Town Road
- Private Road
- Lake River
- River Stream

Time: 11:34:31 AM

Date: 3/3/2020

1 inch = 137 feet



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

Note:

CONCEPT PLAN

CONCEPT PLAN FOR MARK PETTACKS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE South EAST 1/4 OF SECTION 23, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
MARK PETTAGK
N5857 SPAULDING HILL ROAD
P.O. BOX 411
GREEN LAKE, WISCONSIN 54941

FOLSOM FARMS INC.

PARCEL NUMBER: 004-00566-0000

NW 1/4
SE 1/4



Donald W. Lenz

DONALD W. LENZ - WI P.L.S. No. S-2003
Dated this 31st Day of October 2019



LOT 1
CSM NO. 3163
PARCEL NUMBER: 004-00566-0200

BENJAMIN P. EWERDT
CASANDRA J. EWERDT

PARCEL NUMBER:
004-00566-0200

MARK PETTACK

PROPOSED
LOT 2

AREA
5.5345 ACRES
241,085 SQ. FT.

CERTIFICATE
OF SURVEY
11-2008

R-4 ZONING
(Proposed)

PARCEL NUMBER: 004-00566-0100

30' ACCESS EASEMENT

MARK PETTACK
PROPOSED
LOT 1

LOT 1
CSM NO. 2833
GROSS AREA
8.1698 ACRES
355,868 SQ. FT.

NET AREA
8.0275 ACRES
348,678 SQ. FT.

A-2 ZONING (no change)

NE 1/4
SE 1/4



JOHN BURR
AND ANDREW
ZERATSKY

PARCEL NUMBER:
004-00566-0000

SE 1/4

SPAULDING HILL ROAD



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

CONCEPT PLAN

CONCEPT PLAN FOR MARK PETTACKS LOCATED IN PART OF THE NORTHWEST ¼ OF THE *South* EAST ¼ OF SECTION 23 TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
MARK PETTACK
N5857 SPAULDING HILL ROAD
P.O. BOX 411
GREEN LAKE, WISCONSIN 54941

FOLSOM FARMS INC.

PARCEL NUMBER: 004-00566-0000

**NW ¼
SE ¼**



Donald W. Lenz

DONALD W. LENZ - WI P.L.S. No. S-2003
Dated this 31st Day of October 2019



LOT 1
CSM NO. 3163
PARCEL NUMBER: 004-00566-0200

**BENJAMIN P. EWERTD
CASANDRA J EWERTD**

PARCEL NUMBER:
004-00566-0200



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

MARK PETTACK

PROPOSED
LOT 2

AREA
5.5345 ACRES
241,085 SQ. FT.

CERTIFICATE
OF SURVEY
11-2008

R-4 ZONING
(Proposed)

PARCEL NUMBER: 004-00566-0100

33' ACCESS EASEMENT

MARK PETTACK

PROPOSED
LOT 1

LOT 1
CSM NO. 2833
GROSS AREA
8.1696 ACRES
355,866 SQ. FT.

NET AREA
8.0275 ACRES
349,678 SQ. FT.

A2 ZONING (no change)

**NE ¼
SE ¼**



JOHN BURR
AND ANDREW
ZERATSKY

PARCEL NUMBER:
004-00565-0000

SE ¼

SPAULDING HILL ROAD

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 3-25-20.

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/Applicant: Mark Pettack

Site Location: N5856 Spaulding Hill Rd

General legal description: Parcel #004-00556-0100, part of the SE¼ of Section 23, T16N, R13E, ±13.66 acres.

Request: Rezone ±5.5 acres from A-2 General Agriculture District to R-4 Rural Residential District, to be identified by certified survey map.

Planned public hearing date for the above requests: May 7, 2020

Michelle West
Town Representative

3-25-20
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: April 17, 2020

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

September 3, 2020

ITEM II: ZONING CHANGE

OWNER:

Schurecrest Farms

APPLICANT:

Clinton Schure

REQUEST: The applicant is requesting a zoning change of ±3.28 acres from A-1, Farmland Preservation District to R-4, Rural Residential District.

PARCEL NUMBER/ LOCATION: The affected parcel number is 010-00014-0000, located in the SW ¼ of the SW ¼ of section 1, Township 14N, Range 13E, Town of Mackford. The sites proposed zoning change are located at N2182 County Road Q.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel is A-1, Farmland Preservation District. It is located east of County Road Q. The surrounding lands are all zoned as A-1 with the exception of a nonmetallic mine located to the North east of the property.

The property does fall under the shore land zoning ordinance and does have wetlands on it as well. It is not within any floodplain boundaries.

ADDITIONAL INFORMATION/ ANALYSIS: The newly proposed ±3.28 acre R-4 parcel would be bordered by wetlands and a creek on its eastern side. There is currently one house and one barn that would be located on this parcel. Currently this land is used mainly as a residential use with some agricultural use on the southern part of the proposed parcel.

Around one acre of the soils on the proposed parcel would be Os- Ossian silt loam. This type of soil is located in wetter areas and can easily pond during wet periods of time. Due to the wetness of the soil it is generally best used for wetland habitat. Another acre is classified as KeC2- Kidder Loam, 6 to 12 percent slopes and can have a moderate problem with runoff according to soil survey. For this parcel the slopes average closer to the 12% slope with some spots with slopes up to 38% using our contour data. The slopes run down towards the wetlands and stream. About one acre of the proposed parcel would have soils that have a good suitable use towards farming. The R-4, Rural Residential District does allow for light agricultural uses.

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. Roughly two-thirds of this land is not suitable for agricultural use due to soils or steeper slopes. Additionally, intensive agricultural uses of the subject site would lead to wetland and stream impairment. The land is better suited to a non-farm use. Only farm uses or non-agricultural uses (associated or not associated with the farm use) are allowed in the Farmland Preservation District. The R-4, Rural Residential District zoning would**

still allow for light agricultural uses for the areas that do have good enough soils and slope for an agricultural use.

- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county's comprehensive plan as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county.**

- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture. Due to the poor soils (for agriculture), sloped topography and minimal crop production potential, it is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the County's certified Farmland Preservation Plan.**

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

TOWN OF MACKFORD: An action form requesting the town's input related to this zoning change request was mailed to the town clerk March 6, 2020. The town board responded on March 9, 2020 stating that they do not object and approve of the rezone 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 3-2-2020

Zone Change from A1 to R4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Schurecrest Farms inc.

Mailing Address N2322 Schure Rd Macklesan, WI 53946

Phone Number _____

Signature _____ Date _____

AGENT IF OTHER THAN OWNER

Name Clinton Schure

Mailing Address N2275 Schure Rd

Phone Number 920-572-4270

Signature Clinton Schure Date 3-2-2020

PROPERTY INFORMATION

Town of Mackford Parcel Number 010-00014-0000 Acres 40.00

Lot _____ Block _____ Subdivision _____

Section 1 Town 14 North Range 13 East

Location of Property Town of Mackford located on East Side of County Road Q

Legal Description Sw 1/4 of the Sw 1/4 Section 1

Current Zoning Classification A1 Current Use of Property Residential Use

Land is not farmed

Detailed Description of Proposed Use It is going to be used as a residential property that would allow for light agricultural uses. CSM to include ±3.28a.

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

Schurecrest Rezone Green Lake County, WI

Floodplain Zoning Districts
02-03-2010

MAP NUMBER 55047C04-PANEL-C

- Floodway ZONE AE
- Flood-Fringe ZONE AE
- General Floodplain ZONE A
- areas not A or AE are ZONE X
- Map Panel
- Cross Section
- Flood Water Surface Elevation

Zoning Districts

- A-1 Farmland Preservation
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I Industrial
- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
- R-4 Rural Residential
- RC Recreation
- AO Adult Oriented Establishment
- UNZ Unzoned
- MUN Municipal Zoning
- SPLIT Split Zoning
- PENDING Map Update Pending

Land Use

- Agriculture
- Commercial
- Industrial
- Mixed Use
- Public
- Residential

Base Map

- Parcel
- Address
- City Village Town
- Section
- State Road
- County Road
- City Village Town Road
- Private Road
- Lake River
- River Stream

Time: 10:50:07 AM

Date: 3/3/2020

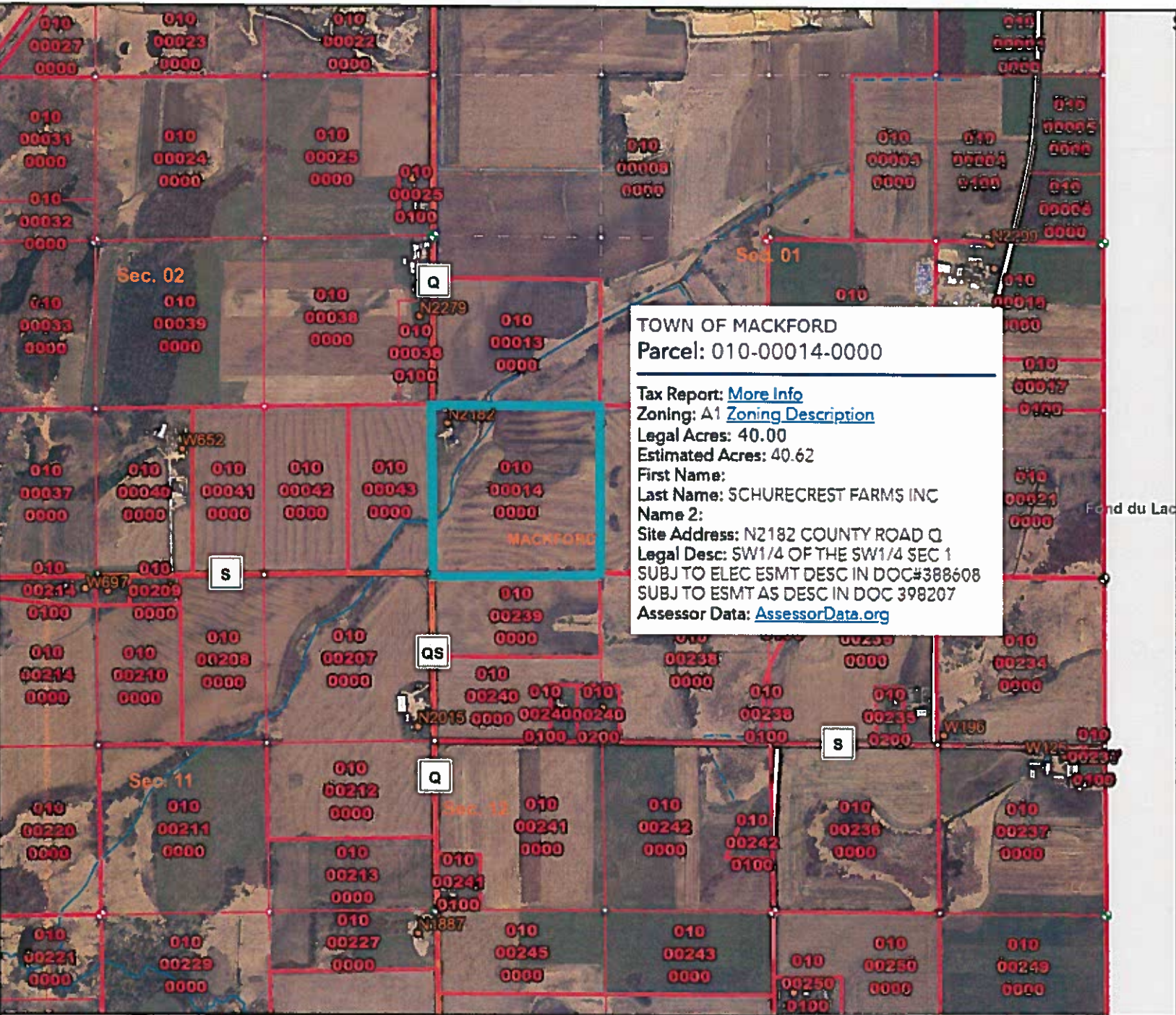
1 inch = 1,099 feet



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

TOWN OF MACKFORD
Parcel: 010-00014-0000

Tax Report: [More Info](#)
Zoning: A1 [Zoning Description](#)
Legal Acres: 40.00
Estimated Acres: 40.62
First Name:
Last Name: SCHURECREST FARMS INC
Name 2:
Site Address: N2182 COUNTY ROAD Q
Legal Desc: SW1/4 OF THE SW1/4 SEC 1
SUBJ TO ELEC ESMT DESC IN DOC#388608
SUBJ TO ESMT AS DESC IN DOC 398207
Assessor Data: [AssessorData.org](#)



Note:

Schurecrest Rezone
Green Lake County, WI

Floodplain Zoning Districts
02-03-2010

- MAP NUMBER 55047CD-PANEL-C
- Floodway ZONE AE
 - Flood-Fringe ZONE AE
 - General Floodplain ZONE A
- areas not A or AE are ZONE X
- Map Panel
 - Cross Section
 - Flood Water Surface Elevation

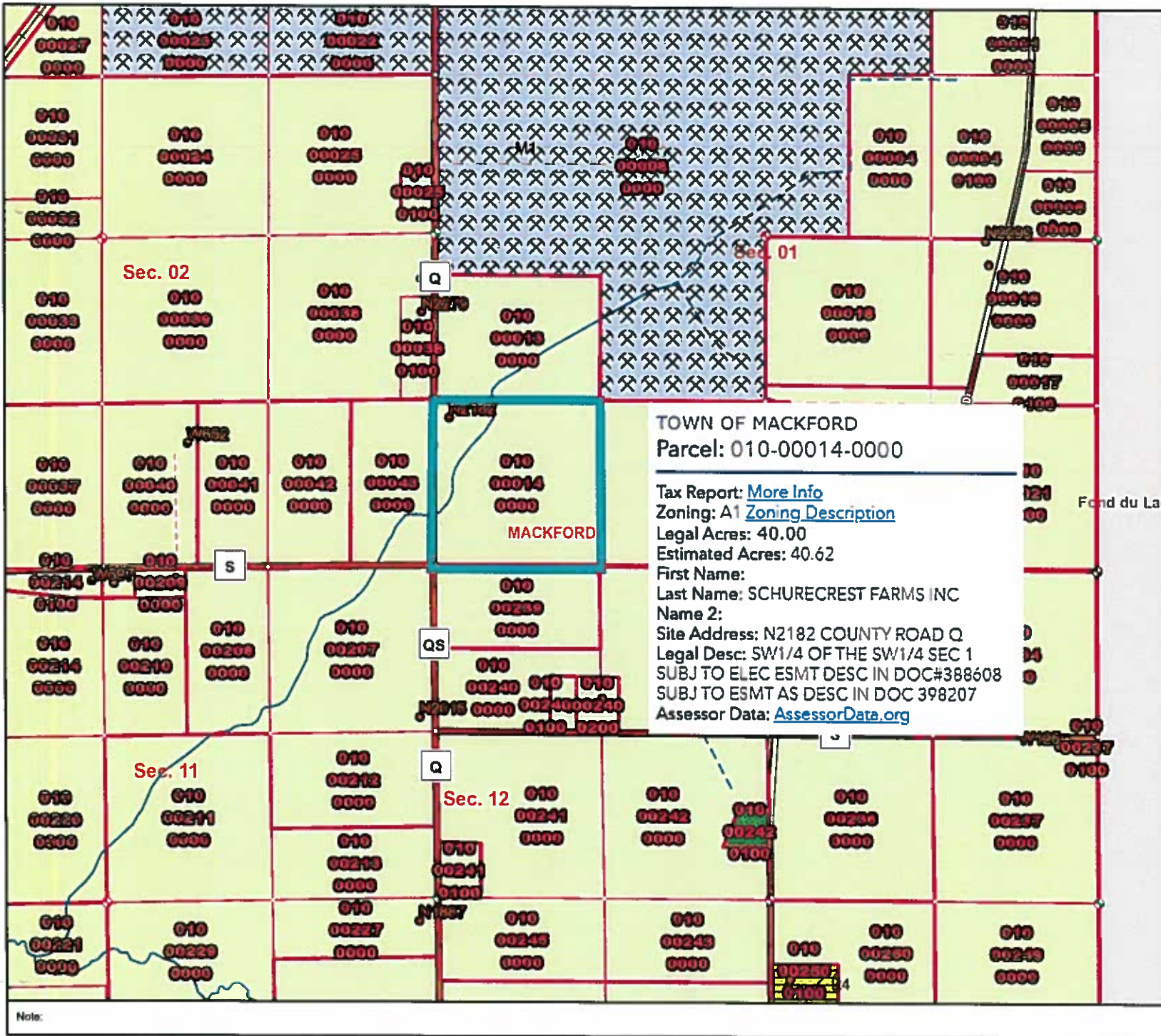
- Zoning Districts**
- A-1 Farmland Preservation
 - A-2 General Agriculture
 - C-1 General Commercial
 - C-2 Extensive Commercial
 - I Industrial
 - M-1 Mineral Extraction
 - M-2 Sanitary Landfill
 - NRC Natural Resource Conservancy
 - R-1 Single Family Residence
 - R-2 Single Family Mobile Home Residence
 - R-3 Multiple Family Residence
 - R-4 Rural Residential
 - RC Recreation
 - AO Adult Oriented Establishment
 - UNZ Unzoned
 - MUN Municipality
 - SPLIT Split Zoning
 - PEND Map Update Pending

- Land Use**
- Agriculture
 - Commercial
 - Industrial
 - Mixed Use
 - Public
 - Residential
- 

- Base Map**
- Parcel
 - Address
 - City Village Town
 - Section
 - State Road
 - County Road
 - City Village Town Road
 - Private Road
 - Lake River
 - River Stream

Time: 11:19:43 AM
Date: 3/3/2020
1 inch = 1,099 feet

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



TOWN OF MACKFORD
Parcel: 010-00014-0000

Tax Report: [More Info](#)
Zoning: A1 [Zoning Description](#)
Legal Acres: 40.00
Estimated Acres: 40.62
First Name:
Last Name: SCHURECREST FARMS INC
Name 2:
Site Address: N2182 COUNTY ROAD Q
Legal Desc: SW1/4 OF THE SW1/4 SEC 1
SUBJ TO ELEC ESMT DESC IN DOC#388608
SUBJ TO ESMT AS DESC IN DOC 398207
Assessor Data: [AssessorData.org](#)

Note:

Schurecrest Rezone
Green Lake County, WI

Floodplain Zoning Districts
02-03-2010

- MAP NUMBER 55047C04PANELHC
- Floodway ZONE AE
 - Flood-Fringe ZONE AE
 - General Floodplain ZONE A
 - areas not A or AE are ZONE X
 - Map Panel
 - Cross Section
 - Flood Water Surface Elevation

Zoning Districts

- A-1 Farmland Preservation
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- Industrial
- M-1 Mineral Extraction
- M-2 Secondary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
- R-4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Land Use

- Agriculture
- Commercial
- Industrial
- Mixed Use
- Public
- Residential



Base Map

- Parcel
- Address
- City Village Town
- Section
- State Road
- County Road
- City Village Town Road
- Private Road
- Lake River
- River Stream

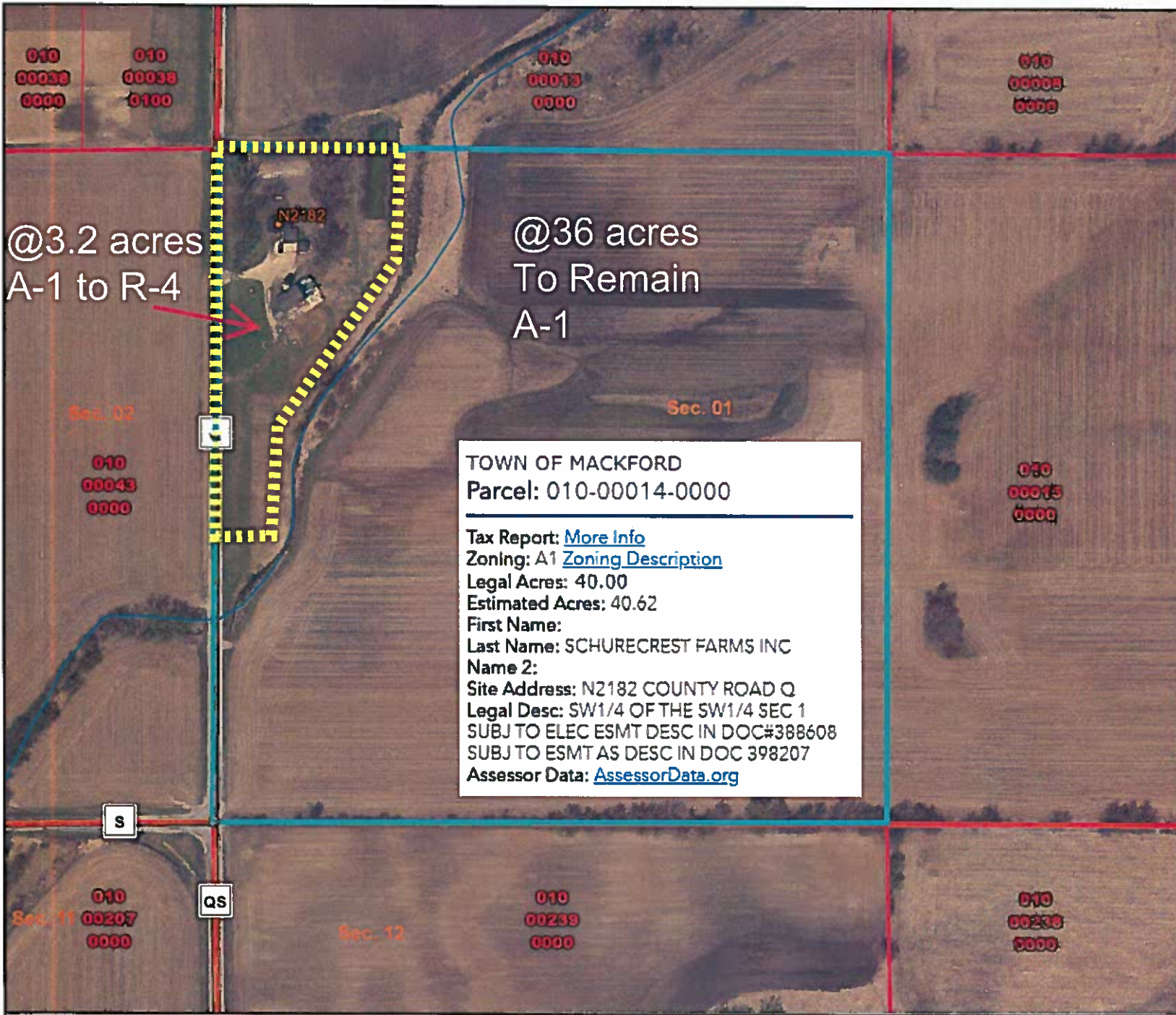
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Date: 3/3/2020

1 inch = 275 feet



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



Note:

TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

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

Does not object to and approves of _____

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owner/Applicant: Schurecrest Farms, Inc., Clinton Schure

Site Location: N2182 County Road Q

General legal description: Parcel #010-00014-0000, Part of the SW¼ of Section 1, T14N, R13E, ±40 acres.

Request: Rezone ±3.2 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

Planned public hearing date for the above requests: May 7, 2020

Steve Dawson
Town Representative

3-9-2020
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: April 17, 2020

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

ITEM III: CONDITIONAL USE PERMIT

OWNERS:

Robin's Nest Resorts, LLC

AGENT:

Don Dysland

REQUEST: In accordance with Section 350-57, Review and revocation of conditional use permits, the Land Use Planning & Zoning Committee is requesting a hearing to bring the property owner's conditional use permit into compliance.

PARCEL NUMBER / LOCATION: Parcel #014-00289-0101, being Lot 1 of CSM 3567,l located in part of Government Lot 2 lying south of the river, located in Section 31, T15N, R11E, Town of Marquette, being ±13.8 acres. The subject site is located at W7004 Puckaway Road.

EXISTING ZONING AND USES OF ADJACENT AREA: Parcel #014-00289-0101 is zoned RC and is currently being used as a campground primarily for pull behind campers and park model trailers. East and west of the subject site are residentially zoned lands that are mostly used seasonally as residences. To the south and across Puckaway Road are lands zone A-1, Exclusive Agricultural. North of the subject site is the Fox River.

The subject parcel is located with 1000 feet of Lake Puckaway and, as a result, is located within the jurisdiction of the Shoreland Zoning Ordinance. According to flood map #55047C0155C, parcel 014-00289-0101 is located in the floodplain (both floodway and flood-fringe).

ADDITIONAL INFORMATION / ANALYSIS: In 2016, Robin's Nest Resorts, LLC obtained a conditional use permit (CUP) to expand their campground further. As part of that authorization the Land Use Planning & Zoning Committee added several new conditions that related to the expansion. Condition #16 stated that, "a vegetative screen, as proposed on the applicant's conditional use permit concept plan, shall be established to grow a minimum of 5 feet in height and must retain its foliage year round."

The conditional use permit concept plan indicated that a vegetative buffer would be immediately planted along the property's western boundary then continuing north to an access easement then easterly to the western lot line of "Lands by Klein". The plan shows trees planted in two rows staggered so that the second row of trees falls within the gaps created by the first row of trees. The buffer site was inspected on October 28 & 29 of 2019 and Department staff observed a berm that had trees (18' or smaller) that were planted in a single row. At the August 2, 2020 Land Use Planning & Zoning Committee meeting, the Committee found that Robin's Nest Resort had not followed the vegetative buffer planting plan as indicated on the 2016 Concept Plan. As a result of this finding, the ordinance requires the Committee to hold a public hearing to bring the conditional use into compliance.

The Committee originally required the vegetative screen to lessen the visual impact of the campground addition to the adjacent property owners. Based on how the vegetative screen was installed and its current condition, and that the screen has not accomplished its purpose, it would seem appropriate for the Committee to modify condition #16. Section 350-57.B of the County Zoning Ordinance allows for the Committee to amend conditions and if necessary,

they can impose additional reasonable conditions.

Staff would suggest the condition be amended to include enough specifics that the property owner knows what has to be done and when the vegetative screen has to be completed. Alternatively, the Committee could scrap the vegetative screen condition and install a new condition that would require an 8ft tall privacy fence along the property lines in question.

The goal of this conditional use permit review should be to bring the conditional use permit into compliance, and to condition the campground in the interest of health, safety, and general welfare of the public without making the operation of the campground economically infeasible.

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

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

COUNTY STAFF COMMENTS: The Committee shall determine if the request meets the standards of a conditional use permit as listed above. The following conditions are presently attached to the owner's CUP.

- 1) Each camping unit shall not exceed 400 square feet or the maximum square footage as allowed by the State regulations for a camping unit, whichever is smaller.
- 2) Evidence of approval from the appropriate State and/or local regulatory agency for the campground expansion.
- 3) Effective dust control measures shall be provided for entrances and internal roads within the campground.
- 4) An independent structure such as a deck, landing/stairway, not to exceed 200 square feet in area shall be allowed. Also, one non-permanent storage structure per unit, not to exceed 50 square feet in area shall be allowed. All of the above require a one-time land use permit per unit.
- 5) That all existing camping units, except the westerly two camping units, along with any utility service hook-ups located in the floodway be removed from the floodway before

December 1, 2015; the westerly two camping units, along with any utility service hook-ups, located in the floodway, be removed from the floodway by December 31, 2016.

- 6) The campground owner shall provide within 60 days of the CUP request, an updated comprehensive site plan for the entire campground area. Said plan shall be received, reviewed and approved by the Land Use Planning & Zoning Department and supersede any prior plan approvals for this campground operation. The plan shall be professionally prepared to scale and accurately show:
 - The camping unit sites approved by the 2009 CUP. These sites shall be based on the 2009 density ratio of 2,800sqft (40'x 70') per camping unit site.
 - The camping unit sites approved by the 2012 CUP. These sites shall be 4,000qft (50'x 80') per camping unit site.
 - Identify camping unit sites by number and identify roads, river, and north arrow.
 - Floodway and flood-fringe boundaries along with adequate storage area for any personal property removed during a flood event.
 - POWTS detail such as tank, vents, etc.
- 7) Preparation and recording of a Certified Survey Map for the new property boundary to include all lands regulated by this CUP.
- 8) Any expansion or structural alterations of existing building structures (non-camping units) shall require review and approval by the Land Use Planning and Zoning Committee.
- 9) The campground must meet all 12 provisions of Section 300-21. of the County Floodplain Zoning Ordinance including annual update of Emergency Evacuation Plan which is due for 2015.
- 10) The dwelling expansion must meet all applicable ordinance standards including Section 300-18, Article V and Article VII of the County Floodplain Zoning Ordinance.
- 11) In the event that the Emergency Evacuation Plan is executed prior to December 31, 2016, no camping units may be allowed to return to the floodway.
- 12) The vacated camping unit sites (floodway) may only be used for temporary camping, not to exceed 10 consecutive days, and shall not be connected to utilities (i.e. electricity, water, and wastewater.)
- 13) The updated comprehensive site plan shall include all camping unit sites approved by this request. The dimensions of each site shall be described on the plan as well as each site shall be numbered. Also, the plan shall identify all new roads, accesses, parking areas, and vegetative screening.
- 14) The conditional use permit requires approval would be contingent upon the County boards final approval of the rezone request.
- 15) An emergency driveway access shall be provided to carry through the westerly access road, as shown on the applicant's conditional use permit concept palm, to Puckaway Road, subject to Town approval. Gating shall be permitted
- 16) A vegetative screen, as proposed on the applicant's conditional use permit concept plan, shall be established to grow to a minimum of 5ft in height and must retain its foliage year round.

- 17) This conditional use permit allows for a total of 74 camping units sites on the subject property. The additional 24 camping unit sites are to be established over time with no sunset date.
- 18) A vegetative screen along the east property line, for the building setback to the existing fence line, shall be established at the completion of any of sites 71-76 as shown on the applicant's conditional use permit concept plan. The requirements are the same as those listed in Condition #16.

If the Committee moves to amend conditions #16 the following language may be appropriate:

#16: A vegetative screen shall be located as proposed on the applicant's conditional use permit concept plan. The screen shall consist of two staggered rows with 10 foot spacing, which are a minimum of 4 feet tall when planted. The tree species shall retain its foliage year round and shall be approved by the Land Use Planning & Zoning Department based on soil survivability. The property owner shall maintain the vegetative screen and any dead trees shall be replaced within 6 months.

Or

#16: A, 8ft tall privacy fence shall be permitted and constructed along the property's most westerly lot line then north to the access easement and then easterly to the south west corner of current parcel #014-00290-0000. The fence should be setback at least 1 foot from any lot lines and easements.

TOWN OF MARQUETTE: An Action Form requesting Town of Marquette input related to this conditional use permit was mailed to the Town Clerk on March 6, 2020. At the Town's March 11, 2020 meeting the Town took no action relating to this conditional use 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 Not Paid (not refundable)

Date 3-2-2020

Zone Change from to

Conditional Use Permit for a modification of Condition #16 of the May 5, 2016 Conditional Use Permit (CUP), as req'd by 350-57, to bring the CUP into compliance

PROPERTY OWNER / APPLICANT

Name Robins Nest Resorts LLC, Don Dysland

Mailing Address W7004 Puckaway Road, Merkesan, WI 53946

Phone Number (414) 810-8815

Signature _____ Date _____

AGENT IF OTHER THAN OWNER

Name Land Use Planning and Zoning Committee

Mailing Address 571 County Rd A, Green Lake, WI 54941

Phone Number (920) 294-4156

Signature Matt E. Dal Date 3-2-2020

PROPERTY INFORMATION

Town of Marquette Parcel Number 014-00289-0101 Acres ± 14

Lot - Block - Subdivision -

Section 31 Town 15 North Range 11 East

Location of Property W7004 Puckaway Road

Legal Description Lot 1 of CSM 3567 located in Gov't Lots 1 and 2

Current Zoning Classification RC Current Use of Property RV Campground

Detailed Description of Proposed Use continue RV Campground use. Public hearing necessary per Zoning Ord. section 350-57.B. as the Committee determined "reasonable probability that the subject conditional use is in violation" of condition #16. See included CUP dated May 5, 2016.

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

GREEN LAKE COUNTY
Conditional Use Permit

COPY

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: May 5, 2016

Owner: Robin's Nest Resorts, LLC

Agent: Don Dysland

Parcel #: Parcels #014-00288-0104, #014-00288-0105, & #014-00289-0100, being Lot 1 of CSM 3410 and Lots 3 & 4 of Certified Survey Map 3424, All located in Gov't Lot 2, lying south of the river, located at W7004 Puckaway Rd in Section 31, T15N, R11E, Town of Marquette, ±13.87 acres

Request: Conditional use permit to expand an RV campground.

Land Use Planning and Zoning Committee:


Robert Lyon


Rich Slate


Ben Moderow


Michael Starshak


Harley Reabe

Date signed: May 5, 2016

Committee vote: Ayes 5 Nays 0 Abstain 0 Absent 0

Approve

With the conditions (listed below)

Deny.

Modify as follows:

Conditions of Approval:

1. Each camping unit shall not exceed 400 square feet or the maximum square footage as allowed by the State regulations for a camping unit, whichever is smaller.
2. Evidence of approval from the appropriate State and/or local regulatory agency for the campground expansion.
3. Effective dust control measures shall be provided for entrances and internal roads within the campground.
4. An independent structure such as a deck, landing/stairway, not to exceed 200 square feet in area shall be allowed. Also, one non-permanent storage structure per unit, not to exceed 50 square feet in area shall be allowed. All of the above require a one-time land use permit per unit.
5. That all existing camping units, except the westerly two camping units, along with any utility service hook-ups located in the floodway be removed from the floodway before December 1, 2015; the westerly two camping units, along with any utility service hook-ups, located in the floodway, be removed from the floodway by December 31, 2016.
6. The campground owner shall provide within 60 days of the conditional use permit approval, an updated comprehensive site plan for the entire campground area. Said plan shall be received, reviewed and approved by the Land Use Planning & Zoning Department and supersede any prior plan approvals for this campground operation. The plan shall be professionally prepared to scale and accurately show:
 - The camping unit sites approved by the 2009 CUP. These sites shall be based on the 2009 density ratio of 2,800sqft (40'x 70') per camping unit site.
 - The camping unit sites approved by the 2012 CUP. These sites shall be 4,000sqft (50'x 80') per camping unit site.
 - Identify camping unit sites by number and identify roads, river, and north arrow.
 - Floodway and flood-fringe boundaries along with adequate storage area for any personal property removed during a flood event.
 - POWTS detail such as tank, vents, etc.
7. Preparation and recording of a Certified Survey Map for the new property boundary to include all lands regulated by this CUP.

8. Any expansion or structural alterations of existing building structures (non-camping units) shall require review and approval by the Land Use Planning and Zoning Committee.
9. The campground must meet all 12 provisions of Section 300-21. of the County Floodplain Zoning Ordinance including annual update of Emergency Evacuation Plan which is due for 2015.
10. The dwelling expansion must meet all applicable ordinance standards including Section 300-18, Article V and Article VII of the County Floodplain Zoning Ordinance.
11. In the event that the Emergency Evacuation Plan is executed prior to December 31, 2016, no camping units may be allowed to return to the floodway.
12. The vacated camping unit sites (floodway) may only be used for temporary camping, not to exceed 10 consecutive days, and shall not be connected to utilities (i.e. electricity, water, and wastewater.)
13. The updated comprehensive site plan shall include all camping unit sites approved by this request. The dimensions of each site shall be described on the plan as well as each site shall be numbered. Also, the plan shall identify all new roads, accesses, parking areas, and vegetative screening.
14. The conditional use permit request approval would be contingent upon the county board's final approval of the rezone request.
15. An emergency driveway access shall be provided to carry through the westerly access road, as shown on the applicant's conditional use permit concept plan, to Puckaway Road, subject to Town approval. Gating shall be permitted.
16. A vegetative screen, as proposed on the applicant's conditional use permit concept plan, shall be established to grow to a minimum of 5 feet in height and must retain its foliage year round.
17. This conditional use permit allows for a total of 74 camping unit sites on the subject property. The additional 24 camping unit sites are to be established over time with no sunset date.
18. A vegetative screen along the east property line, from the building setback to the existing fence line, shall be established at the completion of any of sites 71-76 as shown on the applicant's conditional use permit concept plan. The requirements are the same as those listed in Condition 16.

Mod CUP Request
Green Lake County, WI

Floodplain Zoning Districts
02-03-2010

MAP NUMBER 5504700-PANEL-C

- █ Floodway ZONE AE
- █ Flood-Fringe ZONE AE
- █ General Floodplain ZONE A
- areas not A or AE are ZONE X
- Map Panel
- Cross Section
- Flood Water Surface Elevation

Zoning Districts

- A-1 Farmland Preservation
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I Industrial
- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
- R-4 Rural Residential
- RC Recreation
- AO Adult Oriented Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PENDING Map Update Pending

Land Use

- Agriculture
- Commercial
- Industrial
- Mixed Use
- Public
- Residential



Base Map

- Parcel
- Address
- City Village Town
- Section
- State Road
- County Road
- City Village Town Road
- Private Road
- Lake River
- River Stream

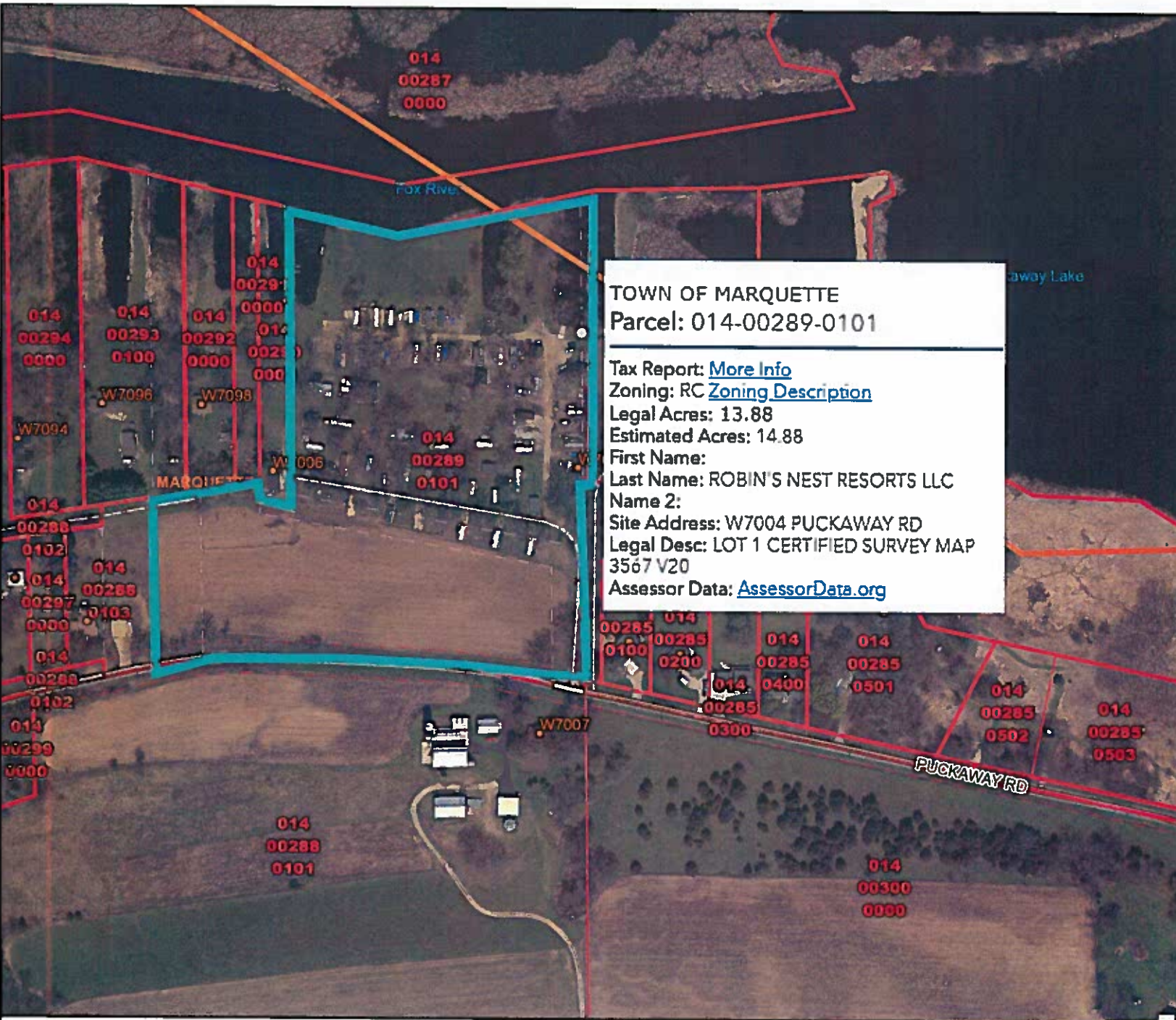
Time: 10:40:08 AM

Date: 3/3/2020

1 inch = 283 feet



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



Note:



Land Use Planning & Zoning Department

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

COPY

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

Land Development Code Enforcement County Surveyor GIS Land Information

May 24, 2018

TO: Robin's Nest Resort, LLC
ATTN: Don Dysland
W340 N4867 Road O
Nashotah, WI 53058

RE: Conditional Use Permit Review
Parcel #014-00289-0101, W7004 Puckaway Rd, Town of Marquette

Dear Mr. Dysland,

On May 5, 2016, the Conditional Use Permit (CUP) for Robin's Nest Resorts, LLC, was approved. The Conditions of Approval listed 18 conditions intended to protect the neighborhood, natural resources, and the campground residents. The Conditional Use Permit with all conditions is included with this letter. Of these 18 conditions, our office is searching to verify with *substantial evidence*¹ compliance with these conditions. We currently have little to no documentation regarding your having met these conditions. Part of the purpose of this letter and review of your conditional use permit is to obtain the substantial evidence to indicate compliance.

Please review these conditions (numbered as they are found on the CUP Approval Form) and contact our office before Friday, June 15, 2018, with an update as to their status of compliance:

2. Evidence of approval from the appropriate State and/or local regulatory agency for the campground expansion.
8. Verification, through site inspection, that no expansion or structural alterations of non-camping unit building structures has occurred without the review and approval by the Land Use Planning and Zoning Committee.
9. **Compliance with the 12 provisions of the Floodplain Zoning Ordinance** (the relevant Section 300-21 is included in this letter), specifically:
 - o Written copies of the limited authorization by the operator, granted to camping units residing on site for more than 30 days (300-21 H.).
 - o Photos of the signs posted at the entrances warning of flood hazard and the procedures for evacuation when flood warning is issued (300-21 K.).

¹ The term *substantial evidence* is defined in Wisconsin State Statutes 59.69 (5e)(a)2.:

"*Substantial evidence*" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.' **41**

10. **As-Built Certificate of Survey** confirming the elevations on the dwelling expansion authorized through Land Use Permit #11890, issued October 4, 2016.

12. Verification, through site inspection, the vacated camping unit sites within the floodway are being used for only temporary camping, not to exceed 10 consecutive days and not to be connected to utilities.

15. Confirmation of installation of an emergency driveway access from the westerly access road to Puckaway Road, with allowance for gate installation.

16. Confirm vegetative screen as proposed on the conditional use permit concept plan is established; in areas where previously-planted plugs have died, replacement plantings similar in size to the current remainder of the vegetative screen have been established.

18. Verify, through site inspection, if any of the sites numbered 71-76, as shown on the conditional use permit concept plan, have been completed, and if so, verification of the establishment of a vegetative screen along the east property line from the building setback to the existing fence line.

As above, please contact this Department before June 15, 2018, to verify these conditions are completed. The Land Use Planning and Zoning Department Committee meets the first Thursday of every month, and the status of compliance to the conditions of this Conditional Use Permit will be on the agenda at the July 5, 2018, meeting. The Committee meets at 5:15pm in the County Board Room of the Green Lake County Government Center. You will receive a packet in the mail with additional details about this meeting.

Please let us know what questions you have at this time. We will set up a time once the seasonal flood waters recede slightly to perform a site visit prior to the July Committee meeting.

Thank you for your prompt attention to this matter.



Krista Kamke
Code Enforcement Officer
Land Use Planning and Zoning Department
Green Lake County
Wisconsin

Chapter 300. Floodplain Zoning

Article III. General Standards

§ 300-21. Public or private campgrounds.

Public or private campgrounds shall have a low flood-damage potential and shall meet the following provisions:

- A. The campground is approved by the Department of Health Services.
- B. A land use permit for the campground is issued by the County Land Use Planning and Zoning Department.
- C. The character of the river system and the elevation of the campground is such that a seventy-two-hour warning of an impending flood can be given to all campground occupants.
- D. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the Municipal Emergency Government Coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
- E. This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated, by the officials identified in Subsection D, to remain in compliance with all applicable regulations, including those of the State Department of Health Services and all other applicable regulations.
- F. Only camping units are allowed.
- G. The camping units may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.
- H. All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section.
- I. The County Land Use Planning and Zoning Department shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.
- J. All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either Article IV, Floodway District, or Article V, Flood-Fringe District, for the floodplain district in which the structure is located.
- K. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued.
- L. All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells, shall be properly anchored and placed at or floodproofed to the flood-protection elevation.

TOWN BOARD ACTION
Modification of Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on 4 March 11, 2020.

Does not object to and approves of _____

No action taken X

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owner/Applicant: Robin's Nest Resorts, LLC., Don Dysland

Site Location: W7004 Puckaway Road

General legal description: Parcel #014-00289-0101, Lot 1 of CSM 3567, located in Gov't lots 1 & 2, Section 31, T15N, R11E, ±14 acres.

Request: Modification of condition #16 of the May 5, 2016 conditional use permit (CUP), as required by Section 350-57 of the County Zoning Ordinance, to bring the CUP into compliance.

Planned public hearing date for the above requests: May 7, 2020

James D. Tellmecher
Town Representative

4 March 11, 2020
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: April 17, 2020

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

September 3, 2020

ITEM IV: ZONING CHANGE

OWNER:

Wesley and Megan Williams

APPLICANT:

Same

REQUEST: The applicant is requesting a zoning change from R-1, Single-Family Residence District to A-1, Farmland Preservation District, ± 3.12 acres in order to combine them to their existing ±16.3 A-1 property to the south.

PARCEL NUMBER/ LOCATION: The parcels affected are parcel numbers 006-01066-0000, 006-01066-0100, 006-01066-0200, and 006-01066-0300. The sites are located on the south side of Spring Grove Rd. and East of Horner Rd. in Section 33, Township 16N, Range 13E in the Town of Green Lake.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcels 006-01066-100, 006-01066-0200, and 006-01066-0300 is currently R-1, Single-Family Residence District. Parcel number 006-01066-0000 is currently zoned as A-1, Farmland Preservation District. The lands to the north and east are zoned as R-1, Single-Family Residence District and RC, Recreation District. The lands to the south and west are mostly zoned as R-1, Single-Family Residence District and A-1, Farmland Preservation District.

ADDITIONAL INFORMATION/ ANALYSIS: If the rezone is granted the parcels would then be combined into one parcel that is ±19.42 acres all zoned as A-1 Farmland Preservation district through a one lot certified survey map. This would meet the minimum size requirements for an A-1 property.

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

- a) Consistency with long-range planning (comprehensive plan)
- b) Nature and character of parcel
- c) Use of surrounding land
- d) Overall scheme of zoning map
- e) Consideration of interest of public health, morals, and safety
- f) Promote public welfare, convenience, and general prosperity

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

- a) The request is consistent with the County Comprehensive Plan's goal to preserve the rural character of the county by protecting farmlands. Although, not tilled or cropped, these lands contain many trees and other vegetation that represent an undeveloped natural resource and open space use. This rezone would add more of this land use into the Farmland Preservation District.
- b) The nature and character of the parcels: The parcels were farmed prior to 1992, after 1992 the parcels appear to have been left vacant and unused except for parcel number 006-01066-0000 which had a house built on it in 2018. One residential use is allowed on A-1 zoned property and none of the other parcels have any existing structures on them.

- c) The surrounding lands are used for agricultural uses, single family residence uses, and recreational uses. The proposed zoning would fit with the surrounding uses.
- d) The overall scheme of the zoning map is mostly split between A-1 and R-1 Zoning. This rezone proposal would fit the zoning of the map as the rezoned properties would be combined into an existing A-1 property.
- e) The proposed rezoned properties would be able to either be used agriculturally or kept as wildlife habitat under its new zoning.
- f) It would appear the request is consistent with community goals relating to public health, morals, and safety as well as the public welfare, convenience and general prosperity.

TOWN OF GREEN LAKE: An action form requesting the town's input related to this zoning change was mailed to the town clerk on August 5, 2020. Unfortunately, this was after the town's monthly Town Board meeting on August 3, 2020. The town will meet on September 7, 2020 to discuss this rezone. The Committee should adjourn their decision until the October 1, 2020 public hearing so as to let the town respond with their recommendation.

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 June 1, 2020

Zone Change from R1 to A1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name Wesley B. Williams

Mailing Address W 1405 Spring Grove Road Ripon, WI 54971

Phone Number 920-579-0020

Signature *W. Williams* Date 6-1-20

PROPERTY OWNER / APPLICANT (2)

Name Megan J. Williams

Mailing Address W 1405 Spring Grove Road Ripon, WI 54971

Phone Number 920-410-5797

Signature *M. Williams* Date 6-1-20

PROPERTY INFORMATION

Town of Green Lake Parcel Number(s) 0064-01066-0300
0064-01066-0100
0064-01066-0200

Acres 3.12 +/- Lot _____ Block _____ Subdivision _____

Section 33 Town 16 North Range 13 East

Location of Property W 1405 Spring Grove Road, Ripon, WI 54971

Legal Description Lots 1, 2 and 3 of CSM NO. 2928 located in part of
Government Lo 2 of Section 33, Township 16 North, Range 13 East, Town of
Green Lake, Green Lake County Wisconsin

Current Zoning Classification A1 Current Use of Property residential

Detailed Description of Proposed Use Wesley and Megan Williams want to
combine Lots 1, 2, and 3 of CSM No 2928 to their other
16.3 acre parcel and have all lands to be zoned A1 and
creating a 1 lot certified survey map.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

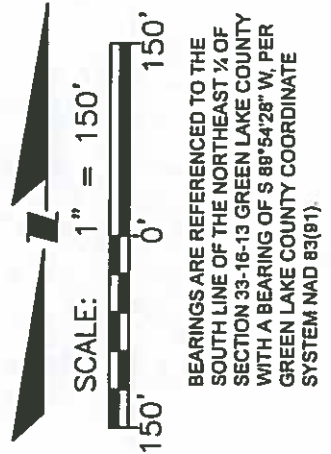
PZZ-311 (12/03)

CONCEPT PLAN

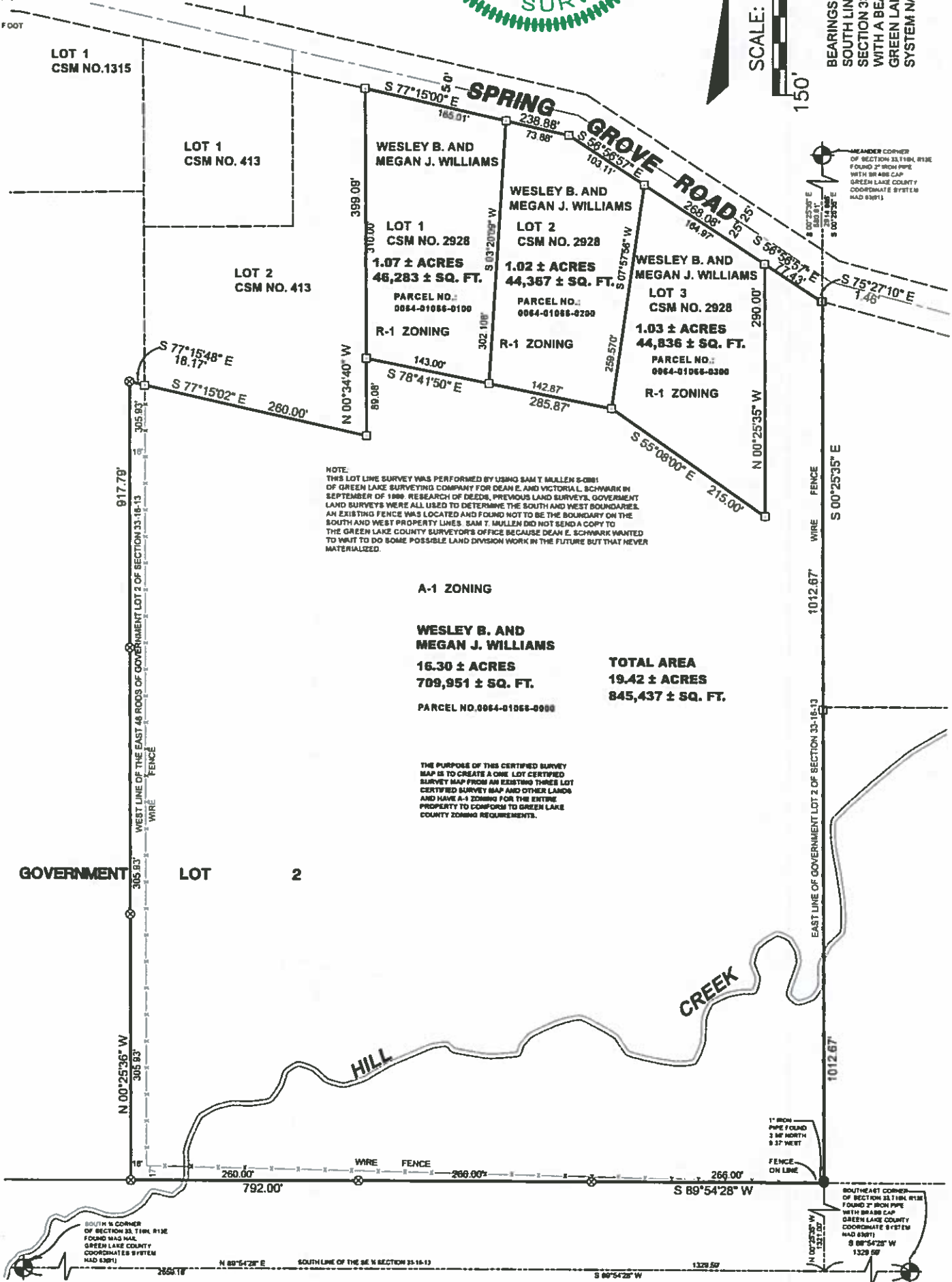
CONCEPT PLAN FOR WESLEY B. AND MEGAN J. WILLIAMS BEING ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 2929 AND OTHER LANDS LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
WESLEY B. AND
MEGAN J. WILLIAMS
 W1405 SPRING GROVE ROAD
 RIPON, WISCONSIN 54971

GREEN LAKE SURVEYING COMPANY
 Green Lake, Wisconsin
Donald W. Lenz
 Donald W. Lenz, WI P.L.S. No. S-2003
 Dated this 30th day of May, 2020.



- LEGEND:**
- SECTION CORNER MONUMENT FOUND
2" DIA. IRON PIPE BRASS CAP UNLESS NOTED
 - 1" DIA. IRON PIPE FOUND
 - 1/2" X 1/2" REBAR SET 1.50 LBS PER LINEAL FOOT
 - PROPERTY CORNER NOT LOCATED



NOTE:
 THIS LOT LINE SURVEY WAS PERFORMED BY USING SAM T. MULLEN S-0801 OF GREEN LAKE SURVEYING COMPANY FOR DEAN E. AND VICTORIA L. SCHWARK IN SEPTEMBER OF 1989. RESEARCH OF DEEDS, PREVIOUS LAND SURVEYS, GOVERNMENT LAND SURVEYS WERE ALL USED TO DETERMINE THE SOUTH AND WEST BOUNDARIES. AN EXISTING FENCE WAS LOCATED AND FOUND NOT TO BE THE BOUNDARY ON THE SOUTH AND WEST PROPERTY LINES. SAM T. MULLEN DID NOT SEND A COPY TO THE GREEN LAKE COUNTY SURVEYOR'S OFFICE BECAUSE DEAN E. SCHWARK WANTED TO WAIT TO DO SOME POSSIBLE LAND DIVISION WORK IN THE FUTURE BUT THAT NEVER MATERIALIZED.

MEASUREMENT CORNER OF SECTION 33 T16N R13E FOUND 2" IRON PIPE WITH BRASS CAP GREEN LAKE COUNTY COORDINATE SYSTEM NAD 83(91)

SOUTHEAST CORNER OF SECTION 33 T16N R13E FOUND 2" IRON PIPE WITH BRASS CAP GREEN LAKE COUNTY COORDINATE SYSTEM NAD 83(91) S 89°54'28" W 1329.60'



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

CONCEPT PLAN

CONCEPT PLAN FOR WESLEY B. AND MEGAN J. WILLIAMS BEING ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 2929 AND OTHER LANDS LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)
WESLEY B. AND
MEGAN J. WILLIAMS
 W1405 SPRING GROVE ROAD
 RIPON, WISCONSIN 54971

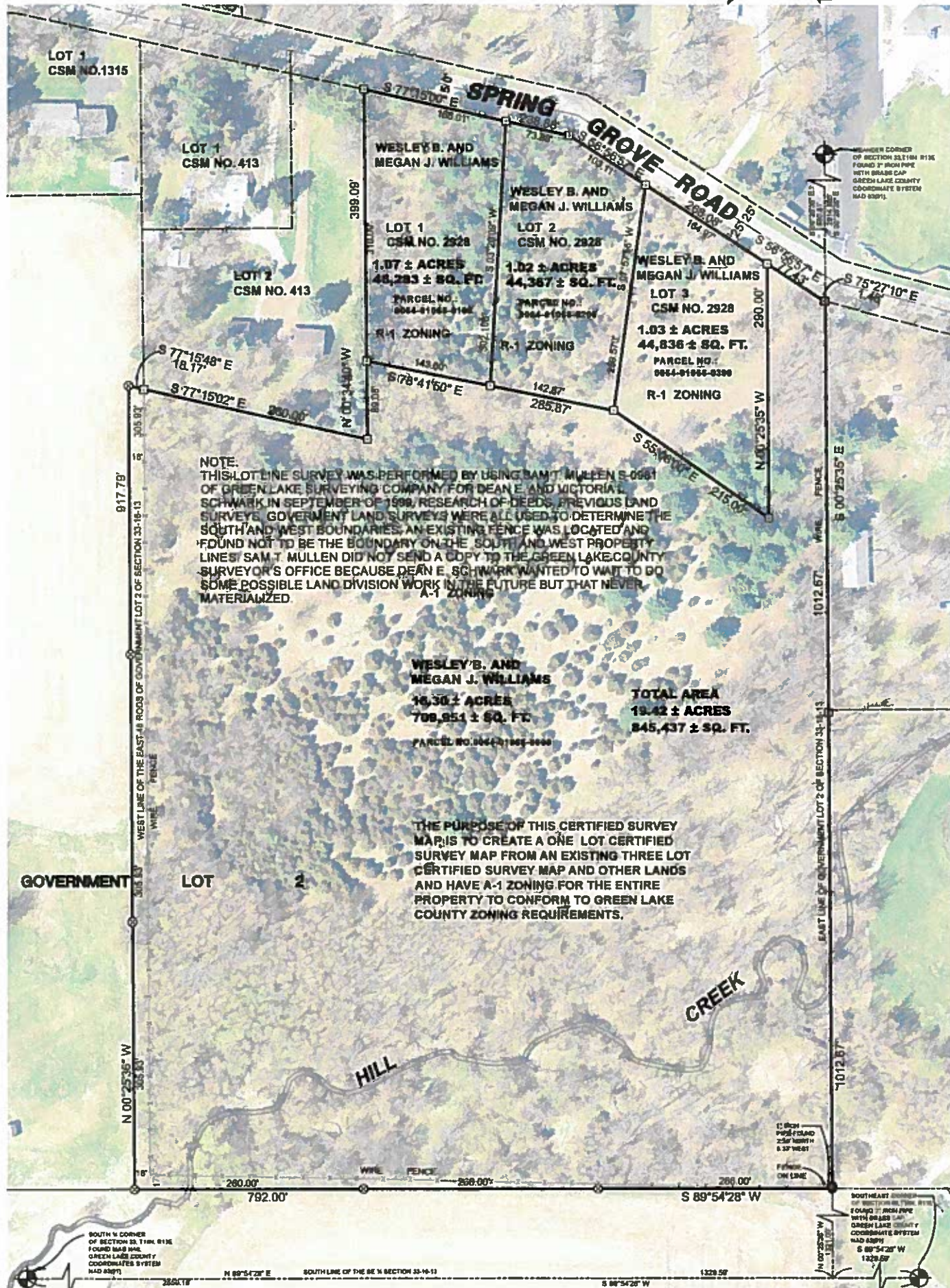
GREEN LAKE SURVEYING COMPANY
 Green Lake, Wisconsin

Donald W. Lenz
 Donald W. Lenz, WI P.L.S. No S-2003
 Dated this 30th day of May, 2020.



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 33-16-13 GREEN LAKE COUNTY WITH A BEARING OF S 89°54'28" W PER GREEN LAKE COUNTY COORDINATE SYSTEM NAD 83(81)

- LEGEND:**
- SECTION CORNER MONUMENT FOUND
 - 2" DIA. IRON PIPE
 - BRASS CAP
 - UNLESS NOTED
 - 1" DIA. IRON PIPE FOUND
 - NO. 1 REBAR SET
 - 1.50 LBS PER LINEAL FOOT
 - PROPERTY CORNER NOT LOCATED





Green Lake County

1 inch = 289 feet

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

Williams Rezone

Green Lake County, WI

Time: 2:58:57 PM
 Date: 8/3/2020

Note:



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

September 3, 2020

ITEM V: CONDITIONAL USE PERMIT (CUP)

OWNER:
Moeland, LLC

APPLICANT:
Tyler Whitrock

REQUEST: The owner and applicant are requesting a conditional use permit for a mini-warehouse use as well as to construct a 40ft x 200ft mini-warehouse building.

PARCEL NUMBER / LOCATION: The parcel subject to this request is 002-00854-0000, known as Lot 8 of Eastridge Subdivision, located in the SW ¼ of Section 2, T17N, R13E, Town of Berlin. The site is located east of the City of Berlin and then north of State Highway 91.

EXISTING ZONING AND USES OF ADJACENT AREA: The subject site is zoned C-2, Extensive Commercial District and is currently undeveloped. The parcels to the east and west are also zoned C-2. The westerly parcel contains a mini-warehouse use. The parcels to the east have yet to be developed. Immediately south are lands recently rezoned from C-2 to R-3 to accommodate a multifamily residential use. Just north of the subject site are croplands zoned A-1, Farmland Preservation district.

ADDITIONAL INFORMATION / ANALYSIS: The applicant is in negotiations to purchase the subject property so long as the property can be utilized for mini-warehousing. Mr. Whitrock is proposing to construct a single building that would contain twenty 10ft x 20ft storage units. Mr. Whitrock has provided additional details about his proposed use in his application.

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. No outside storage of materials and other items is allowed.
- 3. Prior to Land Use Permit issuance the owner shall submit a grading plan (with site elevations) the will utilize Excel Engineering’s 2006 Stormwater Management Plan, to the Land Use Planning & Zoning Department for review and approval.
- 4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.

TOWN OF BERLIN: An Action Form requesting the Town’s input related to this zoning change request was mailed to the Town Clerk on August 5, 2020. On August 17, 2020 the Town of Berlin held a public hearing and did not object to and approved of the conditional use permit request.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375⁰⁰ (not refundable)

Date 5-05-2020

Zone Change from _____ to _____
Conditional Use Permit for Lot #8 in Eastridge Subdivision, Town of Berlin, Green Lake Co.
Other _____

PROPERTY OWNER / APPLICANT (1)

Name Moeland, LLC (Seller)
Mailing Address 121430 County Rd V Berlin, WI 54923
Phone Number 920-572-4617
Signature [Signature] Date 5-05-2020

PROPERTY OWNER / APPLICANT (2)

Name Tyler Whitrock (Buyer)
Mailing Address 917 Watson St. Ripon, WI 54971
Phone Number (920) 658-5593
Signature [Signature] Date 5/5/2020

PROPERTY INFORMATION

Town of Berlin Parcel Number(s) 002-008540000
Acres 1.92 Lot 8 Block _____ Subdivision Eastridge Subdivision
Section 2 Town 17 North Range 13 East
Location of Property Lot 8 Eastridge Subdivision
Legal Description _____

Current Zoning Classification Commercial Current Use of Property Vacant

Detailed Description of Proposed Use _____

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

PZZ-311 (12/03)

Tyler Whitrock - Conditional Use Permit Narrative Prompts Responses:

What is the history of the business and the applicant?

This self-storage business is new. I am a retired State of WI- Probation/Parole Agent currently residing in Ripon, WI. My wife, Mary is currently completing her 7th year as Superintendent of the Ripon Area School District. We have 5 children with ages ranging 14-21 years old. We are extremely active in our Ripon Community.

What is the history of the property and its current use?

This property was developed in 2006 by the current seller, Mike Moe, as part of the Eastridge Subdivision. This subdivision was created and zoned as commercial (C2). Excel Engineering in Fond Du Lac completed the stormwater management plan which was approved by the Green Lake Land Conservation Department on 06/23/2006. Currently, Eastridge Subdivision consists of condominiums and other businesses such as ThedaCare Health, Department of Motor Vehicles (DMV) and other storage units built in 2010. There is currently discussion of additional apartments being developed across the street from my location, Lot #8.

What is the proposed use of the property, and how does that fit with the proposed business activity?

This self-storage business will operate year-round for the purpose of storage with no occupancy or other activity allowed on the premises by renters.

If applicable, include an operation and/or maintenance plan.

I would personally maintain the grounds consisting of grass and trees already existing on the lot.

Include when the property will be used (seasonally? Certain daily hours?)

Enters will be on the grounds to add or remove their property at their will. The grounds will be open to them to access 24 hours/day 365 days/year.

What will be done with current structures, if any?

N/A

Will any new structures be built? If yes, where will they be built?

My building would be constructed on a concrete slab and contain 40 - 10x 20 storage units. The size of the building would be 40ft x 200ft situated north to south. The building would be placed on the east side of the 1.92 acre lot. Gravel would be utilized on the surface surrounding the building allowing for a more pervious surface to allow water to percolate through the ground. James Sillaway of Berlin, will be my building Contractor for the project. It is my hope to begin development upon approval and receipt of the proper permits. All set back requirements will be met. Electric improvements would be needed for security. No other improvements are planned as there will be no need for water, septic or office space on the premises.

What hazards, concerns, or disruptions may your proposed use pose to the neighboring properties and the community as a whole? How can those concerns be addressed?

This business would be considered a low impact business causing little traffic or disruption or hazard concerns to neighboring businesses or residents. Appropriate lighting on the sides and the end caps of the building would provide additional security and deter undesirable behaviors such as loitering, etc. Because the light will be for security only rather than task lights, they will light the ground and sides of the building so as not creating a light disturbance for neighbors.

What will be done to protect the human environmental health of the surrounding area from the negative impacts of this use?

I have already submitted an application for a DNR Storm Water Management Permit and completed discussions with Tony Fischer, a Wastewater Specialist from the Wautoma DNR, office regarding gaining approval for the permit. Dan Egbert of Green Lake completed the excavating of Excel's stormwater management plan in 2006 and he has agreed to complete my excavating of this lot utilizing the priorly mentioned plan.

Why was this property chosen for this business activity, or how will this benefit the community by being located on this specific property?

There is a demand for such a business in the Berlin area supported by my contacting 5 similar businesses in the area with only one business having a single unit available for rent and none having 2 units available. This property is located off of Highway 91 at the edge of town so is easy in an easily accessible commercial subdivision. The units will compliment the nearby condominiums and future apartment development.

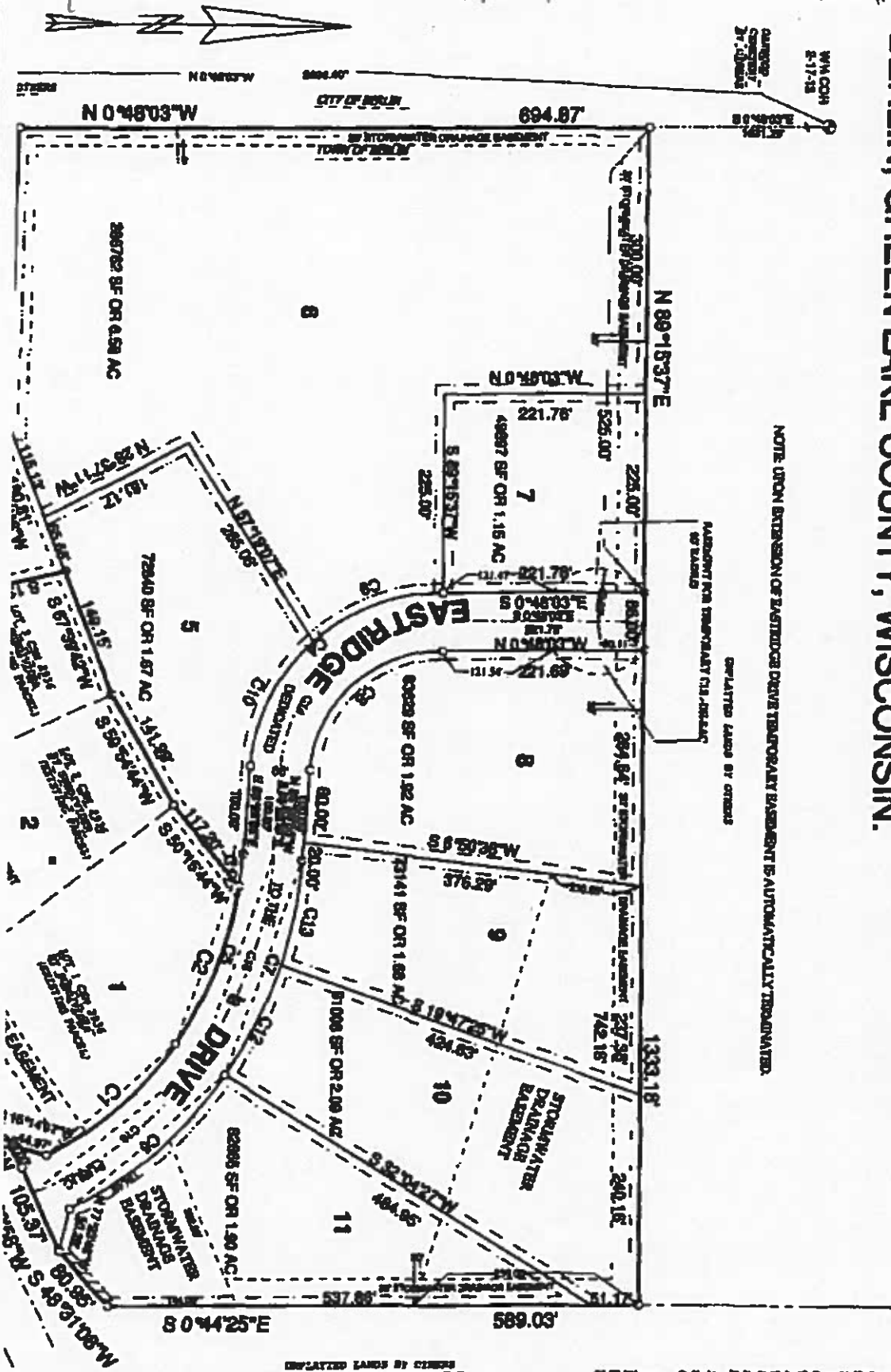
How would this business activity meet the goals and objective of the County's Comprehensive plan?

This business would also meet the goals and objectives of the Green Lake County Comprehensive Plan by balancing future business and economic growth with land conservation policies and the county's vision for the future.

Tyler Whitrock 4/30/2020

EastRidge Subdivision

LOT 4 AND PART OF LOT 5 CERTIFIED SURVEY MAP 2937, BEING PART OF THE SW 1/4 SW 1/4, SECTION 2, T.17N., R.13E., TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.



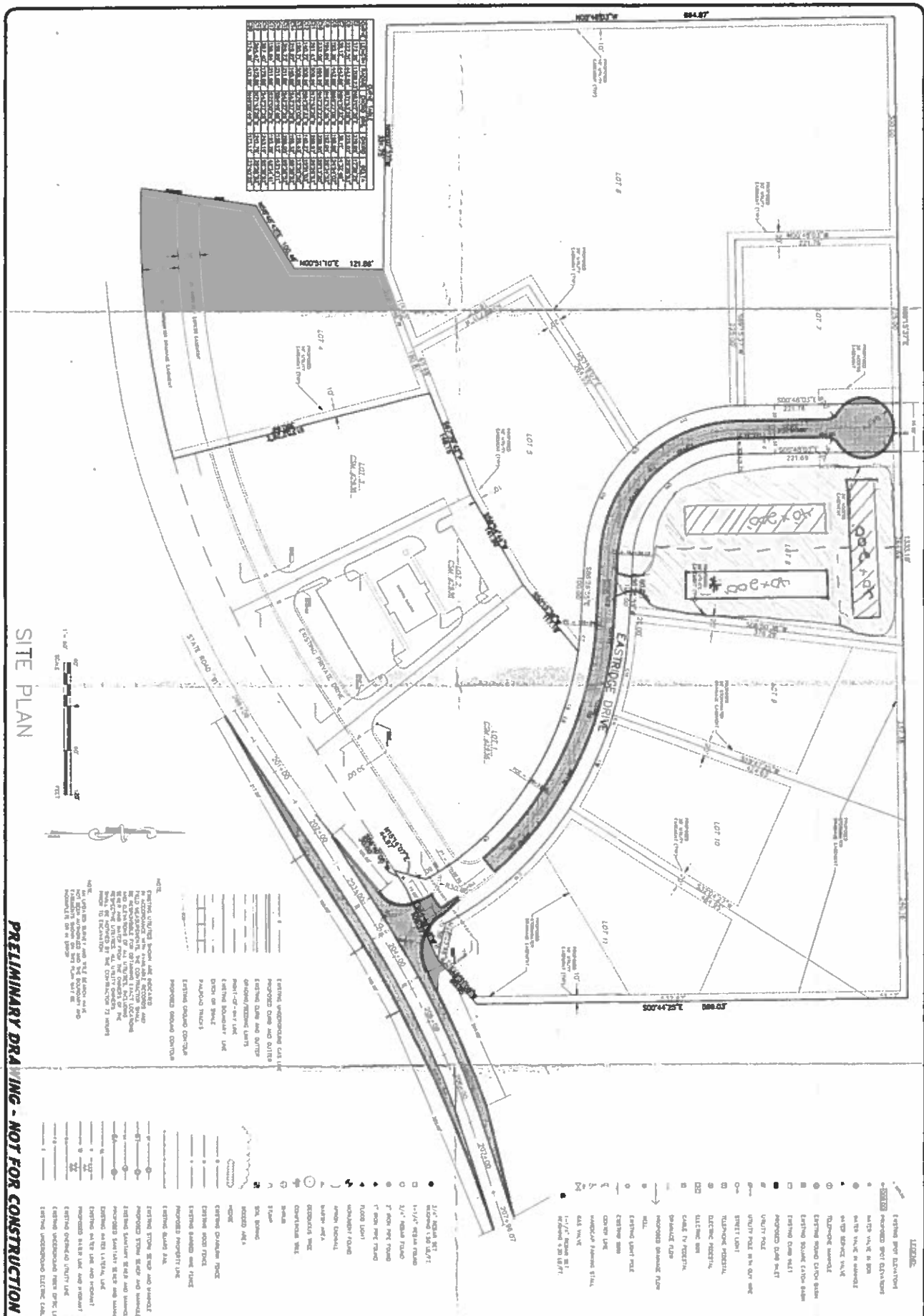
NOTE: UPON EXTENSION OF EASTRIDGE DRIVE TEMPORARY BASEMENT IS AUTOMATICALLY TERMINATED.

SUBDIVISION CENTER:
 1. Michael A. De...
 (Title under the direction...)
 Michael A. De...
 1000 1/2 S. R. 13E...
 Berlin, WI 53001
 Michael A. De...
 1000 1/2 S. R. 13E...
 Berlin, WI 53001
 Michael A. De...
 1000 1/2 S. R. 13E...
 Berlin, WI 53001

Directly
Documents

Future potential development
Gravel surface

Area outside of immediate building to stay grass and trees at this time



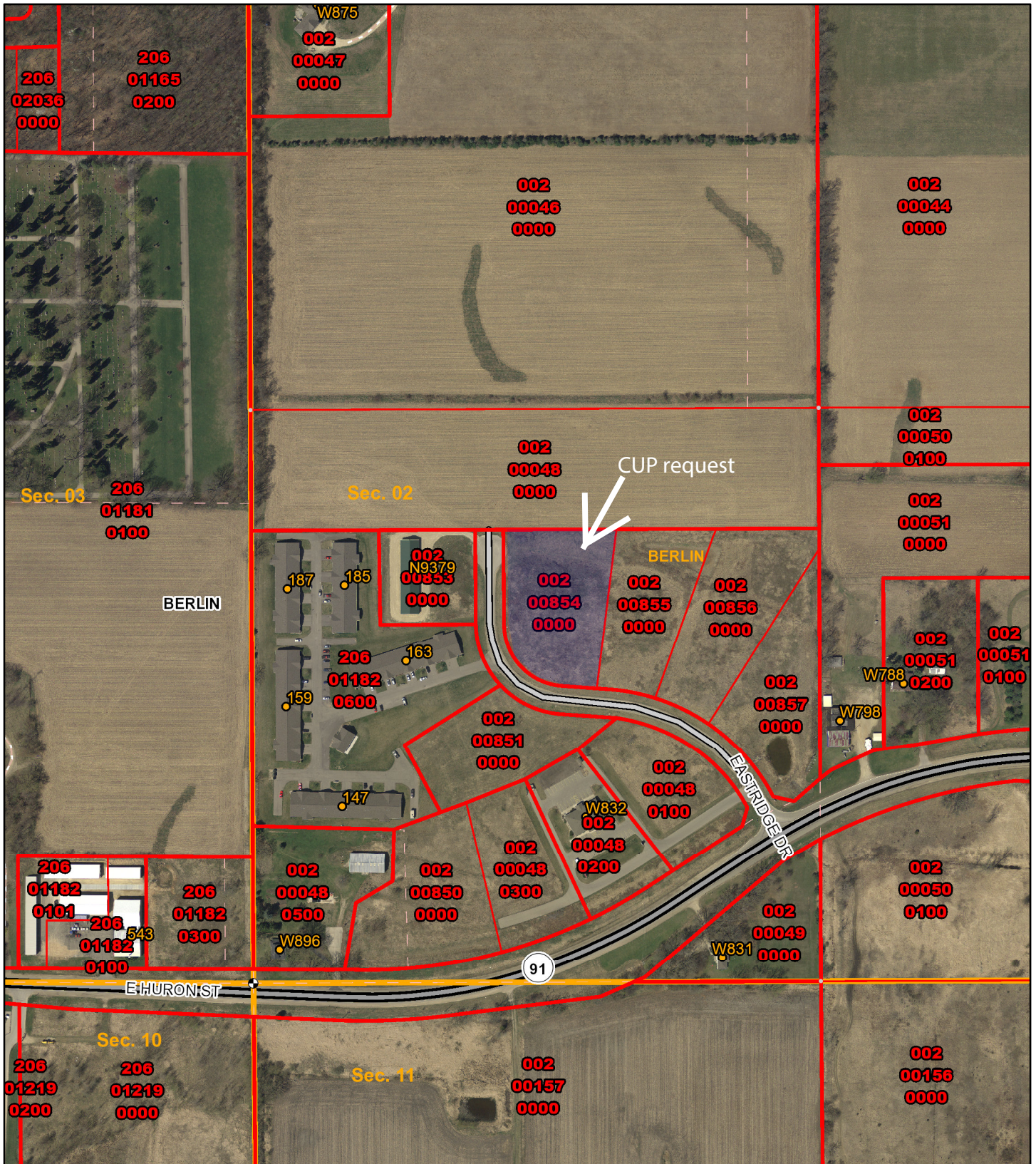
Lot No.	Area (sq. ft.)	Area (sq. yds.)	Area (ac.)
1	10,000	229.57	0.23
2	10,000	229.57	0.23
3	10,000	229.57	0.23
4	10,000	229.57	0.23
5	10,000	229.57	0.23
6	10,000	229.57	0.23
7	10,000	229.57	0.23
8	10,000	229.57	0.23
9	10,000	229.57	0.23
10	10,000	229.57	0.23
11	10,000	229.57	0.23

Eastridge Storage Units
Tyler Whitrock
4/30/2020

SITE PLAN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

<p>PROJECT:</p> <p>SITE PLAN</p> <p>EASTRIDGE SUBDIVISION</p> <p>SECTION 2</p> <p>TOWN OF BERUN</p>	<p>OWNER:</p> <p>MIKE MOE</p> <p>1100 EAST BANNERMAN</p> <p>REDGRANITE, WI 54970</p>	<p>EXCEL ENGINEERING INC.</p> <p>1000 W. CAMPBELL DRIVE PO BOX 202 LAC. WI 54308</p>	<p>DATE:</p> <p>4/30/2020</p>	<p>DESIGN NO.:</p> <p>602460</p>	<p>SHEET</p>	<p>56</p>
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Green Lake County

1 inch = 321 feet

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

Moe/Whitrock CUP
 Green Lake County, WI

Note:

Time: 2:45:21 PM
 Date: 8/3/2020



TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

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

(Date) Aug. 17, 2020.

Owner/Applicant: Moeland LLC & Whitrock

Site Location: Lot 8 Eastridge Subdivision

General legal description: Parcel # 002-00854-0000; Section 2, T17N, R13E, ±1.92 acres

Request: Conditional Use Permit for a mini-warehousing business and building on lands zoned C-2 Extensive Commercial District

Planned public hearing date for the above requests: September 3, 2020

Town Does Not object to and Approves of request

No action taken

Objects to and requests denial of request

NOTE: If denial – please enclose Town Resolution of denial

- Reason(s) for objection:

Brenda Mueckley
Town Representative

8/17/2020
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: August 26, 2020