



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, November 5, 2020.

Packet Pages:

- 2        Agenda
- 3-5      Draft meeting minutes from October 1, 2020
- 6-8      Financial reports for September, 2020
- 9-10     Permit Reports
- 11-13    Violation reports
- 14-15    Egbert CUP signature page
- 16-17    Request For Line Item Transfer form
- 18-27    Land Division and Subdivision Ordinance



# GREEN LAKE COUNTY LAND USE PLANNING & ZONING

Matt Kirkman  
Director

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

## Planning & Zoning Committee Meeting Notice

Date: November 5, 2020 Time: 4:30 PM  
Location: Government Center, County Board Room, 571 County Road A, Green Lake WI

### AMENDED AGENDA 10/21/2020 sk

#### 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:10/1/2020
5. Public comments: 3-minute limit
6. Department activity reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
7. **Sign Egbert CUP Signature Page**
8. **Request for line item transfer – Drone Certification**
9. Land Division and Subdivision Ordinance Amendments
10. Future committee activities
  - a. Future agenda items
  - b. Meeting date: December 3, 2020
11. Adjourn

Due to the COVID-19 pandemic, this meeting will be conducted and available through in person attendance (6 ft. social distancing and face masks required) or audio/visual communication.

Remote access can be obtained through the following link:

To Join this Zoom Meeting

Click link for audio & video

<https://zoom.us/j/5022456162?pwd=V2IvUTFFb2o3MWNqUFEFdCFRtMIBJQT09>

Or by phone for audio

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

Meeting ID: 502 245 6162

Password: 345536

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

**Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the Land Use Planning & Zoning office, no later than 3 days before date of the meeting.**

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, October 1, 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,**

Absent:

Also Present: **Keith Hess,** Alternate **Matt Kirkman,** Land Use Planning and Zoning Director (via Zoom)  
**Dawn Klockow,** Corporate Council, **Sue Kiener,** Secretary

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

*Motion/second (Lenz/Boutwell)* to approve the minutes of the September 3, 2020 meeting with corrections noted by Reabe. Motion carried with no negative vote.

**DEPARTMENT ACTIVITY REPORTS**

**a. Financial reports**

Kirkman gave an overview and explanation of August financial reports.

**b. Permits**

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

**c. Violations**

Kirkman provided information on the status of current violations.

**DEPARTMENT/COMMITTEE ACTIVITY**

Soil Capability Grouping information given by Kirkman

**RECESS: 4:53PM**

**PUBLIC HEARING ITEMS BEGAN AT 5:00 PM**

Chairman Talma moved Item IV to start

**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.

- a. Public Testimony/Comment: Klockow spoke stating that the parties have reached an agreement, and recommended the committee accept the agreement. No other comments.
- c. Committee Decision – ***Motion/second (Boutwell/Buss)*** to accept the agreement as presented. All in favor. None opposed.

**Item I: Owner/Applicant:** Ronald Bahn **General legal description:** Parcel #002-00020-0000, part of the SW¼ 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.

- a. Public Testimony/Comment: Bahn spoke stating his presence and was willing to answer any questions. No other comments.
- b. Committee Discussion & Deliberation – Kirkman gave the staff report details regarding the rezone request.
- c. Committee Decision – ***Motion/second (Reabe/Lenz)*** to approve the rezone request as presented from A-1 to R-4. All in favor. None opposed. Motion carried.

**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.

- a. Public Testimony/Comment: Mejchar stated he wanted the rezone split for house and hunting. No other comments.
- b. Committee Discussion & Deliberation – Kirkman gave the staff report details regarding the rezone request.
- c. Committee Decision – ***Motion/second (Lenz/Boutwell)*** to approve the rezone request as presented from A-1 to R-4. All in favor. None opposed. Motion carried.

**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 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. Committee Discussion & Deliberation – Kirkman gave the staff report details regarding the rezone request.
- c. ***Motion/second (Reabe/Buss)*** to approve the rezone request as presented from R-1 to A-1. All in favor. None opposed. Motion carried.

**FUTURE COMMITTEE ACTIVITIES**

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

**ADJOURN**

**Talma adjourned the meeting at 5:38 PM.**

**Respectfully submitted,**

**Sue Kiener.  
Secretary**

DRAFT

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

FEES RECEIVED	SEPTEMBER				YEAR-TO-DATE				BUDGET	
	2019		2020		2019		2020		2020	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>										
Total Monthly Issued Permits	15	3,500	21	3,650	123	32,550	154	\$ 33,800	\$ 34,800	97%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	10	2,840	7	1,850	20	5,510	71	\$ 19,495	\$ 22,695	86%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	-	-	-	\$ -	-	-	5	\$ 9,600	\$ 15,300	63%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	1	375	5	1,875	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	-	\$ -	1	\$ 375	5	\$ 1,875	\$ 1,500	125%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	-	-	-	-	1	375	5	1,875	-	-
Conditional Use Permits	-	-	1	375	-	-	3	1,125	-	-
Variance	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	1	\$ 375	1	\$ 375	8	\$ 3,000	\$ 8,625	35%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	-	-	1	100	-	-
Fines & Forfeitures	-	-	-	-	-	160	12	7,000	-	-
<b>Total</b>	-	\$ -	-	\$ -	-	\$ 160	13	\$ 7,100	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	4	660	3	540	10	1,695	32	5,610	6,000	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	2,403	-	-	9,500	
<b>Total</b>	4	\$ 660	3	\$ 540	10	\$ 4,098	32	\$ 5,610	\$ 15,500	36%
<b>GIS (Geographic Information System)</b>										
Map Sales	-	-	-	-	-	-	-	-	180	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
<b>Total</b>	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,180	0%
<b>GRAND TOTAL</b>										
	29	7,000	32	6,415	155	43,068	288	80,480	\$ 133,600	
									<b>Total</b>	<b>60%</b>

GREEN LAKE COUNTY

For 09/01/20 - 09/30/20

Revenue Summary Report

FJRES01A

Periods 09 - 09

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	3,650.00	33,800.00	1,000.00	97.13
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	375.00	3,000.00	5,625.00	34.78
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	1,850.00	19,495.00	3,200.00	85.90
20-100-10-44411-000-000 Wisconsin Fund Applications	.00	.00	100.00	-100.00	.00
20-100-10-45110-000-000 Fines & Forfeitures	.00	.00	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	540.00	5,610.00	390.00	93.50
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	6,415.00	80,480.00	77,620.00	50.90

For 09/01/20 - 09/30/20

Expenditure Summary Report

FJEXS01A

Periods 09 - 09

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
20-100-10-53610-110-000 Salaries	306,001.00	.00	23,198.00	196,598.32	109,402.68	64.25
20-100-10-53610-125-000 Overtime	.00	.00	.00	19.41	-19.41	.00
20-100-10-53610-140-000 Meeting Payments	1,225.00	.00	.00	278.14	946.86	22.71
20-100-10-53610-151-000 Social Security	23,432.00	.00	1,702.43	15,693.23	7,738.77	66.97
20-100-10-53610-153-000 Ret. Employer Share	20,677.00	.00	1,565.87	14,032.82	6,644.18	67.87
20-100-10-53610-154-000 Health Insurance	56,744.00	.00	3,995.88	38,894.04	17,849.96	68.54
20-100-10-53610-155-000 Life Insurance	610.00	.00	33.57	221.62	388.38	36.33
20-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	300.00	5,350.00	4,150.00	56.32
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	48.37	573.08	2.92	99.49
20-100-10-53610-242-000 Print Management	1,180.00	.00	21.63	249.96	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	19.66	546.97	2,215.03	19.80
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	102.25	1,041.38	-291.38	138.85
20-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	386.75	1,342.50	1,657.50	44.75
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	69.60	336.47	301.53	52.74
<b>53610 Code Enforcement</b>	<b>429,222.00</b>	<b>.00</b>	<b>31,444.01</b>	<b>276,627.34</b>	<b>152,594.66</b>	<b>64.45</b>
<b>10 Land Use Planning and Zoning</b>	<b>429,222.00</b>	<b>.00</b>	<b>31,444.01</b>	<b>276,627.34</b>	<b>152,594.66</b>	<b>64.45</b>



Permit Number	Township	Parcel Number	Site Address	Application Date	Issued Date	Owner Name	Phone Number	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12705	Berlin	002000340000	W692 KLONDIKE RD	09/14/2020	09/14/2020	RONALD A & MARY H DETJEN LIVING TRUST	920-203-9402	168000	Accessory Structure - Agricultural Building	Pole Shed		
12708	Berlin	002002090200	N8831 WHITE RIDGE RD	09/16/2020	09/16/2020	GRACEM DOBBS, RYANA DOBBS	920-224-5317	50000	Accessory Structure - Storage Buildings	Pole Shed		
12701	Brooklyn	004010360200	W1909 BELLE MAPPS CT	09/09/2020	09/09/2020	COLLEENM KEARNEY, PETERL KEARNEY	9202296957	95000	Accessory Structure - Attached Deck/Patio		Accessory Structure - Attached Garage	garage addition (20' max height)
12702	Brooklyn	004005390500	W1036 CRYSTAL LN	09/10/2020	09/10/2020	WAYNE L & MARCIA R KLEPINGER REVOCABLE TRUST	920-299-0484	75000	Additions / Alterations - Addition/Alteration to Accessory Structure	Garage Roof Addition	Additions / Alterations - Addition/Alteration to Principal Structure	House Addition
12707	Brooklyn	004005680700	N5751 SPAULDING HILL RD	09/15/2020	09/15/2020	WILLIAM & KATHLEEN SHELDON	847-372-0873	19000	Accessory Structure - Accessory Structure	Garage/Shed		
12713	Brooklyn	004004100102	W1740 NORTH ST	09/22/2020	09/22/2020	YUKON STORAGE LLC	9202296957	3000		Loading/Unloading area		
12714	Brooklyn	004018650000	N4909 CHANNEL RD	09/23/2020	09/23/2020	DAVID L & LISA JREAS KNAPP III REVOCABLE TRUST	9202917787	9000				
12716	Brooklyn	004002590100	W121 STATE ROAD 23 49	09/24/2020	09/24/2020	ED PRIEBE SALES & SERVICE LLC	920-299-0608	10000	Accessory Structure - Storage Buildings	Pole Shed		
12696	Green Lake	006020860000	W2412 OAKWOOD AVE	08/31/2020	09/08/2020	PATRICK D & MARYSUE C MICHELS	9209482554	92000	Accessory Structure - Boathouse	part of the boathouse is below grade on the up-slope side and is then at grade on the lakeshore side		
12706	Green Lake	006020860000, 006020880000	W2412 OAKWOOD AVE , No Address Available	09/15/2020	09/18/2020	MARYSUE MICHELS, PATRICK D & MARYSUE C MICHELS	920-948-2554	10000	Land Disturbing Activity - Grading	Land is graded between two retaining walls. One retaining wall on the up-slope side and one on the down-slope side. The graded region is for a playground area that will be mulched.		
12709	Green Lake	006015450000	W1888 WOODBINE AVE	09/16/2020	09/16/2020	MARLEYC CRANE TRUST, TIMOTHYS CRANE TRUST	847-404-5497	7000		Filling in old basement and re-grading slope so that it matches the "natural"/neighboring property slope		Removing old building/structures on parcel (house/deck/etc.)
12710	Green Lake	006013910000	W2170 MELMAR DR	09/18/2020	09/18/2020	LAWRENCER CHARLES REVOCABLE TRUST	414-828-1506	5285		Replacing 16ft of existing 23ft wall of boathouse. Wall being replaced is East side and the 16' replacement will be from the South East corner going north 16ft		
12711	Green Lake	006010650000	W1325 SPRING GROVE RD	09/21/2020	09/21/2020	SOUTHSHORE TERRACE HOME OWNERS ASSOC INC	9209605559	80000	Principal Structure - Single Family	Also includes 5 x 16ft patio.		
12715	Kingston	008006870000	N1412 SPRING LAKE DR	09/24/2020	09/24/2020	JERRYA ADKINS, TAMMYE ADKINS	9202962469	16000	Additions / Alterations - Addition/Alteration to Principal Structure			
12698	Manchester	012003580200	W4800 COUNTY ROAD X	09/02/2020	09/02/2020	JEFFERY T & TERRY L KLING	920-767-1003	3400	Accessory Structure - Storage Buildings	Garden Shed		
12699	Marquette	014003110100	W7270 PUCKAWAY RD	09/03/2020	09/03/2020	GRAND FOX LLC	2623321112	21550		(3) Concrete Pads for future manufactured homes.Pads are to be located on existing units number 31, 32 and 42.		
12718	Marquette	014007690000, 014007690000	W4564 COUNTY ROAD B , W4572 COUNTY ROAD B	09/30/2020	09/30/2020	KE JO FAMILY ENTERPRISES LLC	920-229-5500	340000	Accessory Structure - Agricultural Building	main addition is 100'x127' with the additional 12'x14'		
12693	Princeton	016-01534-0000	N4392 S LAKESHORE DR	08/27/2020	09/02/2020	BRANDONR JOHNSON, ELIZABETHA JOHNSON	9205393837	550000	Principal Structure - Single Family	4 Bedroom Home		
12697	Princeton	016010570000	W3411 ORCHARD AVE	09/01/2020	09/01/2020	ANDREW R LOTT'S LIVING TRUST	9204936560	70000	Accessory Structure - Boathouse		Accessory Structure - Stairs/Walkway	10 feet total rise.
12703	Princeton	016012640000	N4274 LAKEVIEW DR	09/11/2020	09/11/2020	WILLIAM R WALSH TRUST	312-617-2018	4200	Accessory Structure - Storage Buildings	Shed		
12712	Princeton	016016030000	W5328 OXBOW TRL	09/22/2020	09/22/2020	LOUISK KUHN	9202293237	2500	Additions / Alterations - Addition/Alteration to Accessory Structure	Deck Addition to existing deck	Accessory Structure - Accessory Structure	Lawn mower / ATV Shed
12717	Princeton	016010580000	W3407 ORCHARD AVE	09/25/2020	09/28/2020	BRANDON Q DUERO, JULIE C DUERO	262-893-9970	70000	Accessory Structure - Boathouse			

Total \$ 1,700,935

## Sanitary Permits: 9/1/2020 - 9/30/2020

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202024072	006002660100	N3749 PRAIRIE RD	MERLE A & BONNIE J STRELOW	09/01/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeremiah Storer	4 Bedroom House	280	100
202024073	014001150100	W5664 RIVERVIEW DR	RONALDJ POBUTA	09/02/2020	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Roller, J	2 Bedroom	150	0
202024074	014001180000	W5690 RIVERVIEW DR	ERIK BLOOMQUIST	09/09/2020	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Roller, J	2 Bedroom	150	0
202024075	016006660900	N6087 PLEASANT DR	JERRY L & MAXINE L KIDD	09/10/2020	Replacement System	At-Grade	Daniel Pollesch	2 Bedroom	280	100
202024076	016009230000	W5875 LEISURE LN	PROG ROD-GUN CLUB	09/14/2020	New System	Holding Tank	Daniel Pollesch	2 Bedroom	355	100
202024077	016009230000	N4898 RAY SHORTER RD	PROG ROD-GUN CLUB	09/14/2020	Replacement System	Holding Tank	Daniel Pollesch	2 Bedroom	355	100
202024078	008000220100, 008000110100	W7060 COUNTY ROAD B , No Address Available	LYNNA RADTKE	09/24/2020	Replacement System	At-Grade	Hoffmann Plumbing	Bar with 2 Bedroom Apartment	280	100
<b>Total:</b>									1850	500

\* There are additional properties associated with the permit

## Land Use Violation Report - October 2020

<b>First Notice:</b>						
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
4004100102	W1740 NORTH ST	YUKON STORAGE LLC	12730	Zoning	Manufacturing of sheds boathouses cottages hunting shacks etc. in the C2 Extensive Commercial District	10/8/2020
6005420200	N3047 E LITTLE GREEN RD	SARGENT REVOCABLE LIVING TRUST SANDR	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
<b>Second Notice:</b>						
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.	4/5/2018
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.	10/23/2019
12002620300	N1638 MADISON ST	SCHWANDT CHILDREN REAL ESTATE LLC	4127	Conversion	11 or more junk inoperableor unregistered vehicles on the property	1/20/2020
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;	8/22/2019
<b>Sent to Corp Counsel:</b>						
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 Town of Princeton	006=Town of Green Lake 018= Town of Saint Marie	008=Town of Kingston 020= Town of Seneca	010= Town of Mackford 154=Village of Marquette	012= Town of Manchester 206= City of Berlin	014= Town of Marquette 271= City of Princeton	016=
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**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	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	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.	System is Planned to be abandoned

**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	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.	New Permit
016-00579-0000	W5482 LOSINSKI RD	WEGNER JAMES M	692	POWTS Violation	Tank failure not structurally sound.	New Permit

016-00907-0000  
271-00742-0000

W5507 BEND RD  
742 E TWIN OAKS CT

ZELENSKI MICHAEL ; ZELENSKI SCOTT  
SCHAEFER KEVIN T; SCHAEFER PATRICIA /

1624083 POWTS Violation  
15706 POWTS Violation

Tank failure not structurally sound.  
Overflow Not Resolved

New Permit

GREEN LAKE COUNTY  
Conditional Use Permit

**DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE**

Public Hearing Date: August 6, 2020

Owner: Egbert Excavating, Inc.

Agent: Dan Egbert

Parcel #: Parcel #004-00356-0000 (±3.3 acre parcel), Part of the SE¼ of Section 16, T16N, R13E, Town of Brooklyn, (±0.7 affected acres).

Request: Conditional use permit for expansion of outside contractor storage yard on lands located north of the existing business office and workshop.

**Land Use Planning and Zoning Committee:**

\_\_\_\_\_  
Curt Talma, Chair

\_\_\_\_\_  
Bill Boutwell, Vice Chair

\_\_\_\_\_  
Harley Reabe

\_\_\_\_\_  
Chuck Buss

\_\_\_\_\_  
Don Lenz

Date signed: November 5, 2020

Committee vote: Ayes \_\_\_\_ Nays \_\_\_\_ Abstain \_\_\_\_ Absent \_\_\_\_

**Approve**

**With the conditions (listed below)**

**Deny.**

**Modify as follows:**

**Conditions of Approval:**

1. The conditional use permit shall be contingent upon the rezone request approval and the recording of the Certified Survey Map combining the business properties.
2. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
3. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
4. Storage of materials must comply with standards listed in Chapter 350, Zoning Ordinance.
5. All accessory equipment stored on site must be in workable condition.
6. All construction materials stored on site must be suitable for future use.
7. Storage of construction debris and other material not suitable for future use is prohibited.
8. Anything stored on site that does not meet the above conditions must be stored within an enclosed structure.
9. By 12/01/2020 the parking lot area waterward of the floodway is to be restored, by removing the gravel and stone parking lot materials and filling the area with clean fill to match the County's 2010 LiDAR (2 foot contours) data.
10. The property owner shall apply for and be issued an After-the-fact land use permit for the construction of the contractor storage yard and the restoration of the floodway area (see condition #9 above).
11. Within 8 months of conditional approval of this request, the owner must install and maintain a vegetative buffer along the Puchyan River and along the waterway flowing from the fish facility
12. The buffer shall be designed in accordance with NRCS Interim Standard No. 643A and NRCS Wisconsin Biology Technical Note 1: Shoreland Habitat. In cases where these standards provide options, the Land Use Planning and Zoning Department shall make the determination which option is most appropriate in the design and execution of the project.
13. Storage of materials must comply with standards listed in Chapter 300, Floodplain Zoning Ordinance.

# REQUEST FOR LINE ITEM TRANSFER

Office Use Only

No. _____
Date: _____

Department: Land Use Planning & Zoning  
 Budget Year Amended: 2020

**From Account**

Account #	Account Name	Current Budget	Transfer Amount	YTD Expenditures	New Budget
20-100-10-53610-310	Office Supplies	\$ 2,762.00	\$ 160.00	\$ 546.97	\$ 2,602.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
<b>Total Transfer</b>			<b>\$ 160.00</b>		

**To Account**

Account #	Account Name	Current Budget	Transfer Amount	YTD Expenditures	New Budget
20-100-10-53610-307	Training & Certifications	\$ 380.00	\$ 160.00	\$ 316.43	\$ 540.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
<b>Total Transfer</b>			<b>\$ 160.00</b>		

**Explanation for Transfer:**  
 The Land Information Counsel approved the purchase of a drone to be utilized in gathering aerial photographic data that can aide in non-metallic mining inspections, other zoning inspections, floodplain innundation inspections, disaster recovery inspections and much more. It would be advantageous for both Land Use Specilists to become drone certified so that the drone can be flown and utilized. Certifications are good for 2 years and then need to be renewed. This \$160 will pay for Caleb Edwards's certification. Aaron Ogle will get his certification next year (2021). This way I can budget for a single drone certifaicon annually.

Department Head Approval 

Governing Committee Approval \_\_\_\_\_

-----  
**If < \$500:**  
 Send to County Administrator's Office

COUNTY ADMINISTRATOR Approval: \_\_\_\_\_

**If > \$500:**  
 Send to County Clerk's Office

FINANCE COMMITTEE Approval given on : \_\_\_\_\_

Date \_\_\_\_\_



## **Transfer**

### Purpose

To transfer budgeted expense/revenue amounts from one line item to another within the same budget so as not to exceed adopted budget.

### Policy

A transfer of funds should be made prior to an individual line item balance exceeding the line item budget as adopted. No transactions should be posted to any budget line item if there are not adequate budgeted funds available to cover those transactions during that fiscal year.

In the event a department has insufficient line item budgeted funds available to cover the balance of proposed transactions, a transfer of budget funds from another individual line item within that department's budget to cover those transactions may be initiated with prior approval.

All transactions shall be charged to the appropriate revenue/expenditure account, not arbitrarily charged to accounts where unused budget funds are available.

### Procedure

To initiate the line item transfer process, the department head shall notice the review, discussion & action of this completed and signed form on the next monthly meeting agenda of their committee of jurisdiction.

If the Line Item Transfer is approved by the committee of jurisdiction **AND IS FOR AN AMOUNT OF \$500 OR LESS** the signed copy of this form along with a copy of the meeting minutes shall be forwarded to the County Administrator for approval.

If the Line Item Transfer is approved by the committee of jurisdiction **AND IS FOR AN AMOUNT OF \$500 OR MORE** the signed copy of this form along with a copy of the meeting minutes shall be forwarded to the County Clerk to be noticed on the Finance Committee agenda for review, discussion and action.

**ORDINANCE NO. -2020**

**Amending Chapter 315, Land Division and Subdivision**

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 15th day of December 2020, does ordain as follows:

Section 1. Green Lake County Ordinance, No. 1056-2013, adopted May 21, 2013, and as amended from time to time (Chapter 315 Land Division and Subdivision), is hereby amended as follows (additions in underline, deletions in strikeout):

Roll Call on Ordinance No. -2020

Submitted by Land Use Planning & Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 15th day of December, 2020.

\_\_\_\_\_  
Curt Talma, Chair

\_\_\_\_\_  
William Boutwell, Vice-chair

\_\_\_\_\_  
County Board Chairman

\_\_\_\_\_  
Harley Reabe

\_\_\_\_\_  
ATTEST: County Clerk  
Approve as to Form:

\_\_\_\_\_  
Charles Buss

\_\_\_\_\_  
Corporation Counsel

\_\_\_\_\_  
Don Lenz

1 **§ 315-1 Statutory authority.**

2 This chapter is adopted pursuant to the authorization in § 236.45, Wis. Stats., and  
3 amendments thereto.

4  
5 **§ 315-3 Purpose and intent.**

6 A. The purpose and intent of this chapter is to establish standards that promote the  
7 public health, safety, and general welfare of Green Lake County through the regulation of  
8 land division:

9 (1) To lessen congestion in the streets and highways, including proper ingress and egress;

10  
11 (2) To ~~facilitate~~ further the orderly layout and use of land through the establishment of  
12 reasonable standards of design and procedures for land division and subdivisions so  
13 they will fit within the County Coordinate System;

14  
15 (3) To secure safety from fire, flood, panic and other dangers; and to prevent overcrowding  
16 of the land and the undue congestion of the population.

17  
18 (4) To provide for adequate light and air, including access to sunlight for solar collectors  
19 and to wind for wind energy systems;

20  
21 (5) To ~~prevent overcrowding of land~~ guide the future growth and development of Green  
22 Lake County in accordance with the adopted comprehensive plan;

23  
24 (6) To facilitate the orderly and beneficial development of the county through well-planned  
25 land divisions consistent with workable design standards ~~avoid undue concentration of~~  
26 ~~population;~~

27  
28 (7) To facilitate adequate provisions for transportation, water, sewerage, schools, parks,  
29 playgrounds, and other public requirements;

30  
31 (8) To facilitate the land division of larger tracts into smaller lots or parcels of land; and to  
32 promote the proper monumenting of land divisions and conveyancing by an accurate  
33 legal description.

34 **§ 315-14 Applicability.**

35 The provisions of this chapter shall apply to all subdivisions, land divisions and land  
36 combinations.

37  
38 A. Subdivision. A subdivision as defined in this chapter shall be created by subdivision  
39 plat in accordance with Ch. 236, Wis. Stats., and the provisions of this chapter.

40  
41 B. Land division. A land division as defined in this chapter shall be created in  
42 accordance with § 236.34, Wis. Stats., where applicable, and the provisions of this  
43 chapter.

44 (1) All land divisions, except subdivision plats and any exceptions described in Section

45 315-15, 15 acres or less in size shall be created by certified survey map in compliance  
46 with § 236.34, Wis. Stats., and the provisions of this chapter.  
47

48 **§ 315-15 Exceptions.**

49 Pursuant to § 236.45, Wis. Stats., the provisions of this chapter that apply to divisions of  
50 land being less than five lots or parcels shall not apply to the following:  
51

- 52 A. Transfers of interests in land by will or pursuant to court order;  
53  
54 B. Leases for a term not to exceed 10 years, mortgages or easements;  
55  
56 C. The sale or exchange of lots or parcels of land between owners of adjoining  
57 property if additional lots or parcels are not thereby created and the lots or parcels  
58 resulting are not reduced below the minimum sizes required by this chapter or other  
59 applicable laws or ordinances;  
60

61 (1) Land sold or exchanged between adjoining property owners must be either combined  
62 with existing lots or parcels by certified survey map or by a single metes and bounds  
63 legal description commencing with a monument at a section or quarter section corner  
64 of the quarter that is not the center of a section, and include the exterior boundaries of  
65 all lands being combined.  
66

67 (2) A certificate of survey shall be prepared by a Wisconsin Professional Land Surveyor  
68 and include a signed and dated surveyor's certificate stating that said land surveyor  
69 has surveyed and described property and that the map shown is a true and accurate  
70 representation thereof to the best of their knowledge and belief.  
71

72 (3) A restrictive covenant shall be recorded in the Green Lake County Register of Deeds  
73 Office as part of the deed conveying the land exchanged between adjoining property  
74 owners stating that "This is a conveyance between adjoining landowners. For the  
75 purposes of the Green Lake County Land Division and Subdivision Ordinance and  
76 Chapter 236, Wis. Stats, the property being conveyed will be joined with the grantee's  
77 principal parcel, as one parcel and additional lots will not be created therefrom without  
78 compliance with said provisions nor will the resulting lots or parcels be reduced below  
79 the minimum size required by state and local laws or ordinances. This covenant is  
80 binding upon the undersigned and their successors, assigns, personal representative,  
81 heirs, grantees and all other subsequent owners of the property and shall run with  
82 the land."  
83

84 **§ 315-20 Land suitability.**

85 No land shall be divided or subdivided by means of a subdivision plat for a use that is held  
86 unsuitable by the Land Use Planning and Zoning Committee for reason of flooding or  
87 potential flooding, soil limitations, inadequate drainage, incompatible surrounding land use,  
88 or any other condition likely to be harmful to the health, safety or welfare of the future  
89 residents or users of the area, or to the residents of Green Lake County.  
90

91 E. Unless specifically exempt from this requirement elsewhere in this chapter, all  
92 subdivision plat proposals where private water and/or sewage disposal systems are to be  
93 used shall be accompanied by certifications and reports:

94  
95 (1) Describing the probable depth, cost and yield of private wells. This report shall be  
96 based on competent scientific investigation and shall include the sources of all data  
97 used in the preparation of the report.

98  
99 (2) Describing soil conditions existing on the site as applicable to on-site waste water  
100 disposal. A soil report shall accompany all subdivision plat proposals.

101  
102 **§315-22 Ties to County Coordinate System**

103  
104 A. Any Plat or Certified Survey Map recorded in the Register of Deeds office shall be tied  
105 by lengths and bearings to the boundary line of the quarter section, Private Claim or  
106 Federal Reservation in which the subdivision lies, and description of the monuments at  
107 ends of the line; and bearing and distance between those monuments. Boundary bearing  
108 references shall be the bearing and distance established by the County in its county  
109 coordinate system, unless waived by the County Surveyor. If no bearing has been  
110 established on any of the boundaries of the section being worked in, a reference to a  
111 magnetic, true or other identifiable direction may be used for reference to the boundary.  
112 When re-dividing an existing certified survey map or subdivision plat which is already  
113 connected to county bearings the re-division shall be shown on the face of the map.

114  
115 1. A retracement or combination certified survey map is not required to be tied to the  
116 County coordinate system.

117  
118 **§ 315-23~~2~~ Improvements.**

119  
120 **§ 315-24~~3~~ Construction.**

121  
122 **§ 315-24 is renumbered to 315-25.**

123  
124 **§ 315-27 Preliminary subdivision plat.**

125 A. General. A preliminary subdivision plat shall be prepared by a registered professional  
126 land surveyor for all subdivision plats. The preliminary subdivision plat shall comply  
127 with the provisions of Ch. 236, Wis. Stats., and the provisions of this chapter.

128  
129 D. Preliminary subdivision plat requirements.

130 (1) A preliminary subdivision plat shall be prepared on reproducible material and shall  
131 show correctly on its face the following information:

132  
133 (a) Title under which the preliminary subdivision plat is to be known and a general legal  
134 description by 1/4 section or government lot, section, town, range, county and state  
135 where the preliminary subdivision plat is located.

- 137 (b) Vicinity map with the general legal description, showing the location of the preliminary  
138 subdivision plat in relation to the road system in the immediate area along with any  
139 lake and stream accesses in relation to the preliminary subdivision plat.  
140
- 141 (c) Date, graphic and written scale of not more than 100 feet to the inch and a north arrow  
142 with a basis for bearings.  
143
- 144 (d) Names and addresses of the subdivider and land surveyor preparing the preliminary  
145 subdivision plat.  
146
- 147 (e) Entire area contiguous to the preliminary subdivision plat, owned or controlled by the  
148 subdivider shall be included on the preliminary subdivision plat even though only a  
149 portion of such area is proposed for immediate development.  
150
- 151 (f) Ties to all government corners required to be used for the survey, according to State  
152 and Federal surveying requirements, also see Section 315-22, Ties to County  
153 Coordinate System. Bearings and distances of the exterior boundaries of the  
154 preliminary subdivision plat, being referenced to a boundary line of the Public Land  
155 Survey System of the section in which the preliminary subdivision plat is located, and  
156 identify the corners at each end of that boundary line and the bearing and distance  
157 between them.  
158
- 159 (g) Total number of lots and outlots with total acreage and current tax parcel numbers of  
160 all tax parcels that are included in the plat.  
161
- 162 (h) Contours at vertical intervals of not more than two feet where the slope of the ground  
163 surface is 5% or less and of not more than four feet where the slope of the surface of  
164 the ground is greater than 5%.  
165
- 166 (i) Water elevations of adjoining lakes and streams on the date of survey, for the ordinary  
167 high-water elevation, designated regional flood elevation, or floodway.  
168
- 169 (j) Location, right-of-way width and names of all existing and proposed streets, alleys or  
170 public ways, easements, railroads and utility rights-of-way and all section and quarter  
171 section lines within the proposed subdivision plat or immediately adjacent thereto.  
172
- 173 (k) Location and names of any adjacent subdivisions, parks, schools, cemeteries and  
174 owners of record of abutting unplatted lands.  
175
- 176 (l) Type, width, and elevation of any existing street pavements within the exterior  
177 boundaries of the preliminary subdivision plat or immediately adjacent thereto.  
178
- 179 (m) Locations of all existing property boundary lines, structures, drives, streams and  
180 watercourses, wetlands, rock outcrops, wooded area, and other similar significant  
181 features within the preliminary subdivision plat or immediately adjacent thereto.  
182

- 183 (n) Dimensions of all lots, together with proposed lot and block numbers.  
 184  
 185 (o) Location and dimensions of any sites to be reserved or dedicated for parks,  
 186 playgrounds, drainageways or other public use.  
 187  
 188 (p) Approximate centerline radius of all curves.  
 189  
 190 (q) Delineation of floodplain and zoning boundaries within or immediately adjacent to the  
 191 preliminary subdivision plat.  
 192  
 193 (r) Corporate limit lines.  
 194  
 195 (s) Source and availability of potable water supplies.  
 196  
 197 (t) Lots served by private on-site wastewater treatment systems (POWTS) shall have  
 198 information submitted demonstrating sufficient on-site sewage disposal area and  
 199 suitability, including soil suitability, depth to ground water and bedrock, and slope.  
 200  
 201 (u) All stormwater drainage and infiltration structures required by the Green Lake County  
 202 Construction Site Erosion Control and Stormwater Management ordinance shall be  
 203 indicated on the preliminary plat as well as the direction of stormwater flow on each lot  
 204 with arrows.  
 205  
 206 (v) Lands lying between the meander line and the water's edge and any other unplattable  
 207 lands which lie between a proposed subdivision and the water's edge shall be included  
 208 as parts of lots, outlots, or public dedications in any plat abutting a lake, river, or  
 209 stream.  
 210  
 211 **§ 315-28 Final subdivision plat.**  
 212 A. General requirements. A final subdivision plat shall be prepared by a registered  
 213 professional land surveyor and shall comply with the provisions of Ch. 236, Wis. Stats.,  
 214 and the provisions of this chapter.  
 215  
 216 B. Fees. At the time of submittal of the final subdivision plat, a fee shall be paid as  
 217 provided in Article IX, of this chapter.  
 218  
 219 C. Final subdivision plat submittal. The subdivider shall file an application for review and  
 220 provide 10 copies of the final subdivision plat to the Land Use Planning and Zoning  
 221 Department for review and distribution.  
 222  
 223 **§ 315-32 Subdivision utility easement.**  
 224 A. Utility easements across lots or along lot lines shall be provided for utilities above and  
 225 below grade, of a width and at a location deemed necessary by the appropriate utility  
 226 company. Utility easements shall be identified on the subdivision plat as to type and  
 227 width.  
 228

229 B. Drainage easements. Where a subdivision is traversed by a watercourse, drainage  
230 way, channel or stream, an adequate drainage way or easement shall be provided as  
231 may be required by the Committee. The location, width, alignment and improvements  
232 of such drainage way or easement shall be subject to the approval of the Committee;  
233 and parallel street or parkways may be required in connections therewith. Where  
234 necessary, stormwater drainage shall be maintained by landscaped open swales of  
235 adequate size and grade to hydraulically accommodate maximum potential volumes of  
236 flow. These design details are subject to review and approval by the Committee.

237  
238 **§ 315-34 Lots.**  
239 The size, shape and orientation of lots shall be appropriate for the location of the  
240 subdivision plat and for the type of development and use contemplated.

241  
242 F. Corner lots, in an effort to provide for adequate buildable area, shall be designed with  
243 extra width to account for street yard setbacks from both streets ~~permit adequate~~  
244 ~~building setback from both streets.~~

245  
246 **§ 315-35 Stormwater Management and Erosion Control**

247  
248 A. The subdivider shall provide stormwater management facilities and erosion control that  
249 are in compliance with Chapter 284, Construction Site Erosion Control and Stormwater  
250 Management Ordinance.

251  
252 **§ 315-36 through § 315-37. (Reserved)**

253  
254 **§ 315-38 Certified survey map.**

255  
256 C. Submittal. Certified survey maps, as defined in this chapter, shall be submitted for  
257 review to the County Land Use Planning and Zoning Department. The certified survey  
258 map shall be prepared in accordance with the provisions of § 236.34, Wis. Stats.,  
259 Section 315-22 and any other applicable ~~the~~ provisions of this chapter and show the  
260 following information clearly on the face of the certified survey map:

261  
262 (1) All existing buildings, building setback dimensions to lot or parcel boundary lines,  
263 watercourses, access locations, easements, floodplain elevation stated, approximate  
264 location of any septic tank(s), septic system drain field(s), septic vent(s) or other major  
265 private wastewater treatment system location ~~component~~.

266  
267 (8) Gross and net lot sizes in square feet with net lot size excluding any land use by public  
268 as a road per a prescriptive easement.

269  
270 (9) Identify adjacent lands, platted or unplatted by owner or others.

271  
272 (10) If applicable, floodplain boundary(ies), FEMA map panel number and effective date  
273 from which the boundary(ies) were drawn.

274



275 (11) If applicable, wetlands on the current Wisconsin Wetlands Inventory Map. A copy of  
276 the wetland delineation report shall be included with the certified survey map  
277 application for any wetlands identified on the map.  
278

279 **D. Review and approval.**  
280

281 (1) The Committee representative shall, within 90 days, approve, approve conditionally or  
282 reject the certified survey map. The review and above stated decision shall be based  
283 on the conformity to the provisions of this chapter or any others referenced herein. In  
284 the event of rejection or conditional approval, the aggrieved party will be notified and  
285 may appeal the decision of said representative to the Land Use Planning and Zoning  
286 Committee.  
287

288 (2) If the County Treasurer notifies the Land Use Planning and Zoning Department in  
289 writing that there are delinquent real estate taxes or installments due on real estate  
290 taxes for the property subject to the certified survey map application, said application  
291 shall not be approved until the County Treasurer confirms in writing that the real estate  
292 taxes have been paid or the installments due are current.  
293

294 **§ 315-51 Violations and penalties; citation.**

295 A. Any violation of the provisions of this chapter by or under the direction of the subdivider  
296 shall be brought into compliance upon notification by the Land Use Planning and  
297 Zoning Department or the Land Use Planning and Zoning Committee or the County  
298 Corporation Counsel.  
299

300 B. The County Corporation Counsel shall have the authority to use all legal remedies  
301 necessary to ~~pursue compliance with~~ enforce the provisions of this chapter. After  
302 consultation with the Land Use Planning and Zoning Department and/or Land Use  
303 Planning and Zoning Committee, the Corporation Counsel shall determine which legal  
304 remedy or legal remedies are in order to ~~pursue compliance with~~ enforce the  
305 provisions of this chapter.  
306

307 C. Any subdivider who violates or refuses to comply with any of the provisions of this  
308 chapter shall be subject to a forfeiture of not less than \$50 nor more than ~~\$5,000~~ \$500  
309 per offense, together with the taxable costs of action. Each day that the violation exists,  
310 after receiving notice of the violation from the Land Use Planning and Zoning  
311 Department by certified or registered mail, or personal service per § 801.11 Wis. Stats.,  
312 shall constitute a separate offense.  
313

314 D. In addition to the County Corporation Counsel having the authority to ~~pursue~~  
315 ~~compliance~~ enforce the provisions of this chapter per Subsection B above, the  
316 designated staff of the Land Use Planning and Zoning Department shall have the  
317 authority to and may prepare, sign and issue citations in order to commence action to  
318 ~~achieve~~ enforce compliance with the provisions of this chapter.  
319

320 **§ 315-56 Word usage and definitions.**

321 For the purpose of administering and enforcing this chapter, the terms or words used  
322 herein shall be interpreted as follows: Words used in the present tense include the future  
323 tense, words in the singular number include the plural number, and in the plural number  
324 include the singular number. The word "may" is permissive, and the word "shall" is  
325 mandatory, not discretionary. All distances unless otherwise specified shall be measured  
326 horizontally.

327

#### 328 CERTIFICATE OF SURVEY

329 Also known as a "map of survey" or "plat of survey" prepared by a registered professional  
330 land surveyor. A certificate of survey may be a survey of an existing lot or parcel, or may  
331 be a new land division if greater than 15 acres.

332

#### 333 CERTIFIED SURVEY MAP

334 A map of a land division, land combination, or an existing lot or parcel of record. This map  
335 shall be of not more than 4 lots or parcels and prepared by a professional land surveyor in  
336 accordance with the provisions of this chapter and § 236.34, Wis. Stats.

337

#### 338 REPLAT

339 The process of changing, or the map or plat that changes, the boundaries of a recorded  
340 subdivision plat or part thereof. The legal dividing of a large block, lot or outlot within a  
341 recorded subdivision plat without changing the exterior boundaries of said block, lot or  
342 outlot is not a replat. A replat shall not alter areas dedicated to the public unless proper  
343 court action is secured.

344

345 Section 2. This ordinance shall become effective upon passage and publication.

346 Section 3. The repeal and recreation of any section herein shall not have any effect on  
347 existing litigation and shall not operate as an abatement of any action or proceeding then  
348 pending or by virtue of the repealed sections.

349 Section 4. All ordinances and parts of ordinances in conflict herewith are hereby  
350 repealed.