



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, October 1, 2020.

Packet Pages:

2-3 Agenda

4-6 Draft meeting minutes from September 3, 2020

7-9 Financial reports for August, 2020

10-12 Permit Reports

13-14 Violation reports

15-25 Soil Capabilities

Public Hearing

- 26-29 **Item I: Owner/Applicant:** Ronald Bahn **General legal description:** Parcel #002-00020-0000, part of the SW $\frac{1}{4}$ of Section 1, T17N, R13E, \pm 19.13 acres, W412 State Hwy 91, Town of Berlin. **Request:** Rezone \pm 3.1 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map.
- 30-33 **Item II: Owner/Applicant:** John Mejchar **General legal description:** Parcel #010-00188-0000, lot 1 CSM 1906, located in Section 10, T14N R13E, \pm 10 acres, W1275 County Road S, Town of Mackford. **Request:** Rezone \pm 10 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map.
- 34-39 **Item III: Owner/Applicant:** Wesley & Megan Williams **General legal description:** Parcel #006-01066-0100, 006-01066-0200, 006-01066-0300, lots 1, 2, 3 of CSM 2928 Section 33, T16N, R13E, \pm 3.12 acres, W1405 Spring Grove Rd, Town of Green Lake. **Request:** Rezone lots 1, 2, 3 of CSM 2928 (\pm 3.1 acres) from R-1 Single-Family Residential District to A-1 Farmland Preservation District to be combined by certified survey map with adjacent A-1 lands. This item is continued from the September 3, 2020, public hearing.
- 40-62 **Item IV: Owner:** Robin's Nest Resort **Applicant:** Land Use Planning & Zoning Committee **General legal description:** Parcel #014-00289-0101, Lot 1 of CSM 3567, located in Gov't lots 1 & 2, Section 31, T15N, R11E, \pm 14 acres, W7004 Puckaway Road, Town of Marquette. **Request:** Hearing under Green Lake County Ordinance §350.57B on complaint filed with the Committee alleging that condition #16 of the May 5, 2016 Conditional Use Permit has been violated by Robin's Nest Resort. Any person may appear at the hearing and testify in person or be represented by an agent or attorney. The Committee will take evidence at the hearing. The Committee may take any action allowed under §350.57B. after the hearing is concluded. The Committee may go into closed session under Wis. Stat. §19.85(1)(a) to deliberate regarding this case. The Committee will reconvene in open session once deliberation has been completed to announce its decision on the matter.

**Planning & Zoning Committee
Meeting Notice**

**Date: October 1, 2020 Time: 4:30 PM
Location: Government Center, County Board Room, 571 County Road A, Green Lake WI**

AGENDA 10/1/2020

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: 9/3/2020
5. Public comments: 3-minute limit
6. Department activity reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
7. Discuss Soil Capability Grouping as it relates to rezones
8. Public Hearing matters will not begin before 5:00 PM

Item I: Owner/Applicant: Ronald Bahn **General legal description:** Parcel #002-00020-0000, part of the SW¹/₄ of Section 1, T17N, R13E, ±19.13 acres, W412 State Hwy 91, Town of Berlin. **Request:** Rezone ±3.1 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map.

Item II: Owner/Applicant: John Mejchar **General legal description:** Parcel #010-00188-0000, lot 1 CSM 1906, located in Section 10, T14N R13E, ±10 acres, W1275 County Road S, Town of Mackford. **Request:** Rezone ±10 acres from A-1 Farmland Preservation District to R-4 Rural Residential District, to be identified by certified survey map.

Item III: Owner/Applicant: Wesley & Megan Williams **General legal description:** Parcel #006-01066-0100, 006-01066-0200, 006-01066-0300, lots 1, 2, 3 of CSM 2928 Section 33, T16N, R13E, ±3.12 acres, W1405 Spring Grove Rd, Town of Green Lake. **Request:** Rezone lots 1, 2, 3 of CSM 2928 (±3.1 acres) from R-1 Single-Family Residential District to A-1 Farmland Preservation District to be combined by certified survey map with adjacent A-1 lands. This item is continued from the September 3, 2020, public hearing.

Item IV: Owner: Robin's Nest Resort **Applicant:** Land Use Planning & Zoning Committee **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:** Hearing under Green Lake County Ordinance §350.57B on complaint filed with the Committee alleging that condition #16 of the May 5, 2016 Conditional Use Permit has been violated by Robin's Nest Resort. Any person may appear at the hearing and testify in person or be represented by an agent or attorney. The Committee will take evidence at the hearing. The Committee may take any action allowed under §350.57B. after the hearing is concluded. The Committee may go into closed session under Wis. Stat. §19.85(1)(a) to deliberate regarding this case. The Committee will reconvene in open session once deliberation has been completed to announce its decision on the matter.

9. Future committee activities
 - a. Future agenda items
 - b. Meeting date: November 5, 2020
10. Adjourn

To Join this Zoom Meeting

Click link for audio & video

<https://zoom.us/j/5022456162?pwd=V2lvUTFFb2o3MWNqUFFDcFRtMIBJQT09>

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

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 3, 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, Bill Boutwell, Chuck Buss, Don Lenz, Harley Reabe, Keith Hess (alternate)**

Absent:

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 August 6, 2020 meeting with corrections noted by Kirkman. 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. Shipping Containers as mini warehouse use

Kirkman Presented finding from other counties on shipping container usage.

Motion/second (Buss/Boutwell) to not allow shipping containers for mini-warehouses. Motion carried with no negative vote.

RECESS: 5:05PM

PUBLIC HEARING ITEMS BEGAN AT 5:15 PM

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.

- a. Public Testimony/Comment:** None

- b. Committee Discussion & Deliberation – Kirkman gave the staff details regarding the rezone request. The Town of Brooklyn has no objection to the request.
- c. Committee Decision – *Motion/second (Reabe/Boutwell)* to approve the rezone request as presented and forward to County Board for final action. All in favor. None opposed. Lenz abstained due to conflict. Motion carried.

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.

- a. Public Testimony/Comment: None.
- b. Committee Discussion & Deliberation – Kirkman gave the staff details regarding the rezone request. The Town of Mackford 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 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.

- a. Public Testimony/Comment: Attorney Sorenson spoke on behalf of Robin’s Nest Resort/Don Dysland efforts. Matt Roehsler spoke on the actions and/or the negative results of Dysland’s efforts. Roehsler submitted evidence to support his comments in regards to his loss of property value, and a printed copy of an email he sent to the committee.
- b. Committee Discussion & Deliberation – Kirkman gave details regarding the supposed CUP violation. Klockow gave recommendations to the committee on options to consider. Committee could not reach a decision. Sorenson stated there could be another hearing, with proper notification. Sorenson also stated that this hearing was not properly noticed; they were not told that there would be a decision whether or not there was a violation, they were told this was to look at a modification of item #16 of the CUP, and not that there would be a public hearing of violation, therefore no evidence was brought in.
- c. Committee Decision – *Motion/second (Reabe/Boutwell)* proceeding be moved to October meeting so evidence can be brought forward by both parties. All in favor. None opposed. Motion carried.

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.

- a. No public comment.

- b. Klakow stated the township was not timely notified, and recommended this item be postponed.
- c. **Motion/second (Boutwell/Buss)** to move item to October’s meeting. All in favor. None opposed. Motion carried.

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.

- a. Whitrock gave details on request
- b. Kirkman presented details on CUP request
- c. Discussion by committee
- d. **Motion/second (Buss/Lenz)** to approve CUP; Kirkman made recommendation to add “with staff recommendations,” motion amended as such. Lenz agreed to amendment.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items** – please forward to Kirkman or Kiener.

- b. **Next meeting date** – October 1, 2020
Business meeting – 4:30 p.m.
Public hearing – 5:15 p.m.

ADJOURN

Talma adjourned the meeting at 6:33 PM.

Respectfully submitted,

Sue Kiener.
Secretary

FEES RECEIVED	AUGUST				YEAR-TO-DATE				BUDGET	
	2019		2020		2019		2020		2020	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	22	3,600	22	4,900	108	29,050	133	\$ 30,150	\$ 34,800	87%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	10	2,670	11	3,025	24	6,330	64	\$ 17,645	\$ 22,695	78%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	-	-	5	\$ 9,600	\$ 15,300	63%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	1	375	-	-	1	375	5	1,875	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	1	\$ 375	-	\$ -	1	\$ 375	5	\$ 1,875	\$ 1,500	125%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	2	750	2	750	5	1,875	-	-
Conditional Use Permits	-	-	-	-	1	375	2	750	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	1	\$ 375	2	\$ 750	3	\$ 1,125	7	\$ 2,625	\$ 8,625	30%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	1	100	-	-
Fines & Forfeitures	-	160	1	200	-	160	12	7,000	-	-
Total	-	\$ 160	1	\$ 200	-	\$ 160	13	\$ 7,100	-	-
SURVEYOR										
Certified Survey Maps	6	1,035	4	675	10	1,710	29	5,070	6,000	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	2,403	-	-	-	2,403	-	-	9,500	-
Total	6	\$ 3,438	4	\$ 675	10	\$ 4,113	29	\$ 5,070	\$ 15,500	33%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	180	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	9,500	-	-	10,000	-
Total	-	\$ -	-	\$ -	-	\$ 9,500	-	\$ -	\$ 35,180	0%
GRAND TOTAL										
	40	10,618	40	9,550	146	50,653	256	74,065	\$ 133,600	
									Total	55%

GREEN LAKE COUNTY

For 08/01/20 - 08/31/20

Revenue Summary Report

FJRES01A

Periods 08 - 08

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	4,900.00	30,150.00	4,650.00	86.64
20-100-10-44400-001-000 BOA Public Hearing	1,500.00	.00	1,875.00	-375.00	125.00
20-100-10-44400-002-000 PZ Public Hearing	8,625.00	750.00	2,625.00	6,000.00	30.43
20-100-10-44409-000-000 Non-Metallic Mining	30,300.00	.00	9,600.00	20,700.00	31.68
20-100-10-44410-000-000 Sanitary Permits	22,695.00	3,025.00	17,645.00	5,050.00	77.75
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	200.00	7,000.00	-7,000.00	.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	675.00	5,070.00	930.00	84.50
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	9,550.00	74,065.00	84,035.00	46.85

For 08/01/20 - 08/31/20

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

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	22,656.33	173,400.32	132,600.68	56.67
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	278.14	278.14	946.86	22.71
20-100-10-53610-151-000 Social Security	23,432.00	.00	1,660.99	13,990.80	9,441.20	59.71
20-100-10-53610-153-000 Ret. Employer Share	20,677.00	.00	1,529.31	12,466.95	8,210.05	60.29
20-100-10-53610-154-000 Health Insurance	56,744.00	.00	3,995.88	34,898.16	21,845.84	61.50
20-100-10-53610-155-000 Life Insurance	610.00	.00	23.01	188.05	421.95	30.83
20-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	600.00	5,050.00	4,450.00	53.16
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	.00	524.71	51.29	91.10
20-100-10-53610-242-000 Print Management	1,180.00	21.63	15.74	228.33	930.04	21.18
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	157.77	527.31	2,234.69	19.09
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	336.13	939.13	-189.13	125.22
20-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	386.75	955.75	2,044.25	31.86
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	.00	.00	492.00	.00
20-100-10-53610-352-000 Vehicle Maintenance	638.00	.00	44.29	266.87	371.13	41.83
53610 Code Enforcement	429,222.00	21.63	31,684.34	245,183.33	184,017.04	57.13
10 Land Use Planning and Zoning	429,222.00	21.63	31,684.34	245,183.33	184,017.04	57.13

Land Use Permits: 8/1/2020 - 8/31/2020

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12569	004011370000	W805 SILVER CREEK RD	08/19/2020	NANCYJUNE LAATSCH	82000	Accessory Structure - Stairs/Walkway	New walkway to patio.	Accessory Structure - Stairs/Walkway	Walkway to road.
12571	006012540000	N3057 E LITTLE GREEN RD	08/20/2020	JOSEPH & KARIN A VELLA	87000	Additions / Alterations - Addition/Alteration to Principal Structure	Addition to SFD - addition on lake side of home and new dormer on street side	Land Disturbing Activity - Impervious Surface Treatment Device	TBD
12640	006007600000	W3074 BLACKBIRD POINT DR	08/11/2020	AMYS PETERSON, JASONM PETERSON	75000	Additions / Alterations - Addition/Alteration to Principal Structure	481sqft of new IMS		
12665	016003940000	N4684 RADTKE RD	08/04/2020	JUDITHL WEHNER, LEOJ WEHNER	25000	Accessory Structure - Stairs/Walkway	Walkway to lake	Accessory Structure - Stairs/Walkway	Walkways west side of house
12672	014008190000	N2602 HILLTOP RD	08/03/2020	KATHLEENS ANDERSON, THOMASL ANDERSON	320000	Principal Structure - Single Family	2 Bedroom House	Accessory Structure - Attached Garage	Attached Garage
12673	016010670000	W3349 ORCHARD AVE	08/17/2020	CAVANAGH FAMILY TRUST	475000	Accessory Structure - Detached Deck/Patio	At-grade patio	Additions / Alterations - Addition/Alteration to Principal Structure	Dimensions account for entire house not individual additions (Attached Garage, Entry, and Living Room)
12674	006006390100	W1825 UTLEY RD	08/04/2020	FELICIAM KIEFER, KENNETHJ KIEFER	12000	Accessory Structure - Attached Deck/Patio	Attached Deck		
12675	012003950201	W4095 S GATE RD	08/04/2020	SHAYLAL THOMPSON, ZACHERYJ THOMPSON	50000	Accessory Structure - Agricultural Building	Farm Equipment Storage Shed		
12676	016013440000	N4251 LAKEVIEW DR	08/05/2020	JULIEA MATHIAS, LYLEG MATHIAS	3000	Accessory Structure - Attached Deck/Patio	207 sqft deck		
12677	006015300000	W2783 CIRCLE DR	08/07/2020	DAVIDE WILDE, MARYK WILDE	15000	Additions / Alterations - Addition/Alteration to Accessory Structure	Addition to attached Garage		
12678	002001490100	No Address Available	08/11/2020	SHANE DIBBLE	2000		16'x60' Green House		
12680	016019220000	N4736 N LAKESHORE DR	08/12/2020	LORISUE WEILER 2003 REVOCABLE TRUST	5200	Accessory Structure - Stairs/Walkway	Walkway / Stairs less or equal to than 36" wide are exempt from side yard setbacks.		
12682	016010330000	No Address Available	08/12/2020	DANIELF BIERMAN, DEBRAL BIERMAN	78000	Accessory Structure - Detached Garage			
12683	004014290000	N5644 HICKORY HILL LN	08/12/2020	NATHAN R & MARY J JOHNSTON	10000	Accessory Structure - Addition to Accessory Structure	Garage Addition	Accessory Structure - Attached Deck/Patio	Gazebo
12684	002003070400	N8737 LANDING RD	08/14/2020	KENNETHH HOLMES, MARIEA HOLMES	2000	Additions / Alterations - Addition/Alteration to Accessory Structure			
12685	012008130000	W3377 MAIN ST	08/27/2020	ST PAULS LUTHERAN CHURCH	10000	Additions / Alterations - Addition/Alteration to Principal Structure			
12686	004005680200	N5748 SPAULDING HILL RD	08/18/2020	JOEW HATCHER	5400	Additions / Alterations - Addition/Alteration to Principal Structure	Matching existing building height.		
12687	014007670100	N2992 COUNTY ROAD BH	08/19/2020	JERRYWAYNE SCHMUCKER, NORMAO SCHMUCKER	30000	Additions / Alterations - Addition/Alteration to Principal Structure	Entryway with Laundry Room	Accessory Structure - Accessory Structure	Well house
12689	014005160000	W5080 COUNTY ROAD KK	08/21/2020	EDWIN J & SUSAN A TROYER	276000		Chicken House		Litter Storage
12690	018005540300	W5482 COUNTY ROAD Y	08/21/2020	ALEXANDERS SEIDLING, SAMANTHA OLDENBURG	308000	Accessory Structure - Attached Garage	Attached Garage	Principal Structure - Single Family	House
12691	004021080000, 004021090000, 004021960000	N5504 SHORE DR, N5506 SHORE DR, No Address Available	08/21/2020	AMERICAN BAPTIST ASSEMBLY INC, CHERYLC NETZEL, KIRSTINR GREGOR, RICHARDJ NETZEL, THOMASG GREGOR	500	Land Disturbing Activity - Drainage	Drainage Swale		
12692	002003210100	N8511 COUNTY ROAD A	08/25/2020	LAWRENCE & SHARON NIGBOR	5000	Accessory Structure - Storage Buildings	Storage Shed		
12694	010005870200	W1759 PRAIRIE DR	08/27/2020	WILLIAMR KUHFUSS	34950	Accessory Structure - Other	Solar Panel Array		

12695	016013940000, 016013930000, 016007890000	W5826 OXBOW TRL , No Address Available, No Address Available	08/28/2020	IAND DUMBLETON, JEFFREY FULLER, KATHERINE FULLER, VALERIEANN DUMBLETON	3000		added gravel to land bridge between parcels (016-00789-0000) and (016- 01394-0000)		Parcel 016-01394-0000: gravel driveway
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TOTAL

1914050

Sanitary Permits: 8/1/2020 - 8/31/2020

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202024061	016016000000	W5316 OXBOW TRL	RICK FORD, ROCHELLE FORD	08/07/2020	New System	Conventional (Non-Pressurized In-Ground)	Handel, H	2 Bedroom	280	100
202024062	016003830000	W3925 REETZ RD	JAMIE HAAS, KELLY HACKBARTH, LEE KITTELSON, LYNN OLIJNYK, TAMI HORZEWSKI	08/14/2020	New System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	3 Bedroom	280	100
202024063	004003760200	N6215 N LAWSON DR	GINNYL SCHULTZ	08/14/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	3 Bedroom	280	100
202024064	006013270100	N2984 N KEARLEY RD	GERISEM LASPISA, JAMESN YOUNGBLOOD	08/14/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeremiah Storer	4 Bedroom	280	100
202024065	016004740100, 016004740100	N4476 MAPLE LN , N4496 MAPLE LN	KINCAID FAMILY TRUST	08/14/2020	Replacement System	Holding Tank	Daniel Pollesch	Serves a 2 bedroom trailer, a one bedroom trailer and a 1 bedroom cottage	355	100
202024066	002002840100	W914 COUNTY ROAD V	RONALD L & SHARON K DARNICK REVOCABLE TRUST	08/14/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	3 Bedroom	280	100
202024067	018002150000	W3164 COUNTY ROAD J	ELIZABETH SIXT	08/17/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	3 Bedroom	280	100
202024068	018005540300	W5482 COUNTY ROAD Y	ALEXANDERS SEIDLING, SAMANTHA OLDENBURG	08/18/2020	New System	Mound	Alan Mashuda	4 Bedrooms	280	100
202024069	012002380000	N1521 STATE ROAD 73	FAITH LUTHERAN CHURCH	08/21/2020	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	3 Bedroom	150	0
202024070	020001280200	W4516 COUNTY ROAD E	SUCKER CREEK LLC, JOANNEL NAPRALLA	08/28/2020	New System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	For Shop/ Storage Building	280	100
202024071	016007660200	W5801 STATE ROAD 23	LINDAJ BENTON, OLLIEL BENTON	08/31/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	3 Bedroom Mobile Home	280	100
Total:									3025	1000

* There are additional properties associated with the permit

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
2007690000	N9666 WILDFLOWER LN	VAN BUREN KEITH A & VIKKI	12551	Junk	Unregistered vehicles Lumber pile Skid Steer	12/13/2019
4021040500	N5458 SHORE DR	HOLIK TRUST DARLENE J	12688	Zoning	Section 350-65 No Land Use Permit. Holik to remove patio by Nov. 1, 2020.	8/21/2020
6005420200	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
10001500100	No Address Available	WALKER DALE A; WALKER LISA A	12523	Zoning	350-65: LUP for new structure	10/23/2019
14000010000	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

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
4003560000		EGBERT EXCAVATING INC	12225	Zoning	Update 8-6-20. Rezone and CUP approved with conditions. Update 10/15/19: Not able to obtain flood model. Will be removing items and fill from mapped floodway.	43195
10001430000	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.	43761
12002620300	N1638 MADISON ST	SCHWANDT CHILDREN REAL ESTATE LLC	4127	Conversion	11 or more junk inoperableor unregistered vehicles on the property	43850
14003500000	W6592 PUCKAWAY RD	SMITH WESLEY E	12443	Shoreland	Update 9-15-20: Garage is done, sod going in by Nov. 1, 2020, Shed by water OK. Original violation: Owners 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	43699

Corp Council

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
None	None	None	None	None	None	None

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

First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Action Taken
004-00232-0000	N6698 COUNTY ROAD PP	BENNETT GLEN J & CAROLYN M BRIGHT BETH CHIER; CHIER BRADLEY ;		281 POWTS Failure	Possible cesspool.	New Permit
004-00690-0200	W2005 IRVING PARK RD	CHIER DEAN ; CHIER TRACI	10024647	POWTS Failure	Probable surface discharge.	New Permit
018-00057-0000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank unsound	
002-00211-0000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J	131	POWTS Failure	Tank unsound	
014-00172-0000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	POWTS Failure	Tank Failure	
014-00235-0000	W5621 PINE RD S	SCHULTZ NATHAN E	1969	POWTS Failure	Tank Failure	
014-00834-0000	W4052 COUNTY ROAD H	NOWATZSKI KATHY A	1424052	POWTS Failure	Tank Failure	
016-00801-0300	N5591 LOCK RD	CALAMITA TAMI LYNN	37516	POWTS Failure	Surface Discharge of Effluent	New Permit
016-00923-0000	N4898 RAY SHORTER RD	PROG ROD-GUN CLUB CARCHESI ANTHONY M; CARCHESI CAROL L	10024252	POWTS Failure	Surface discharge of sewage/effluent	Working With Contractor
016-01095-0000	N4659 OAK RD	CAROL L	369	POWTS Failure	Tank unsound	New Permit
018-00085-0000	W4224 HUCKLEBERRY RD	DEIBERT BRUCE ; DEIBERT DEBORAH L	56	POWTS Failure	Tank Failure	New Permit
018-00569-0300	N6999 STATE ROAD 73	FERTIG WALTER	21127	POWTS Failure	Tank Failure	New Permit
004-00315-0200	W1002 STATE ROAD 23 49	COACHLITE GREEN LAKE LLC SMITH REVOCABLE TRUST ELMER	200924016	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
004-00617-0200	N5458 BROOKLYN G RD	WILLIAM & BARBARA ANN	424039	POWTS Violation	Tank failure not structurally sound.	New Permit
016-00801-0300	N5591 LOCK RD	CALAMITA TAMI LYNN ULLENBERG EDEL M; ULLENBERG LOUIS R	37516	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
016-01405-0000	W5552 OXBOW TRL	R	18136	POWTS Violation	Tank failure not structurally sound.	

Final Notice:

004-00593-0000	N5691 BROOKLYN G RD	HARVEY RICHARD A & JOYCE M	424036	POWTS Failure	Tank Failure	New Permit
014-00533-0000	N3946 STATE ROAD 73	WHITE KELLY L & DIANE	264853	POWTS Failure	Surface Discharge of Effluent	
016-00770-0000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank Failure	
016-00798-0500	N5588 LOCK RD	KUJAC THOMAS	1624077	POWTS Failure	Tank Failure	New Permit
016-01682-0000	N6153 PLEASANT DR	MORGAN ARLENE	313	POWTS Failure	Tank unsound	New Permit
154-00089-0000	150 W 2ND ST	KOERNER KENNETH A & JEAN A	593	POWTS Failure	Probable surface discharge	New Permit
004-00764-0100	W598 COUNTY ROAD K	ARNETVEIT AMY L; ARNETVEIT ERIK R	6296	POWTS Violation	Tank failure not structurally sound.	
006-00135-0000	N4474 LAKEVIEW RD	BERLOWSKI ZIER BRENDA ; ZIER GREGOR	18201	POWTS Violation	Tank failure not structurally sound Water is seeping out the top of Holding tank into owners yard and neighbors yard	New Permit
008-00624-0000	W6458 E PINE ST	GRIFFIN ANNETTE K	824050	POWTS Violation	yard and neighbors yard	Complying with Letters
014-00582-0000	N4075 WICKS LNDG	FROST REVOCABLE TRUST WM & PATRICI	1424039	POWTS Violation	Tank failure not structurally sound.	Unable to Mail
016-00212-0000	W4289 STATE ROAD 23 73	WANASEK RUSSELL G & WENDY R	366	POWTS Violation	Tank failure not structurally sound.	
016-00579-0000	W5482 LOSINSKI RD	WEGNER JAMES M	692	POWTS Violation	Tank failure not structurally sound.	New Permit
016-00907-0000	W5507 BEND RD	ZELENSKI MICHAEL ; ZELENSKI SCOTT	1624083	POWTS Violation	Tank failure not structurally sound.	
271-00742-0000	742 E TWIN OAKS CT	SCHAEFER KEVIN T; SCHAEFER PATRICIA /	15706	POWTS Violation	Overflow Not Resolved	New Permit

horizon is sandy clay loam, sandy clay, or clay loam 3 to 8 inches thick. The IIC horizon is loamy sand, loamy fine sand, sand, or fine sand.

Zittau soils are near Manawa, Poy, and Tustin soils. Zittau soils are underlain by sand, and Manawa soils by clayey lacustrine deposits. Zittau soils are somewhat poorly drained, Poy soils are poorly drained, and Tustin soils are well drained. Zittau soils lack the 20- to 40-inch sandy mantle characteristic of Tustin soils.

ZtA—Zittau silty clay loam, 0 to 3 percent slopes. This soil is nearly level and gently sloping and is in old glacial lake basins. Areas are irregular in shape and 3 to 40 acres in size, but one area covers about 140 acres.

Included with this soil in mapping are small areas of Manawa and Tustin soils. In some small areas the surface layer is silt loam, loam, or clay loam or loamy or clayey strata are in the substratum.

Runoff is slow. This soil receives runoff from adjoining areas and is likely to be ponded during wet seasons and after heavy rains. Surface drainage is used to remove excess surface water rapidly. Both deep ditches and tile drains are used for internal drainage. Care must be taken, however, to prevent loose sand from entering the tile lines.

Undrained areas are suitable for wildlife habitat. Where drained, most of the acreage is used for crops. Undrained areas are used for unimproved pasture. Capability unit IIw-5; woodland group 3c2; recreation group 6; wildlife group 6; tree and shrub group 3.

Use and Management of the Soils

This section contains information about the use and management of the soils of Green Lake County for crops and pasture, woodland, wildlife, recreation, and engineering. It explains the system of capability classification used by the Soil Conservation Service and gives predicted yields of the principal crops grown in the county under a high level of management.

This section also groups the soils according to their suitability for woodland and wildlife habitat. It contains tables that give ratings of the soils for farm and nonfarm uses and for recreation, and it contains information about soils that is significant in engineering.

Crops and Pasture

Crops commonly grown in the survey area are corn, oats, hay, forage crops, sweet corn, peas, and other special crops. In addition, a fairly large acreage is used for pasture. In the following pages, basic practices for managing the soils for these commonly grown crops and pasture are discussed, the system of capability classification is explained, and the capability units are described. Finally, average yields are predicted for some of the principal crops under a high level of management.

The soils of Green Lake County vary in their suitability for specific crops, and they require widely different management. Some basic management practices are needed, however, for practically all of the soils. The following paragraphs discuss basic practices needed for maintaining fertility, providing drainage, and controlling erosion and they discuss

renovation of pastures. These practices should be considered in the light of management suggested in the capability units. Technical assistance in planning and applying suitable practices for the soils on a particular farm can be obtained from a local representative of the Soil Conservation Service or the Extension Service.

Fertility can be maintained or increased by using a cropping system that provides for regular additions of organic matter to the soils. It can also be increased by applying barnyard manure or adding commercial fertilizer. A diversified cropping system is used on dairy or beef farms and barnyard manure is added. Where truck farming is practiced or other special crops are grown intensively, fertility is maintained by plowing under a green-manure crop and returning all crop residues to the soil. Controlling erosion also helps to maintain fertility.

The organic-matter content of the soils of Green Lake County ranges from less than 1 percent to more than 20 percent. The well decomposed organic matter or humus in the soil has a great affect on the ability of a soil to retain plant nutrients. The organic-matter content also influences the infiltration rate, tilth, and water-holding capacity of the surface layer. Many of the newer herbicides have suggested rates of application based on the organic-matter content of the surface layer; where the rates have not been followed, crops were damaged or weeds flourished.

The general level of organic matter is listed for each soil series in the section "Description of the Soils." These classes and percentages of organic matter are defined in the Glossary.

The amount and kind of commercial fertilizer to apply depend on the supply of plant nutrients in the soil, the ability of the soil to retain nutrients, the amount of available water, the kinds of crops to be grown, and the crop rotation. Lime and fertilizer should be added according to results of soil tests. An indirect benefit from a higher level of fertility is the production of more plant litter and organic matter, which reduce erosion and promote good soil tilth.

Any given field may contain several soils that differ in acidity. Generally, the deep, well drained and moderately well drained, permeable soils, such as Friesland, Plano, and St. Charles soils, need the heaviest applications of lime. Shallow soils, such as Rotamer soils, need less lime. Some soils, such as the very shallow Rodman soils, do not need lime. Generally, poorly drained soils, such as Ossian soils, need little or no lime.

The available water capacity is given to a depth of 5 feet or to bedrock for the soils in each capability unit description. These ratings are defined in the Glossary and are also listed for each series in the section "Descriptions of the Soils."

As an example, assuming that alfalfa and corn require 0.30 inch of water per day during their peak use period, the number of days that a given soil will support these crops without rainfall can be determined. Thus, the soils that have a high available water capacity, between 9 and 12 inches, will support these crops for 30 to 40 days without rain, if the moisture content is at field capacity at the beginning

of this period. In contrast, soils that have a low available water capacity, between 3 and 6 inches, will support these crops for only 10 to 20 days without rain under similar conditions.

The available water capacity is very important in determining levels of fertilization and population of plants where no irrigation is planned. A high level of fertilization is generally not justified on soils that have very low or low available water capacity, because crop growth is limited by the available water capacity. The soils that have very low and low available water capacity are coarse textured or have a thin solum. Excessive amounts of nitrate fertilizer added to these soils may be quickly leached from the soil and contaminate surface or ground water.

Drainage can be improved in most of the wet soils if there are suitable outlets. Surface drains, tile drains, open-ditch drains, or a combination of these are used to provide drainage. Diversions can be used in some places to protect the soils from runoff from adjacent areas. Soils on flood plains need protection from flooding.

Barry, Joy, Marcellon, and Poygan soils are well suited to both surface and tile drainage. Granby, Marshan, and Poy soils generally are not suited to tile drainage but are well suited to surface and open-ditch drainage. Organic soils of the Adrian and Edwards series generally are not suited to tile drainage, but are well suited to open-ditch drainage. Both tile and open-ditch drainage can be used on the organic Houghton, Palms, and Willette soils.

When organic soils are drained, subsidence is a hazard. Subsidence is the loss of surface elevation, and it amounts to approximately $\frac{1}{2}$ to 1 inch a year in Wisconsin. The subsidence potential is high for Adrian, Edwards, Palms, and Willette soils and very high for Houghton soils.

Subsidence of organic soils after drainage is attributed mainly to four factors: loss of buoyancy caused by ground water, consolidation, compaction, and biochemical activity. Initial subsidence is loss of elevation caused by the first three factors and is normally accomplished in about 3 years after the water table is lowered. Initial subsidence typically results in a one-half reduction in thickness of the organic materials above the water table.

After initial subsidence, shrinkage continues at a fairly uniform rate because of biochemical oxidation of the organic materials. This continued subsidence progresses until the water table reaches mineral material. The rate of continued subsidence depends on the depth to the water table and increases with depth. Subsidence of organic soils can be stopped by maintaining the water level at the surface. It can be slowed by maintaining the water level as high as possible for the land use.

In the county, many of the soils are moderately eroded. Markesan, Ritchey, and Rotamer soils are examples. Most of the water erosion is in the form of sheet and rill erosion, although some gulying also occurs.

Practices that help to control water erosion are terracing, using grassed waterways, stripcropping, contour tilling, growing sod crops or cover crops in rotations, and mulching with crop residue.

Minimum tillage is very effective in controlling water erosion. Where it is used in planting row crop a minimum area of soil is disturbed. Special "no-till" planters knife open the seed bed, put in the seed and starter fertilizer, close the seed bed, and apply herbicide—all in one operation. The proper kind and amount of herbicide is very important in minimum tillage. If the herbicide does not control the weeds it must be done by cultivation, thus reducing the effectiveness of the original minimum tillage.

Most of the soils are subject to soil blowing. Soil blowing is evident in sandy Oakville, Gotham, and Richford soils. It is also evident in drained areas of organic soils and wet sandy Houghton and Granby soils. Practices that help to control soil blowing: stripcropping at right angles to the direction of prevailing winds, stubble mulching, leaving crop residue on the surface, growing cover crops or meadow crops, establishing shelterbelts, and controlling drainage in organic soils and wet sandy soils. Many of these practices also help to catch snow and add moisture to the soil.

Most upland pastures on well-drained soils of capability classes II, III, IV, and VI need renovating. A good seedbed should be prepared and a suitable mixture of grasses and legumes seeded. Suitable mixtures for seeding are alfalfa with brome grass or birds trefoil with brome grass.

Large amounts of phosphorus and potassium are needed at the time of seeding. Nitrogen should be applied as a topdressing, especially if grasses are dominant. Applying fertilizer annually or renovating permanent pasture every five years helps to maintain good forage quality. Rotation of grazing protects and extends the life of the forage plants.

Alluvial land, wet, the only soil in capability class V, has a high water table and is subject to flooding. Tillage is not practical, and renovation is not feasible. This soil is generally kept in reed can grass or brome grass. It should be grazed only in dry seasons; hummocks, which hinder surface drainage, develop if the soil is grazed when wet.

Pastures on soils of class VI are difficult to renovate, and soils of class VII are not suitable for renovation. Where tillage is not practical, these are generally kept in native vegetation. Control grazing and addition of commercial fertilizer are ways to maintain fertility and plant cover.

Capability grouping

Capability grouping shows, in a general way, the suitability of soils for most kinds of field crops. The soils are grouped according to their limitations when used for field crops, the risk of damage they are used, and the way they respond to treatment. The grouping does not take into account major factors such as generally expensive landforming that would be required on slope, depth, or other characteristics of the soils. It does not take into consideration possible but unlikely reclamation projects; and does not apply to rice, berries, horticultural crops, or other crops requiring special management.

Those familiar with the capability classification can infer from it much about the behavior of soils when used for other purposes, but this classification is

substitute for interpretations designed to show suitability and limitations of groups of soils for forest trees or engineering.

In the capability system, the kinds of soil are grouped at three levels: the capability class, the subclass, and the unit. These are discussed in the following paragraphs.

CAPABILITY CLASSES, the broadest groups, are designated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use, defined as follows:

Class I soils have few limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Class V soils are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, woodland, or wildlife habitat.

Class VI soils have severe limitations that make them generally unsuitable for cultivation and limit their use largely to pasture, woodland, or wildlife habitat.

Class VII soils have very severe limitations that make them unsuitable for cultivation and that restrict their use largely to pasture, woodland, or wildlife habitat.

Class VIII soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife habitat, or water supply, or to esthetic purposes.

CAPABILITY SUBCLASSES are soil groups within one class; they are designated by adding a small letter, *e*, *w*, *s*, or *c*, to the class numeral, for example, IIe. The letter *e* shows that the main limitation is risk of erosion unless close-growing plant cover is maintained; *w* shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); *s* shows that the soil is limited mainly because it is shallow, droughty, or stony; and *c*, used in only some parts of the United States, shows that the chief limitation is climate that is too cold or too dry.

In class I there are no subclasses, because the soils of this class have few limitations. Class V can contain, at the most, only the subclasses indicated by *w*, *s*, and *c*, because the soils in class V are subject to little or no erosion, although they have other limitations that restrict their use largely to pasture, woodland, wildlife habitat, or recreation.

CAPABILITY UNITS are soil groups within the subclasses. The soils in one capability unit are enough alike to be suited to the same crops and pasture plants, to require similar management, and to have similar productivity and other responses to management. Thus, the capability unit is a convenient grouping for making many statements about management of soils. Capability

units are generally designated by adding an Arabic numeral to the subclass symbol, for example, IIe-1 or IIIe-7. Thus, in one symbol, the Roman numeral designates the capability class, or degree of limitation; the small letter indicates the subclass, or kind of limitation, as defined in the foregoing paragraphs; and the Arabic numeral specifically identifies the capability unit within each subclass.

In the following pages, the capability units in Green Lake County are described and suggestions for use and management of the soils in each unit are given. The capability units are not numbered consecutively, because not all of the units used in Wisconsin are in this county. To find the names of all the soils in any given capability unit, refer to the "Guide to Mapping Units" at the back of this survey.

Class III are more subjective!

CAPABILITY UNIT I-4

This unit consists of nearly level, well drained and moderately well drained, loamy soils underlain by gravelly sandy loam or very gravelly sandy loam.

These soils are moderately permeable. The available water capacity is moderate, high, or very high, and fertility is medium or high.

In some areas, soils are saturated with water below a depth of 3 to 5 feet during wet periods. They are easily worked and have few limitations.

These soils are well suited to and can be used intensively for corn, soybeans, small grains, legumes, and vegetable crops. They are also well suited to pasture. The soils can support a large population of plants. Some soils respond well to fertilization, but some do not respond as well because they have a moderate available water capacity. The soils that have a fine sandy loam surface layer are subject to soil blowing during dry periods. Row crops can be grown year after year with no deterioration of soil tilth or decrease in organic-matter content if soils are properly fertilized and if minimum tillage is used to return crop residue to the soil.

CAPABILITY UNIT IIe-1

This unit consists of gently sloping, well drained and moderately well drained, loamy soils underlain by gravelly sandy loam, very gravelly sandy loam, silt loam, or stratified silt, silt loam, and very fine sand.

These soils are moderately permeable. The available water capacity is moderate, high, or very high, and natural fertility is medium or high.

Some areas are saturated with water below a depth of 3 to 5 feet during wet periods. These soils are slightly susceptible to erosion, but some areas that have been cropped have lost as much as 4 inches of the original surface layer through erosion.

Crop rotation, contour farming, stripcropping, diversions, terraces, minimum tillage, and good residue management help control erosion and maintain good tilth. These soils are easily worked if they have not been eroded. Some soils in this unit do not respond to fertilization as well as others because they have moderate available water capacity. The soils that have a fine sandy loam surface layer are subject to soil blowing during dry periods. Response is good to heavy applications of fertilizer. These soils can support a large population of plants.

Under proper management, these soils are well suited to corn, soybeans, small grains, legumes, and vegetable crops. They are also well suited to pasture.

CAPABILITY UNIT IIw-2

This unit consists of gently sloping and some nearly level, well-drained, loamy soils underlain by dolomite. These soils are moderately permeable. The available water capacity is moderate, and natural fertility is medium or high.

The depth of root penetration is limited by dolomite. These soils are slightly susceptible to erosion. Some gently sloping soils that have been cropped have lost as much as 4 inches of the original surface layer through erosion.

Crop rotation, contour stripcropping, diversions, terraces, minimum tillage, and good management of crop residue help control erosion and maintain tilth. If these soils are not eroded, they are easily worked.

Under proper management, these soils are well suited to corn, soybeans, small grains, legumes, and vegetable crops. They are also well suited to pasture.

CAPABILITY UNIT IIw-6

This unit consists of nearly level and gently sloping, well drained and moderately well drained, loamy soils that have clayey subsoils underlain by silty clay loam, silty clay, or clay.

These soils are moderately slowly permeable. The available water capacity is moderate, and natural fertility is medium.

In some areas, these soils are saturated with water below a depth of 3 to 5 feet during wet periods. These soils are slightly susceptible to erosion. Some areas that have been cropped have lost as much as 4 inches of the original surface layer through erosion. These soils dry out slowly in spring and after heavy rains. Because of the clayey subsoil, rainwater does not readily enter these soils and the silt loam surface layer is easily eroded. Tilth is poor where erosion has removed the surface layer and exposed the subsoil. The soils dry slowly in spring, and water stands in low spots after heavy rains. Nearly level soils are only slightly susceptible to erosion but are subject to ponding after heavy rains.

Crop rotation, contour stripcropping, diversions, surface drainage, terraces, minimum tillage, and good management of crop residue help control erosion, remove surface water, and maintain good tilth. If the soils are not eroded, they are easily worked.

Under proper management, these soils are suited to corn, soybeans, small grains, legumes, and vegetable crops. They are also well suited to pasture.

CAPABILITY UNIT IIw-1

This unit consists of nearly level, poorly drained, loamy soils underlain by gravelly loamy sand, stratified silt loam, silt and fine sand, silt loam, or silty clay.

These soils are moderately permeable or slowly permeable. The available water capacity is moderate, high, or very high, and natural fertility is medium or high.

Unless these soils are drained, ground water is at or near the surface throughout the year. The soils receive

runoff from adjoining areas; some are subject to ponding and to flooding unless protected.

Tile drainage and deep ditches can be used to lower the water table if a suitable outlet is available. If tile drains are installed in soils that are underlain by stratified silt loam, silt, and fine sand, precautions must be taken to prevent loose sand from entering and clogging the tile lines.

If drained and protected from flooding, these soils are well suited to corn, soybeans, small grains, legumes, and certain vegetable crops. Response is good to heavy applications of fertilizer. These soils can support a large population of plants. Row crops can be grown year after year with no deterioration of soil tilth or decrease in organic-matter content if soils are properly fertilized, and if minimum tillage is used to retain crop residue. Undrained soils are suited to pasture or wetland wildlife habitat.

CAPABILITY UNIT IIw-2

This unit consists of nearly level soils and some gently sloping soils that are somewhat poorly drained. These are loamy soils underlain by silt loam, silt, and very fine sand, gravelly sandy loam, or silty clay loam.

These soils are moderately permeable or slowly permeable. The available water capacity is high or very high, and natural fertility is high.

Unless the soils are drained, they are saturated with water below a depth of 1 to 3 feet in wet periods. They receive runoff from adjoining areas. Some areas are subject to ponding in wet periods and after heavy rain.

Tile drainage and deep ditches can be used to remove excess water if a suitable outlet is available. If tile drains are installed in soils that are underlain by stratified silt loam, silt, or very fine sand, precautions must be taken to prevent loose sand from entering and clogging the tile lines. Diversions and grassed waterways help to intercept and safely remove runoff from adjoining areas. Surface drainage helps to remove water and prevent ponding. Cultivation when the soil is at the proper moisture content keeps tillage to a minimum, and crop residue management helps maintain good tilth.

If drained and protected from flooding, these soils are well suited to corn, soybeans, small grains, legumes, and certain vegetable crops. Response is good to heavy applications of fertilizer. The soils can support a large population of plants. Row crops can be grown year after year with no deterioration of soil tilth or decrease in organic-matter content if the soils are properly fertilized and if minimum tillage is used to return crop residue. Undrained soils are suited to pasture or wetland wildlife habitat.

CAPABILITY UNIT IIw-5

This unit consists of nearly level and some gently sloping, somewhat poorly drained or poorly drained, loamy soils underlain by sand.

These soils are slowly permeable or moderately permeable in the subsoil and are rapidly permeable in the substratum. The available water capacity is moderate, and natural fertility is medium.

Unless they are drained, ground water is at or near the surface throughout the year. The soils receive

the surface in some soils throughout the year. Undrained soils are saturated with water below a depth of 1 to 3 feet in wet periods. These soils receive runoff from adjoining areas; some are subject to ponding and to flooding in wet periods and after heavy rain.

Deep ditches can be used to lower the water table if a suitable outlet is available. Use of tile drains is questionable, but if they are installed, precautions must be taken to prevent loose sand from entering and clogging the tile lines. Diversions and grassed waterways help to intercept runoff from adjoining areas and remove it safely. Surface drainage helps to remove water and prevent ponding. Cultivation when the soil is at the proper moisture content, minimum tillage, and good crop residue management help maintain good tilth.

If drained and protected from flooding, these soils are well suited to corn, soybeans, small grains, legumes, and certain vegetable crops. Row crops can be grown year after year with no deterioration of soil tilth or decrease in organic-matter content if these soils are properly fertilized and if minimum tillage is used to return crop residue to the soil. Some undrained soils can be used for crops, but wetness often delays planting in spring and harvest in fall. Crop yields are generally lower than for drained soils, because seedbeds are difficult to prepare and root penetration is restricted. Undrained soils are suitable to pasture or wetland wildlife habitat.

CAPABILITY UNIT II_{w-2}

The only soil in this unit is Palms muck. This is a nearly level, very poorly drained, organic soil that has 16 to 50 inches of muck underlain by a loamy substratum.

This soil is rapidly permeable in the muck layer and moderately permeable in the substratum. The available water capacity is very high, and natural fertility is low.

Unless this soil is drained, ground water is at or near the surface throughout the year. This soil receives runoff from adjoining areas and is subject to ponding and to flooding.

Tile drainage and deep ditches can be used to lower the water table if suitable outlets are available. Diversions and grassed waterways help to intercept and safely remove runoff received from adjoining areas. Surface drainage helps to remove water and prevent ponding. If drained, this soil is subject to soil blowing, burning, and subsidence.

If properly drained and protected from flooding and soil blowing, this soil is well suited to corn and certain vegetable crops. Response is good to applications of fertilizer. This soil can support a large population of plants. Row crops can be grown for many years if this soil is properly fertilized and if good management practices are used, but oxidation and subsidence will eventually destroy the organic layer. Undrained soils can be used for pasture, but they are better suited to wetland wildlife habitat.

CAPABILITY UNIT III_{e-1}

This unit consists of sloping, well drained and moderately well drained, loamy soils underlain by

gravelly sandy loam, very gravelly sandy loam, or stratified silt, silt loam, and very fine sand.

These soils are moderately permeable. The available water capacity is moderate or high, and natural fertility is medium or high. In some areas, soils are saturated with water below a depth of 3 to more than 5 feet in wet periods. They are moderately susceptible to erosion. Many areas of cultivated soil have lost as much as 4 inches of the original surface layer through erosion.

Crop rotation, close-growing crops, contour farming, stripcropping, diversions, terraces, grassed waterways, minimum tillage, and good management of residue help control erosion and maintain good tilth. Response is good to applications of fertilizer.

Under proper management, these soils are suited to corn, soybeans, small grains, and legumes. They are well suited to pasture.

CAPABILITY UNIT III_{e-2}

The only soil in this unit is Knowles silt loam, 6 to 12 percent slopes, eroded. This is a sloping, well-drained, loamy soil underlain by dolomite.

This soil is moderately permeable. The available water capacity is moderate, and natural fertility is medium. This soil is moderately susceptible to erosion. In many areas as much as 4 inches of the original surface layer has been lost through erosion.

Crop rotation, close-growing crops, contour farming, stripcropping, diversions, terraces, grassed waterways, minimum tillage, and good management of crop residue help control erosion and maintain good tilth.

Under proper management, this soil is suited to corn, soybeans, small grains, and legumes. It is well suited to pasture.

CAPABILITY UNIT III_{e-3}

The only soil in this unit is Ritchey silt loam, 2 to 6 percent slopes, eroded. This is a gently sloping, well-drained, loamy soil underlain by dolomite.

This soil is moderately permeable. The available water capacity is low, and natural fertility is medium. The hazard of further erosion is slight to moderate. In some areas that have been cultivated as much as 4 inches of the original surface layer has been lost through erosion.

Crop rotation, contour farming, stripcropping, diversions, terraces, grassed waterways, minimum tillage, and good management of crop residue help control erosion, increase water infiltration, and maintain good tilth. This eroded soil has poor tilth, and tillage is further limited by dolomite fragments in some areas.

Because this soil has a low available water capacity, it has a limited suitability for crops, and heavy fertilization is generally not economical.

Under proper management, this soil is suited to corn, soybeans, small grains, and hay. It is also suited to pasture.

CAPABILITY UNIT III_{e-4}

This unit consists of nearly level and gently sloping, well drained or somewhat excessively drained, sandy and loamy soils underlain by gravelly sandy loam, gravelly loamy sand, or silty clay.

These soils are mostly moderately permeable or moderately rapidly permeable, but those that are underlain by silty clay are rapidly permeable in the upper part of the subsoil and slowly permeable in the lower part of the substratum. The available water capacity is moderate or low, and natural fertility is medium or low. These soils are slightly susceptible to erosion. In some areas that have been cultivated, as much as 4 inches of the original surface layer has been lost through erosion. The soils are also susceptible to soil blowing.

Crop rotation, close-growing crops, contour farming, stripcropping, diversions, terraces, windbreaks, minimum tillage, and good management of crop residue help control erosion and soil blowing and maintain the available water supply and organic-matter content. The soils that have a low available water capacity have a limited suitability for crops, and heavy fertilization is not generally economical.

Under proper management, these soils are suited to corn, soybeans, small grains, and hay. They are also suited to pasture.

CAPABILITY UNIT IIIc-7

This unit consists of mainly sloping and some moderately steep, well drained and somewhat excessively drained, sandy soils that have a loamy subsoil underlain by stratified sand and gravel, gravelly sandy loam, sand, or sandstone bedrock.

These soils are moderately rapidly permeable or moderately permeable. The available water capacity is moderate or low, and natural fertility is medium or low. The soils are moderately susceptible to erosion. In many areas that have been cultivated, as much as 4 inches of the original surface layer has been lost through erosion. These soils are also subject to soil blowing.

Crop rotation, close-growing crops, contour farming, stripcropping, diversions, terraces, windbreaks, minimum tillage, and good management of crop residue help control erosion and soil blowing and maintain the available water supply and organic-matter content. The soils that have a low available water capacity have a limited suitability for crops, and heavy fertilization is not generally economical.

Under proper management, these soils are suited to corn, soybeans, small grains, and hay. They are also suited to pasture.

CAPABILITY UNIT IIIw-6

This unit consists mainly of nearly level and gently sloping, poorly drained, sandy soils underlain by loamy or clayey deposits.

These soils are rapidly permeable in the upper part and moderately permeable or slowly permeable in the lower part. The available water capacity is moderate, and natural fertility is low.

Unless these soils are drained, ground water is at or near the surface in many areas throughout the year. Undrained soils are saturated with water below a depth of 1 to 3 feet during wet seasons. The soils receive runoff from adjoining areas; some are subject to ponding and to flooding.

Tile drainage and deep ditches can be used to lower the water table if a suitable outlet is available. If tile

drains are installed, precautions must be taken to prevent loose sand from entering and clogging the tile lines. If tile is placed in a slowly permeable, clayey substratum, backfilling with porous material can help the tile to function. Diversions and grassed waterways help to intercept and safely remove runoff received from adjoining areas. Surface drainage helps to remove water and prevent ponding. If drained, these soils are subject to soil blowing.

If drained and protected from flooding and ponding, these soils are suited to corn, soybeans, small grains, and legumes. Row crops can be grown year after year with no deterioration of soil tilth or decrease in organic-matter content if the soils are properly fertilized and if minimum tillage is used to return crop residue to the soil. Undrained gently sloping soils can be used for crops, but wetness may delay planting in spring and harvesting in fall. Because the root zone is shallow as a result of seasonal saturation, crop yields generally are considerably lower than on drained soils. Undrained soils are suited to pasture or wildlife habitat.

CAPABILITY UNIT IIIw-8

The only soil in this unit is Willette muck. This is a nearly level, very poorly drained, organic soil that has 16 to 50 inches of muck underlain by a clayey substratum.

This soil is rapidly permeable in the muck layer and slowly permeable in the substratum. The available water capacity is very high, and natural fertility is low. Unless this soil is drained, ground water is at or near the surface throughout the year. The soil receives runoff from adjoining areas; it is subject to ponding and flooding.

Tile drainage and deep ditches can be used to lower the water table if suitable outlets are available. If tile drainage is used, the tile should be placed in the organic material if possible. If it must be placed in the slowly permeable substratum, backfilling with porous material helps the tile to function. Diversions and grassed waterways help intercept and safely remove runoff received from adjoining areas. Surface drains help to remove water and prevent ponding. If drained, this soil is subject to soil blowing, burning and subsidence.

If properly drained and protected from flooding and soil blowing, the soil is well suited to corn and certain vegetable crops. Response is good to applications of fertilizer. This soil can support a large population of plants. It can be used for row crops for many years if properly fertilized and if good management practices are used, but oxidation and subsidence will eventually destroy the organic layer. Undrained areas can be used for pasture, but they are better suited to wetland wildlife habitat.

CAPABILITY UNIT IIIw-9

The only soil in this unit is Houghton muck. This is a nearly level, very poorly drained, organic soil that has more than 51 inches of muck.

This soil is rapidly permeable. The available water capacity is very high, and natural fertility is low. Unless the soil is drained, ground water is at or near the surface throughout the year. Runoff is received

from adjoining areas. Some areas are subject to ponding and flooding.

Tile drainage and deep ditches can be used to lower the water table if a suitable outlet is available. Diversions and grassed waterways help to intercept and safely remove runoff received from adjoining areas. Surface drainage helps to remove water and prevent ponding. If drained, this soil is subject to soil blowing, burning, and subsidence. If the water table is lowered excessively, subsidence is rapid.

If properly drained and protected from flooding and soil blowing, this soil is well suited to corn and certain vegetable crops. Response is good to applications of fertilizer. This soil can support a large population of plants. It can be used for row crops for many years if properly fertilized and if good management practices are used, but oxidation and subsidence will continue to thin the organic layer. Undrained areas can be used for pasture, but are more suitable for wetland wildlife habitat.

CAPABILITY UNIT IIIe-4

This unit consists of nearly level and gently sloping, well drained and somewhat excessively drained, sandy soils that have a loamy subsoil underlain by stratified sandstone bedrock.

These soils are moderately rapidly permeable or moderately permeable. The available water capacity is moderate or low, and natural fertility is medium or low. The soils are subject to soil blowing. The gently sloping soils are slightly susceptible to erosion.

Close-growing crops, stripcropping, windbreaks, minimum tillage, and good management of crop residue and cover crops help control erosion and soil blowing and maintain the available water supply and organic-matter content. The soils that have a low available water capacity have a limited suitability for crops, and heavy fertilization is not generally economical.

The soils are suited to row crops, small grains, hay, and pasture. They are suited to irrigation. If irrigated, they are suited to production of truck crops.

CAPABILITY UNIT IVe-1

This unit consists of moderately steep, well-drained, loamy soils underlain by gravelly sandy loam, very gravelly sandy loam, or stratified silt, silt loam, and very fine sand.

These soils are moderately permeable. The available water capacity is moderate or high, and natural fertility is medium or high. These soils are highly susceptible to erosion. Tillage is difficult because of slope and the poor tilth in eroded areas. In some areas that have been cultivated, as much as 6 inches of the original surface layer has been lost through erosion.

Crop rotation, close-growing crops, contour farming, stripcropping, diversions, grassed waterways, minimum tillage, and good management of crop residue help control erosion and maintain good tilth. Response is good to applications of fertilizer.

These soils are not well suited to row crops, but with proper management they are suited to small grains, legumes, and some corn or soybeans. They are suited to pasture.

CAPABILITY UNIT IVe-2

The only soil in this unit is Knowles silt loam, 12 to 20 percent slopes, eroded. This is a moderately steep, well-drained, loamy soil underlain by dolomite.

This soil is moderately permeable. The available water capacity is moderate, and natural fertility is medium. The soil is highly susceptible to erosion. In some areas that have been cultivated up to 4 inches of the original surface layer has been lost through erosion. Tillage is difficult because of slope and because eroded areas have poor tilth.

Crop rotation, close-growing crops, contour farming, stripcropping, grassed waterways, minimum tillage, and good management of crop residue help control erosion, increase infiltration, and maintain good tilth.

This soil is not well suited to row crops, but with proper management it is suited to small grains, legumes, and some corn or soybeans. It is suited to pasture.

CAPABILITY UNIT IVe-3

The only soil in this unit is Ritchey silt loam, 6 to 12 percent slopes, eroded. This is a sloping, well-drained, loamy soil underlain by dolomite.

This soil is moderately permeable. The available water capacity is low, and natural fertility is medium. The soil is moderately susceptible to erosion. In most areas that have been cultivated, as much as 4 inches of the original surface layer has been lost through erosion. The eroded areas have poor tilth, and tillage is further limited by dolomite fragments in some areas.

Crop rotation, close-growing crops, contour farming, stripcropping, grassed waterways, minimum tillage, and good management of crop residue help control erosion and maintain good tilth. The low available water capacity limits suitability of the soil for crops, and heavy fertilization is not generally economical.

This soil is not well suited to row crops, but with proper management it is suited to small grains, hay, and some corn or soybeans. It is suited to pasture.

CAPABILITY UNIT IVe-4

This unit consists of sloping, well drained and somewhat excessively drained, sandy and loamy soils that have a loamy subsoil underlain by gravelly sandy loam or gravelly loamy sand.

These soils are moderately permeable or moderately rapidly permeable. The available water capacity is moderate, and natural fertility is medium. The soils are moderately susceptible to erosion. In many cultivated areas as much as 4 inches of the original surface layer has been lost through erosion.

Crop rotation, close-growing crops, contour farming, stripcropping, grassed waterways, minimum tillage, and good management of crop residue help control erosion and maintain good tilth. Response is good to applications of fertilizer.

These soils are not well suited to row crops, but with proper management they are suited to small grains, hay, and some corn or soybeans. They are suited to pasture.

CAPABILITY UNIT IVe-7

This unit consists of moderately steep and some

steep, well drained and somewhat excessively drained, sandy soils that have a loamy subsoil underlain by stratified sand and gravel or by sandstone bedrock.

These soils are moderately rapidly permeable. The available water capacity is moderate or low, and natural fertility is low. The soils are subject to soil blowing. They are severely susceptible to erosion. In many areas that have been cultivated as much as 6 inches of the original surface layer has been lost through erosion.

Crop rotation, close-growing crops, contour farming, stripcropping, windbreaks, minimum tillage, and good management of residue help control erosion and soil blowing and maintain the available water capacity and organic-matter content. The soils that have a low available water capacity have a limited suitability for crops, and heavy fertilization is not generally economical.

These soils are not well suited to row crops, but with proper management they are suited to small grains, legumes, and some corn or soybeans. They are suited to pasture.

CAPABILITY UNIT IVw-5

The only soil in this unit is Granby loamy fine sand. This is a nearly level, poorly drained, sandy soil underlain by sand.

This soil is rapidly permeable. The available water capacity is low, and natural fertility is low. Unless the soil is drained, ground water is at or near the surface throughout the year. Runoff is received from adjoining areas; many areas are subject to flooding and to ponding in wet periods and after heavy rains.

Deep ditches can be used to lower the water table if a suitable outlet is available. Diversions and grassed waterways help to intercept and safely remove runoff received from adjoining areas. Surface drainage helps to remove water and prevent ponding. Where drained, this soil is subject to soil blowing. Where excessively drained, this soil loses the beneficial effects of free water in the lower part of the soil.

Controlled drainage, windbreaks, minimum tillage, and good management of crop residue help control soil blowing and maintain organic-matter content and available water capacity. Adequate fertilization helps control soil blowing by maintaining plant cover. This soil has a limited suitability for crops, and heavy fertilization is not generally economical. Pollution of ground water by leaching of fertilizer elements, especially nitrates, is a danger in this sandy soil.

If adequately drained and properly managed, this soil is suited to row crops, small grains, and hay. Most areas are too wet to cultivate without artificial drainage. Undrained areas are suited to pasture or wildlife habitat.

CAPABILITY UNIT IVw-7

This unit consists of nearly level, very poorly drained, organic soils that have 16 to 50 inches of muck underlain by sand or marl.

These soils are rapidly permeable or slowly permeable in the substratum. The available water capacity is high or very high, and natural fertility is low. Unless the soils are drained, ground water is at or near

the surface throughout the year. The soils receive runoff from adjoining areas; some are subject to ponding and flooding.

Deep ditches and tile drainage can be used to lower the water table if a suitable outlet is available. If tile drainage is used in the soils underlain by sand, precautions must be taken to prevent loose sand from entering and clogging the tile lines. If tile is used in the soil and clogging the tile lines. If tile is used in the soil underlain by marl, it should be placed in the more permeable organic material if possible. If the tile must be placed in the marl, backfilling with porous material will help the tile to function. Diversions and grassed waterways help to intercept and safely remove runoff received from adjoining areas. Surface drainage helps to remove water and prevent ponding. If drained, these soils are subject to soil blowing, burning and subsidence.

If properly drained and protected from flooding and soil blowing, the soils are suited to corn and certain vegetable crops. Response is good to applications of fertilizer. These soils can support a large population of plants. They can be used for row crops for many years if properly fertilized and if good management practices are used, but oxidation and subsidence will eventually destroy the organic layer. Undrained soils are suited to pasture, but are better suited to wetland wildlife habitat.

CAPABILITY UNIT IVs-3

This unit consists of nearly level to sloping, somewhat excessively drained and well drained and moderately well drained, sandy soils underlain by sand or by sandstone bedrock.

These soils are very rapidly permeable or rapidly permeable. The available water capacity and natural fertility are low. Some soils are saturated with water below a depth of 2 to 3 feet during wet seasons. The soils are subject to soil blowing, and sloping areas are subject to erosion.

Close-growing crops, stripcropping, windbreaks, minimum tillage, good management of crop residue and cover crops help control soil blowing and maintain organic-matter content and available water capacity (fig. 12). Contour farming and contour stripcropping help control erosion on sloping soils. Adequate fertilization helps control soil blowing and erosion, helping to maintain plant cover. The low available water capacity limits the suitability of the soils for row crops, and heavy fertilization is not generally economical. Pollution of ground water by leaching of fertilizer elements, especially nitrates, is a danger in these sandy soils.

Under proper management, the soils are suited to row crops, small grains, and hay. The nearly level to gently sloping areas are suited to irrigation. On sloping areas, the soils are suited to more intensive production. They are suited to pasture. Planting in spring before the soil has a chance to dry, is a poor chance of survival. Later plantings, especially of small seeded crops,

CAPABILITY UNIT Vw-14

This unit consists only of Alluvial land, wet, nearly level, poorly drained soil consists of alluvial sediments on flood plains. Its use is limited by



Figure 12.—Windblown sand accumulates in fence rows and other protected areas when soil blowing occurs in an area of Gotham soils.

meandering stream channels, oxbows, sloughs, and by frequent flooding.

The sediments are too variable to rate for permeability, natural fertility, and available water capacity. Unless they are drained, ground water is at or near the surface throughout the year. Drainage and protection from flooding are generally impractical.

Most areas are used for pasture, woodland, or wetland wildlife habitat.

CAPABILITY UNIT VI₆-1

This unit consists of steep, well-drained, loamy soils underlain by gravelly sandy loam.

These soils are moderately permeable. The available water capacity is moderate, and natural fertility is medium. The soils are very highly susceptible to erosion. Pasture and hay fields are difficult to renovate. Controlled grazing, renovation, and fertilization help maintain adequate plant cover and control erosion.

Because of the very severe erosion hazard, these soils are generally not suited to cultivated crops. With proper management they are suited to pasture and hay. They are used mostly for woodland and wildlife habitat.

CAPABILITY UNIT VI₆-3

The only soil in this unit is Ritchey silt loam, 12 to 20 percent slopes, eroded. This moderately steep, well-drained, loamy soil is underlain by dolomite.

This soil is moderately permeable. The available water capacity is low, and natural fertility is medium. This soil is highly susceptible to erosion. Pasture and hay fields are difficult to renovate. Controlled grazing, renovation, and fertilization help maintain adequate plant cover and control erosion.

Because of the severe erosion hazard, shallow root zone, and low available water capacity, this soil is generally not suited to cultivated crops. With proper management, it is suited to hay and pasture, but yields are low. It is used mostly for woodland and wildlife habitat.

CAPABILITY UNIT VI₆-4

The only soil in this unit is Lapeer loamy fine sand, 12 to 25 percent slopes, eroded. This is a moderately steep and steep, well-drained, loamy soil that is underlain by gravelly sandy loam.

This soil is moderately permeable. The available water capacity is moderate, and natural fertility is

medium. The soil is highly susceptible to erosion. Pasture and hay fields are difficult to renovate. Controlled grazing, renovation, and fertilization help maintain adequate plant cover and control erosion.

Because of the severe erosion hazard, this soil is generally not suited to cultivated crops. With proper management, it is suited to hay and pasture. It is used mostly for woodland and wildlife habitat.

CAPABILITY UNIT VI-7

The only soil in this unit is Gotham loamy fine sand, sandstone substratum, 12 to 20 percent slopes. This moderately steep, well drained and somewhat excessively drained, sandy soil has a sandy subsoil underlain by sandstone bedrock.

This soil is rapidly permeable. The available water capacity is low, and natural fertility is low. The soil is highly or very highly susceptible to erosion and is subject to soil blowing. Many areas of this soil are wooded or in pasture and have been eroded only slightly. Pasture and hay fields are difficult to renovate. Controlled grazing, renovation, and fertilization help maintain plant cover and control erosion.

Because of low available water capacity and the severe erosion hazard, this soil is generally not suited to cultivated crops. Under proper management, it is suited to hay and pasture, but yields are low. It is used mostly for woodland or wildlife habitat.

CAPABILITY UNIT VI-3

The only soil in this unit is Oakville fine sand, 6 to 12 percent slopes. This sloping, well-drained, sandy soil is underlain by sand.

This soil is very rapidly permeable. The available water capacity is low, and natural fertility is low. This soil is moderately susceptible to erosion but is very susceptible to soil blowing. Establishing plant cover is difficult. Pasture and hay should be seeded early in spring, before the soil has a chance to dry. Later plantings are not likely to survive. Controlled grazing, renovation, and fertilization help maintain plant cover and control erosion and soil blowing. Pollution of ground water by leaching of fertilizer elements, especially nitrates, is a danger in this sandy soil.

Because of low available water capacity and high susceptibility to soil blowing, this soil is generally not suited to cultivated crops. With proper management, it is suited to pasture and hay, but yields are low. It is used mostly for woodland and wildlife habitat.

CAPABILITY UNIT VI-5

The only soil in this unit is Rodman gravelly sandy loam, 6 to 20 percent slopes. This gently sloping to moderately steep, excessively drained, loamy soil is underlain by stratified sand and gravel.

This soil is very rapidly permeable. The available water capacity is very low, and natural fertility is low. The soil is highly susceptible to erosion. In many areas that have been cultivated, as much as 4 inches of the original surface layer has been lost through erosion. In most areas the surface layer is gravelly. Most areas are in pasture or woodland and have been eroded only slightly. Controlled grazing, renovation, and fertilization help maintain plant cover and control erosion.

Because of very low available water capacity, erosion hazard, and gravelly surface layer, this soil is generally not suited to cultivated crops. With proper management, it is suited to hay and pasture, but yields are low. It is used mostly for woodland and wildlife habitat.

CAPABILITY UNIT VII-3

The only soil in this unit is Oakville fine sand, 12 to 35 percent slopes. This moderately steep to very steep, well-drained, sandy soil is underlain by sand.

This soil is rapidly permeable. The available water capacity is low, and natural fertility is low. The soil is highly and very highly susceptible to erosion and is very susceptible to soil blowing. Establishing plant cover is difficult. Controlled grazing and topdressing with fertilizer help maintain plant cover and control erosion and soil blowing. Pollution of ground water by leaching of fertilizer elements, especially nitrates, is a danger in this sandy soil.

Because of low available water capacity, the severe and very severe hazard of erosion, and high susceptibility to soil blowing, this soil is not suited to cultivated crops. With proper management, it is suited to pasture, but yields are low. Improved pasture is difficult to establish and maintain. Many pasture areas are in native bluegrass. This soil is used mostly for woodland and wildlife habitat.

CAPABILITY UNIT VII-5

The only soil in this unit is Rodman gravelly sandy loam, 20 to 35 percent slopes. This steep and very steep, excessively drained, loamy soil is underlain by stratified sand and gravel.

This soil is rapidly permeable. The available water capacity is very low, and natural fertility is low. The soil is very highly susceptible to erosion. Some areas that have been grazed are eroded. Controlled grazing and topdressing with fertilizer help maintain plant cover and control erosion. Most areas are gravelly.

Because of very low available water capacity, a shallow root zone, gravelly texture, and a very severe hazard of erosion, this soil is not suited to cultivated crops. With proper management, some of the less sloping areas are suited to pasture, but yields are low. Improved pasture is difficult to establish and maintain. Many pasture areas are in native bluegrass. This soil is used mostly for woodland and wildlife habitat.

CAPABILITY UNIT VIII-15

This unit consists only of Marsh. It is a very poorly drained soil in depressions and in areas bordering lake and rivers. These areas are flooded most of the year. They are covered by cattails, bulrushes, and other plants that grow in shallow water.

Marsh is too wet for common farm crops and pasture. It is generally not suited to drainage because it lacks suitable outlets. Marsh is suited to the production of wetland wildlife food and cover. In dry seasons the wetlands need protection from grazing. Areas that have been completely filled with sediments or that are entirely overgrown with cattails can be blasted out with dynamite to form potholes for waterfowl and other wildlife. In dry seasons these areas need protection from fire.

CAPABILITY UNIT VIII-10

This unit consists of sloping to very steep soils and rock outcrop. Some areas consist of 30 to 75 percent bedrock outcrops that are dominantly dolomite, but small areas are sandstone. Other areas are more than 90 percent igneous bedrock outcrop.

This unit is too variable to rate for permeability, available water capacity, and natural fertility. Sloping areas are moderately susceptible to erosion; moderately steep areas are highly susceptible to erosion; and steep and very steep areas are very highly susceptible to erosion.

Because of its rocky nature, this unit is not suited to cultivation, pasture, or woodland management. Areas are used mostly for wildlife habitat or recreation.

Predicted yields

Table 2 gives predicted average yields per acre for the main crops grown in Green Lake County. Predictions are based on results obtained by the agricultural experiment station on experimental test plots and on observations made by soil scientists and other agricultural workers who are familiar with the soils (9). All yields are averages based on amounts obtained over a

long period of time and assume an average amount of rainfall.

By using improved crop varieties and management, higher yields than those shown in the table are being obtained by many farmers. This trend can be expected to continue. This table will continue to have value as the general level of crop yields increases because it also gives an idea of the relative productivity of the soils. Improvements in technology in the future, however, may affect some soils more than others. Also, some soils that have low to medium yields because they have low available water capacity, may be well suited to intensive production of specialty crops if irrigated (fig. 13):

The management needed to obtain the yields shown in table 2 is considerably above average for the county. Under this level of management, acid soils are limed to about pH 6.5, according to recommendations resulting from soil tests. Fertilizer is also applied according to these recommendations. Adequate surface or internal drainage is provided, and soils are protected from flooding if necessary. Seedbed preparation is adequate and timely. Proper planting methods are used. Harvesting of crops is timely and carefully performed. Necessary

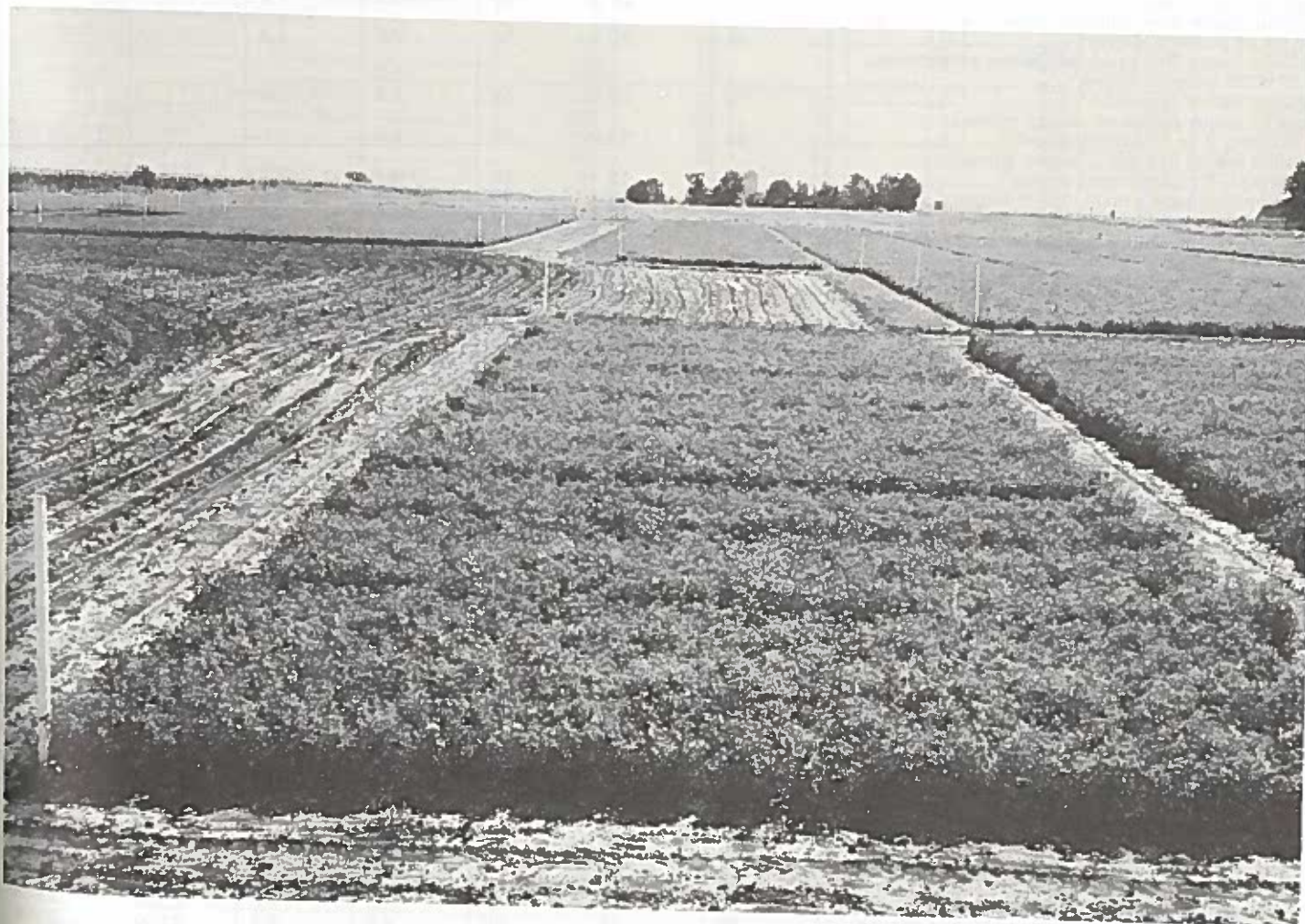


Figure 13.—Alfalfa growth trails in an area of Plano soils.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

Oct. 1, 2020

ITEM I: ZONING CHANGE

OWNER:
Ronald Bahn

APPLICANT:
Same

REQUEST: The applicant is requesting a zoning change from A-1, Farmland Preservation District to R-4, Rural Residential District, ±3.1 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 002-00020-0000, located in the SW quarter of Section 1, T17N, R13E, Town of Berlin. The site proposed for zoning change is located at W412 State Road 91.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is A-1, Farmland Preservation District. It is located North of State Highway 91 and East of the Willard Rd. The lands surrounding this parcel are predominately zoned as A-1 and tilled and planted into row crops. There are two R-4, Rural Residential District parcels to the east and west that are used residentially with no observable agricultural use. Similarly, there are four R-1, Single Family Residential District parcels to the west that undeveloped or are being used residentially.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in an “Area of Agricultural Use and Agriculture Related Use.” The property is outside the jurisdiction of the Shoreland Zoning Ordinance and Floodplain Zoning Ordinance, and has no inventoried wetlands mapped.

ADDITIONAL INFORMATION / ANALYSIS:

The newly proposed ±3.1 acre parcel would contain the existing house and three accessory structures. Currently the proposed parcel is mainly used as a residential property with some agricultural use on its north half. To the east part of the proposed property there are depressions which serve as infiltration and retention areas for storm water.

There are two types of soils on the property. The first type is Okee loamy fine sand, 1 to 6 percent slopes (OkB) which occupies ±1.8 acres of the proposed property. According to **Soil Survey of Green Lake County, Wisconsin** this soil has slow runoff and a slight erosion hazard. All farm crops and most vegetable crops can be grown on this type of soil as long as it is irrigated, fertilized, and properly managed. This type of soil is mostly used for either farm crops or woodlands. The second type is Okee loamy fine sand, 6 to 15 percent slopes (OkC) which occupies ±1.3 acres of the proposed property. This soil type is the same as the OkB soils. The only difference between the two soil types is that OkC soils have a moderate risk to erosion and runoff due to the increased slopes.

The **Soil Survey of Green Lake County, Wisconsin** has grouped soil types based on their ability to grow crops, and takes into account the damage that could be caused when these soils are used. There are eight capability classes that indicate the amount of limitations that a soil has. The soils on this property fall under class III which is defined as “soils have severe

limitations that reduce the choice of plants, require special conservation practices, or both”. The limitations with the soils on this property are related to a risk of erosion and irrigation is needed due to the soils lower water capacity.

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. **All the lands on this proposed parcel can be used agriculturally if they are properly managed through irrigation, nutrient management and farming practices that limit erosion. However, 75% of the proposed parcel has never been farmed. The remaining 25% are depression areas that would be better suited to infiltration rather than row crops. Additionally, the sandy soils have a low water retention capacity which could compromise the private wells to the east and west. Based on the above analysis, a case could be made that the lands proposed for rezone are better suited to uses not allowed in the A-1 zoning district.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county’s comprehensive plan as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county. Section 350-41 of the County Zoning Ordinance states that the R-4 district is intended to provide for limited rural residential use development, require a large residential lands area to maintain the rural character, and to accommodate uses that are not urban in nature. Had the request been for R-1, Single-family Residence District, with its associated higher density and land use conflict, as well as access to services conflicts, that request would be inconsistent with the comprehensive plan.**
- 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...without damaging the economic and social environment or the natural resources...” Due to R-4’s uses being complimentary and not in conflict with agricultural lands and uses, 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 require 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 BERLIN: An Action Form requesting the Town’s input related to this zoning change request was mailed to the Town Clerk. On September 21st, 2020, during the Town’s monthly meeting, the Town Board did not object to and recommended approval of the rezone.

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

GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date 7-31-2020

Zone Change from A-1 to R-4

Conditional Use Permit for NA

Other NA

PROPERTY OWNER / APPLICANT

Name Ronald Bahn

Mailing Address 2039 Rabbit Trail Rd, Ripon WI 54971

Phone Number 920-570-3296

Signature Ronald Bahn Date 7-31-2020

AGENT IF OTHER THAN OWNER

Name: NA

PROPERTY INFORMATION

Town of Berlin Parcel Number 002-00020-0000 Acres 19.13

Location of Property : W412 State Hwy 91

Current Zoning Classification: A-1 Current Use of Property: residential, agricultural cropland

Detailed Description of Proposed Use: Proposed use of the proposed 3.1 ac lot (site plan) will continue to be residential as it has been for probably over 110 years.

ADDITIONAL NARRATIVE: This rezone will not affect the agricultural use or open space aspect of the remnant parcel. With the adjoining 5 acre parcel to the east (002-00025-0100) and parcel 002-00181-0200 .2 miles further east being zoned R4 and 3 parcels within .2 miles to the west being zoned R-1, this rezone would seem to fit the "clustering" concept. I own the adjoining A-1 parcels to the west and purchased this parcel to increase my tillable farmland area. I do not desire to own this residence as a rental property which appears to be my only alternative if I cannot sell it without giving up an additional 5 acres of tillable farmland to create the required minimum 8 acre lot size to remain zoned for farmland preservation. The "highest and best" use for this proposed lot is its current use as residential. Approximately 35 years ago I sold off a residential lot (2.45 acres) with an existing residence from a farmland preservation parcel located .4 miles to the west of this proposed lot. It now contains an additional accessory building and somewhat of a private dirt racetrack for pickup trucks. I certainly am glad I was able to split off the smaller lot and not have to look at several more accessory buildings, a larger racetrack and a larger number of abandoned vehicles than what is there now. In my proposal for this 3.1 acre residential lot, I can protect the agricultural use and open space of the 5 acres that would be included in the larger lot. I would appreciate the opportunity to provide some additional narrative up to 10 days prior to the hearing date.

"PROPOSED" LDT - APPROX. DIMENSIONS



Green Lake County

 1 inch = 92 feet

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

GIS Viewer Map
 Green Lake County, WI

Time: 8:11:41 AM
 Date: 6/11/2020

Note:



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 1, 2020

ITEM II: ZONING CHANGE

OWNER:

John & Deborah Mejchar

APPLICANT:

John Mejchar

REQUEST: The applicant is requesting a zoning change from A-1, Farmland Preservation District to R-4, Rural Residential District for a ±10 acre parcel which would then be split into two ±5 acre parcels by certified survey map.

PARCEL NUMBER / LOCATION: The affected parcel number is 010-00188-0000, part of the NW1/4 of the NW1/4 of Section 10, T14N, R13E, Town of Mackford, Green Lake County, Wisconsin. This parcel is Lot 1 of Certified Survey Map No. 1906. The site proposed for zoning change is located at W1275 County Road S.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is A-1, Farmland Preservation District. The land immediately surrounding the subject parcel in every direction is also zoned A-1. With the exception of the parcels directly east and west, all surrounding parcels appear to be primarily used for agriculture.

The subject parcel does not fall under jurisdiction of the Shoreland Zoning Ordinance, Floodplain Zoning Ordinance, or have inventoried wetlands located on the parcel.

ADDITIONAL INFORMATION / ANALYSIS: The owners describe their current use of the property as “woods” and “residential.” The owner(s) wish to rezone the ±10 acres to R-4, Rural Residential District, then divide the parcel into two ±5 acre lots which would meet the County’s Rural Residential zoning district’s lot/parcel area requirements. The owner(s) have indicated that, if the zoning change were to be approved, both new ±5 acre lots would be used for a single family dwelling as well as for hunting.

There is something to consider when it comes to hunting on the subject site. State law prohibits the discharge a firearm within 100 yards of a single-family dwelling. Based on the configuration of this property, it will be rather difficult to gun-hunt either of the ±5 acre parcels once there is a new home on the easterly parcel. However, there are legal provisions to bow hunt in closer proximity to residentially occupied structures.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The Green Lake County Zoning Ordinance does not allow new non-farm residences in the current zoning district of A-1, Farmland Preservation. The parcel subject to this request consists of ±4.3 acres of Kidder Loamy soils (Type IVe-1) which are conducive to rapid runoff and severe erosion, having woodlands present is a good use of the soil type. Rock Land and Richey soils (Type VIIIs-10) make up ±3.3 acres of the parcel, this soil type is not suitable for**

cultivation due to rock fragments and bedrock outcrops which are better suited for wildlife habitat and woodlands. Based on these soil types which make up a majority of the subject parcel and the associated topography, the nature and character of the parcel could be better suited to non-agricultural uses and kept as woodland. R-4, Rural Residential District could be considered a more realistic zoning for the subject parcel as it allows many of the same uses as A-1, Farmland Preservation District while allowing a non-farm residence to occupy the parcel. There does seem to be a use better-suited for this land than the current zoning district provides.

- b) The rezoning is consistent with any applicable comprehensive plan. The proposed rezone is consistent with the County's Comprehensive Plan as these lands are not conducive to agriculture. Further the R-4 district was created to include enough land area to preserve the rural character of the county. As there is already one residence on this parcel, adding a second residence is consistent with the goal of promoting residential development in suitable, undeveloped areas near existing residential uses. Furthermore, if the parcel can be used for hunting, it would likely preserve the natural resources ("woods") that are currently found on the parcel.
- 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...without damaging the economic and social environment or the natural resources... Due to R-4, Rural Residential District uses being complimentary and not in conflict with agricultural lands and uses, it is the 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 require a larger area to maintain the rural character and to accommodate uses like light agriculture. Geographically (topography), the subject parcel does appear different than the surrounding parcels which may shine a light on the inconsistent (non-agricultural) use of the subject parcel. 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. At the September 14th, 2020 meeting of the Town Board, they did not object to and the Town Representative recommended approval of this request.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375 (not refundable)

Date 4/15/20

Zone Change from A1 to R4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name John Mejchar

Mailing Address W1275 County S

Phone Number 920-392-6184

Signature [Signature] Date April 15, 2020

PROPERTY OWNER / APPLICANT (2)

Name Deborah C Mejchar

Mailing Address W1275 County Rd S Markesan WI

Phone Number 920-392-6185

Signature [Signature] Date April 15, 2020

PROPERTY INFORMATION

Town of Mackford Parcel Number(s) 010-00188-0000

Acres ± 10.00 Lot _____ Block _____ Subdivision _____

Section 10 Town 14 North Range 13 East

Location of Property South of County Road S, W1275 County Rd S

Legal Description _____

Current Zoning Classification A1 Current Use of Property woods + Residential

Detailed Description of Proposed Use Well dwelling - hunting by splitting the 10 acres to two 5 acres lots

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

GIS Viewer Map 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
- AQ 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

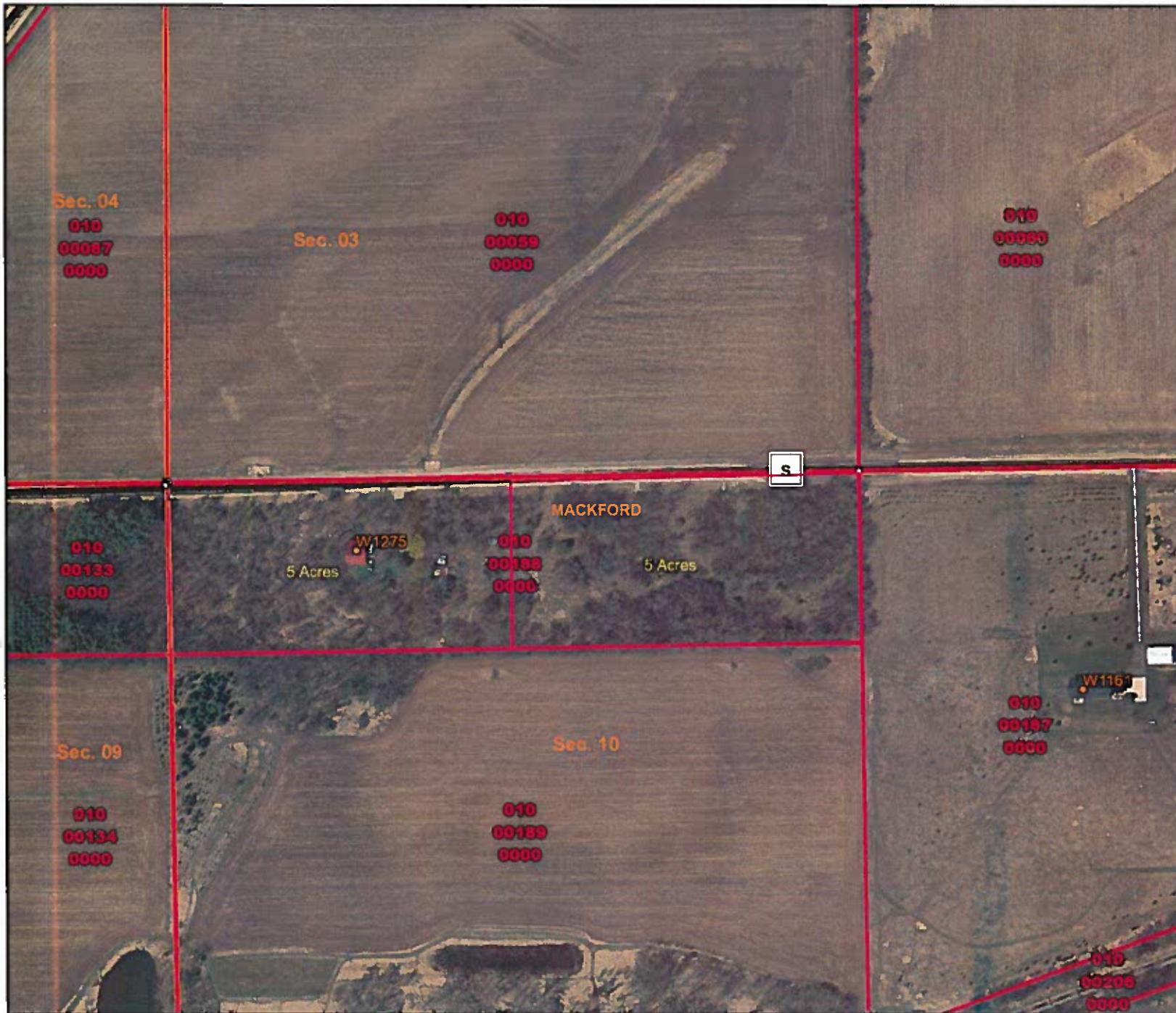
Time: 9:22:31 AM

Date: 8/4/2020

1 inch = 268 feet



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



Note:

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 1, 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. On September 8, 2020 the Town held a meeting to discuss this rezone. The Town did not object to and recommended that the Land Use Planning & Zoning Committee approve this rezone request.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$ 375.00 (not refundable)

Date 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 [Signature] 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 [Signature] 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 1/2 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

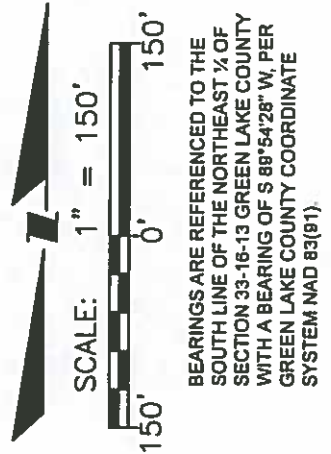
PZZ-311 (12/03)

CONCEPT PLAN

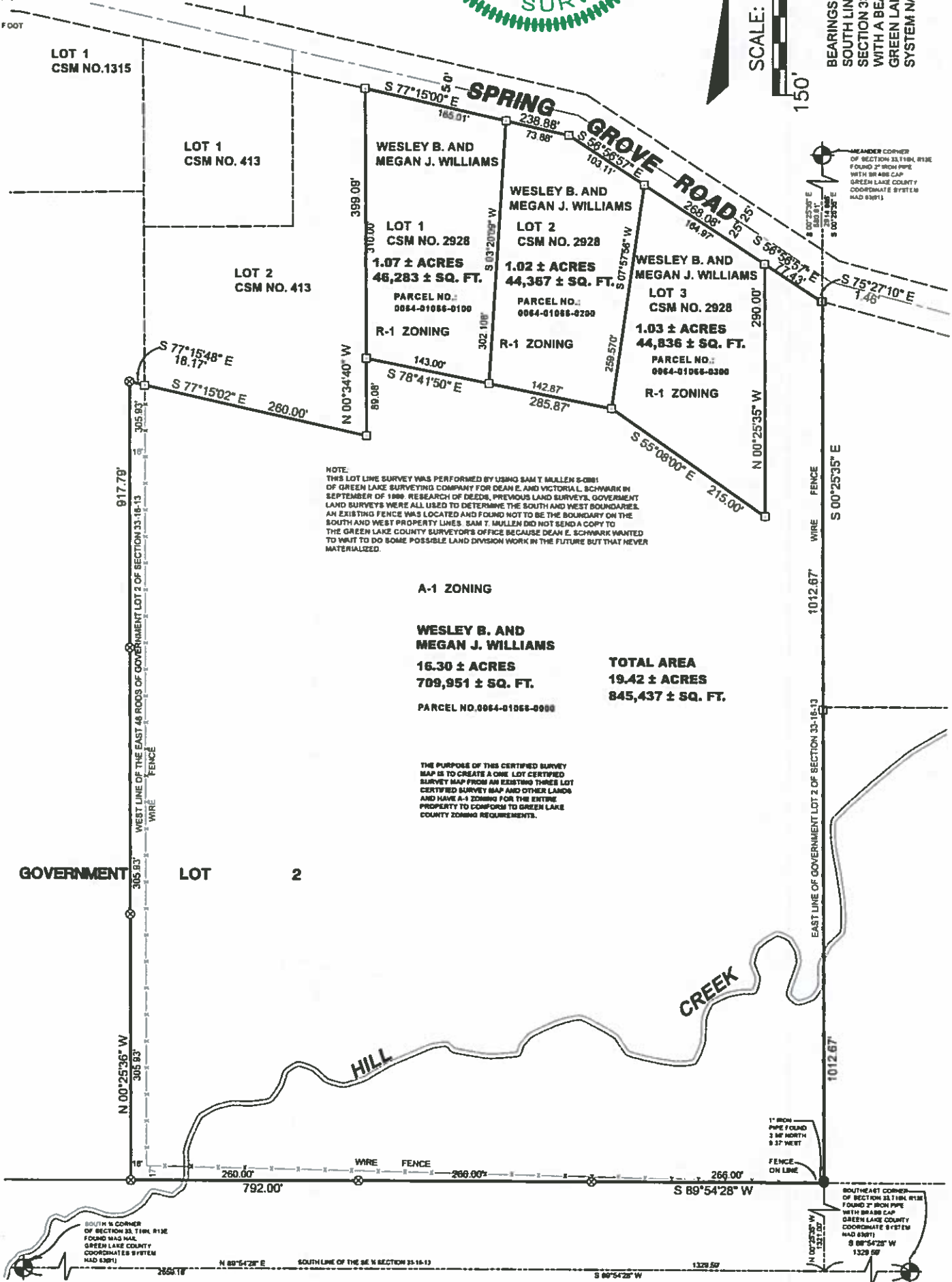
CONCEPT PLAN FOR WESLEY B. AND MEGAN J. WILLIAMS BEING ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 2929 AND OTHER LANDS LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

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 1329.50'




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.

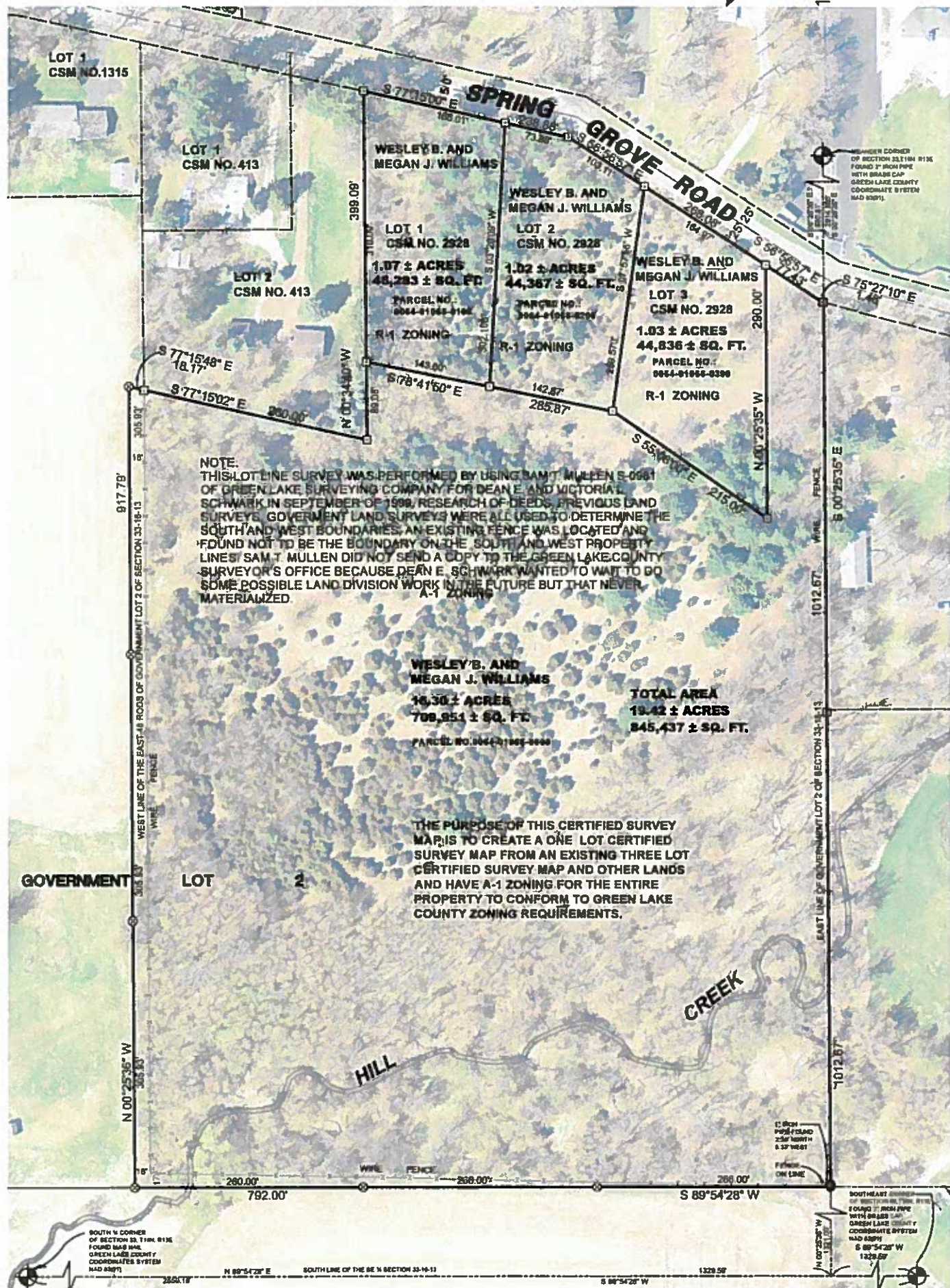
OWNER(S)
WESLEY B. AND MEGAN J. WILLIAMS
 W1405 SPRING GROVE ROAD
 RIPON, WISCONSIN 54971

GREEN LAKE SURVEYING COMPANY
 Green Lake, Wisconsin

 Donald W. Lenz, 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
 - ⊗ 1/2" X 1/2" 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**

ITEM IV: CONDITIONAL USE PERMIT

OWNERS:

Robin's Nest Resorts, LLC

AGENT:

Don Dysland

REQUEST: Hearing under Green Lake County Ordinance §350.57B on complaint filed with the Committee alleging that condition #16 of the May 5, 2016 Conditional Use Permit has been violated by Robin's Nest Resort. Any person may appear at the hearing and testify in person or be represented by an agent or attorney. The Committee will take evidence at the hearing. The Committee may take any action allowed under §350.57B. after the hearing is concluded. The Committee may go into closed session under Wis. Stat. § 19.85(1)(a) to deliberate regarding this case. The Committee will reconvene in open session once deliberation has been completed to announce its decision on the matter.

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, attached to this report, indicated that a vegetative buffer would be immediately planted along the property's western boundary then continuing north to the "Right Of Way In Common" then easterly to the western lot line of "Lands by Klein". Furthermore, this plan showed trees planted in two rows staggered so that the second row of trees falls within the gaps created by the first row of trees.

On October 30, 2019 the Land Use Planning & Zoning Department received a complaint that indicated the vegetative screen has not been established as required by CUP condition #16. Department Staff visited the site and took pictures of the area where the vegetative screen was required to be established. Those images as well as an inspection report (by Krista Kamke) are attached to the staff report. The inspection report and images indicate that an earthen berm was placed along the "Right-Of-Way In Common" west of "Lands by Klein", and that a

single row of sapling trees spaced about 10 feet apart had been planted. None of the sapling trees had grown taller than 3 feet, with most being in the 18" to 24" height range.

The complaint set in motion Section 350-57.B. of the County Zoning ordinance. That section states that "upon written complaint by any citizen...the Land Use Planning and Zoning Committee shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use permit is in violation of... a condition of approval. Upon reaching a positive initial determination, a hearing shall be held upon notice." On August 6, 2020, the Land Use Planning & Zoning Committee reached a positive initial determination and requested that a hearing be placed on the next agenda as a public hearing item.

The hearing is to be conducted in a manner whereby any person may appear and testify in person or be represented by an agent or attorney. After all relevant testimony and evidence is provided to the Committee, the Committee shall determine whether the CUP is in compliance or in violation. If the Committee finds that the CUP is in violation, the Committee may, in order to bring the CUP into compliance with conditions previously imposed by the Committee, modify existing conditions and/or impose additional reasonable conditions. In the event that no reasonable modification of the CUP can be made, the Committee may revoke the CUP approval and direct the Land Use Planning & Zoning Department to seek the elimination of the subject use.

The Committee originally required the vegetative screen to lessen the visual impact of the campground addition to the adjacent property owners. If the Committee finds that the CUP is in violation, it would seem appropriate for the Committee to modify Condition #16 to better instruct the property owner as to what they intended when they required a vegetative screen. 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 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 requirement are the same as those listed in Condition #16.

If the Committee moves to amend condition #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: An 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. A land use permit is required.

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 of Marquette chose to take no action as it relates to this public hearing item.

Robins Nest Concept Plan

BEING LOT 3 & 4, C.S.M. NO. 3424 AND A PART OF GOVERNMENT
LOTS 1 & 2, SECTION 31, T. 15 N., R. 11 E., TOWN OF MARQUETTE,
GREEN LAKE COUNTY, WISCONSIN.



BASE OF MEASURE IS THE
EAST LINE OF GOVT LOT 1,
WHICH IS RECORDED TO BEAR
N071°00'E PER C.S.M. 3008

- LEGEND**
- 3/4" x 24" IRON ROD SET (WT = 1.5 LBS. A.F.)
 - 3/4" IRON ROD FWD
 - RAILROAD SPIKE FWD
 - PK MAIL FWD
 - 1" IRON PIPE FWD
 - BRASS TABLE IN CONC. FWD
 - 2" IRON PIPE W/BRASS CAP FWD
 - BRASS CAP IN CONC. FWD
 - EXISTING FENCE
 - CLEAN OUT
 - SEPTIC VENT
 - SEPTIC TANK
 - POWER POLE
 - OVERHEAD UTILITY LINE
 - PREVIOUS SURVEY OR RECORD DATA
 - LIGHT POLE
 - FLOOD WAY AREA
 - GRAVEL SURFACE

TYPICAL RY CAMPING UNIT
EXISTING PRIOR TO 2012 CUP
Includes Camping Unit Sites F-35, 46 & 50

TYPICAL RY CAMPING UNIT
PER 2012 CUP (10 TOTAL)
Includes camping unit sites 30-45

TYPICAL PROPOSED RY CAMPING UNIT
2016 CUP (24 TOTAL)
Includes camping unit sites 46-68 & 61-74

NOTE FLOOD FRINGE ELEV = 788.8
(AS DETERMINED BY THE GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING DEPARTMENT)

NOTE 10 YR FLOOD ELEV = 787.9
(AS DETERMINED BY THE WISCONSIN DEPARTMENT
OF NATURAL RESOURCES)

NOTE: ELEVATIONS SHOWN ABOVE ARE
REFERENCED TO THE NAVD83 DATUM

CLIENT
DONALD DYSLAND
5340 HARBET ROAD D
NASHOTAH, WI 53058

OWNER
ROBIN'S NEST RESORTS, LLC
8340 HARBET ROAD D
NASHOTAH, WI 53058

SURVEYOR
SCOTT P. YEWITT
P.O. BOX 373
825 E. SUIPER STREET
PORTAGE, WI 53091

PHONE PORTAGES: (808) 742-7788
PHONE SAUK PRARE: (808) 844-8877
FAX: (808) 742-0434
e-mail: survey@rogrobin.com

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SUFIER STREET
P.O. BOX 373 PORTAGE, WI. 53091
PHONE PORTAGE (808) 742-7788 SAUK (808) 844-8877
FAX: (808) 742-0434 E-MAIL: survey@grothman.com

NO.	DATE	REVISION	BY	CHKD

THIS INSTRUMENT DRAFTED BY: A. L. HOEL

SHEET 1 OF 1

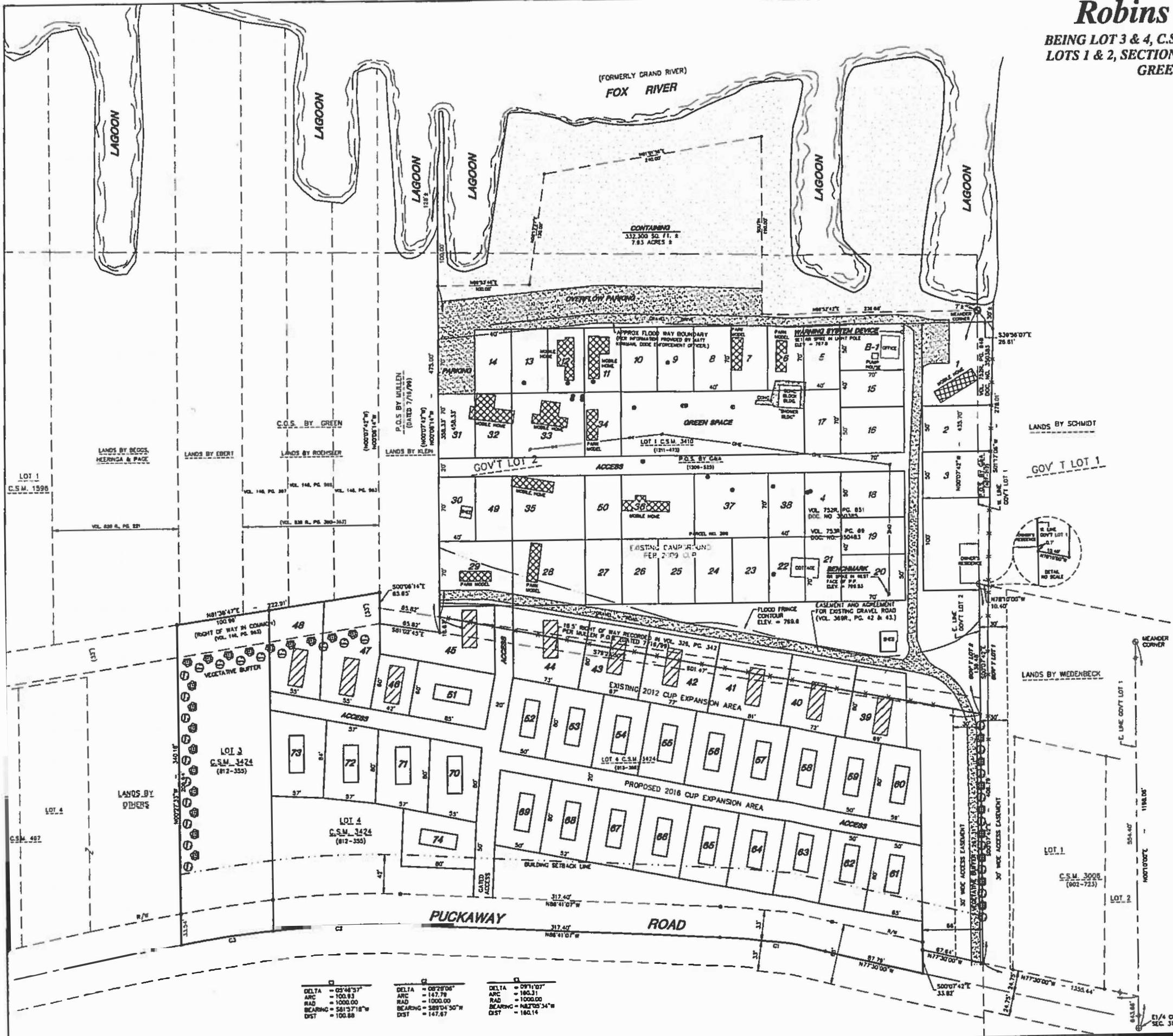
CONCEPT PLAN
FOR
DONALD DYSLAND
TOWN OF MARQUETTE
GREEN LAKE COUNTY, WISCONSIN

FILE NO:
1116-679

PROJECT NO:
1101-866

DRAWING NO:
1116-679

DELTA = 05°48'37"	DELTA = 08°29'04"	DELTA = 09°11'07"
ARC = 100.83	ARC = 147.78	ARC = 160.31
RAD = 1000.00	RAD = 1000.00	RAD = 1000.00
BEARING = S81°37'18"W	BEARING = S89°04'50"W	BEARING = N42°00'34"W
DIST = 100.88	DIST = 147.87	DIST = 161.14



GREEN LAKE COUNTY
Conditional Use Permit

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: May 5, 2016

Owner: Robin's Nest Resorts, LLC

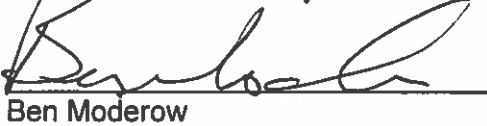
Agent: Don Dysland

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

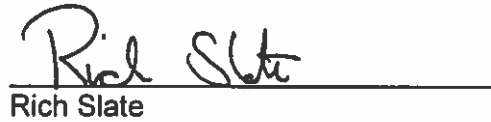
Request: Conditional use permit to expand an RV campground.

Land Use Planning and Zoning Committee:


Robert Lyon


Ben Moderow


Harley Reabe


Rich Slate


Michael Starshak

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 4,000qft (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 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.

GREEN LAKE COUNTY

COMPLAINT FORM

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

Date 10-30-2019	Time 6:30 <input type="checkbox"/> am <input checked="" type="checkbox"/> pm	Type of Complaint <input checked="" type="checkbox"/> In Person <input type="checkbox"/> Telephone <input checked="" type="checkbox"/> In Writing <input type="checkbox"/> Other
--------------------	---	---

COMPLAINANT INFORMATION		ALLEGED VIOLATOR INFORMATION	
Name(s)	[Redacted]	Name(s)	DON DYSIARD
Mailing Address	[Redacted]	Mailing Address	W7004 Puckawat RD
City, State, Zip	[Redacted]	City, State, Zip	Town ship of Marquette WI 53946
Telephone Number	[Redacted]	Telephone Number	1-414-810-8815
Will provide affidavit/testimony if needed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Permission to enter complainant's property if needed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alleged violator is: <input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Other	

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

DESCRIPTION OF ALLEGED VIOLATION

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

NOTES

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

11-21-2019 Krista Kamke

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

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

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

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

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

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

**GREEN LAKE COUNTY
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 June financial reports.

b. Permits

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

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**



















