



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The Land Use Planning & Zoning Committee meeting on Thursday, April 2, 2020 has been **CANCELLED**. **Amended 3/19/2020, kk** **Amended 3/30/2020 kk**

Packet Pages:

- 1 Agenda
- 2-4 Draft meeting minutes from March 5, 2020
- 5-7 Financial report for February 2020
- 8-9 Permit Reports
- 10-12 Violation reports
- *13-22 *Zoning ordinance proposed amendments**

Public hearing matters have been canceled

Business meeting has been canceled. 3/30/20

CANCELLED

If you have questions or need additional information, please contact the Land Use Planning & Zoning Department at (920) 294-4156.



GREEN LAKE COUNTY

Land Use Planning & Zoning Committee

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

Date: Thursday, April 2, 2020 Time: 4:30 p.m.
Green Lake County Government Center, Room #0902
571 County Road A, Green Lake, WI 54941
Office: (920) 294-4156 FAX: (920) 294-4198
Email address: zoning@co.green-lake.wi.us

AMENDED Agenda 3/19/2020 kk

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 3/5/20
5. Public comments: 3-minute limit
6. Public appearances
7. Department activity reports
 - a. Financial reports for February
 - b. Land use & septic permits for February
 - c. Violation reports
8. Department/Committee activity
 - a. Staff Update
 - b. ***Discuss Zoning Ordinance Amendment related to shipping container use in zoning districts, non-building structure setbacks, fence setbacks, single-family dwelling conversion to duplex, retaining and decorative or landscape wall setbacks.**
 - c. ***Discuss Zoning Ordinance Amendment related to text edit conditional use permit section**
9. Future committee activities
 - a. Future agenda items
 - b. ***Public hearing items planned for April 2, 2020 to be postponed per County Board Resolution dated 3-17-2020**
 - c. Next meeting date: May 7, 2020

Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, March 5, 2020**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

Absent: **None**

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

Liz Otto, County Clerk

Dan Sondalle, Assistant Corporation Counsel

Caleb Edwards, Krista Kamke – Planning and Zoning Department

APPROVAL OF MINUTES

Motion/second (Boutwell/Reabe) to approve the minutes of the February 6, 2020 meeting with no additions or corrections. Motion carried with no negative vote.

PUBLIC COMMENT – 3 minute limit

- Jim Stellmacher, Town of Marquette Chairman, spoke in favor of the Item 8(b) on the agenda relating to reducing the street yard setback for certain subdivision lots.

APPEARANCES - none

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman discussed the January financial reports.

b. Permits

Kirkman explained the list of issued land use and sanitary permits for the month of January.

c. Violations

Kirkman outlined the land use and septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Discuss amending the zoning ordinance to allow recreational dwellings

Matt Kirkman explained the proposed change to the ordinance to allow for smaller (400-500 sq. ft.) recreational dwellings such as cabins. The current ordinance requires a minimum of 800 sq. ft. for a new dwelling. Discussion held. *Motion/second (Boutwell/Wallace)* to retain the current guidelines with no change. Motion carried with no negative vote.

b. Discuss amending the zoning ordinance to allow a reduced street yard setback for certain subdivision lots.

Matt Kirkman explained the issue which involves a request to change the street yard setback for a lot on Nancy St. from 40 ft. to 25 ft. No other properties would be affected by the change. Discussion held. No action taken by the committee.

c. Discuss camper storage and use as well as boat storage on agriculturally zoned parcels.

Matt Kirkman outlined the options to allow camper and boat storage on agriculturally zoned parcels. Kirkman stated that licensing and permitting would be required. Discussion held. *Motion/second (Reabe/Boutwell)* to take no further action on this matter. Motion carried with no negative vote.

d. Discuss certain non-building structures as to whether the zoning ordinance requires a permit.

Matt Kirkman explained the proposed solar panel array regulations. Discussion held. This will be placed on the April agenda for public hearing.

Chair Lyon called for a 5 minute recess at 5:30 prior to the Public Hearing.

5:35 p.m. Reconvened for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owner: Mary A. Kallas, **General legal description:** W2525 Princeton Road, Parcel #004-00853-0400, NE1/4 of Section 24, T16N, R13E, Excluding Certified Survey Map 3074 and Certified Survey Map 3676; Town of Brooklyn. **Request:** Rezone +/-4.1 acres from A-2 General Agriculture District to R-4 Rural Residential District, to be identified by certified survey map.

- a. Public Testimony/Comment: 10-minute time limit - None
- 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 (Reabe/Wallace)* to approve the rezone request as presented and forward to County Board for final action. Roll call vote – Reabe – Aye, Wallace – Aye, Talma – Aye, Boutwell – Aye, Lyon – Aye. Motion carried.

Item II: Owner/Applicant: Kathleen Mae Egbert **Agent:** Dan Egbert **General legal description:** North of Thomas Road, Parcel #006-00033-000, E1/2 of the SE1/4 of the SW1/4 of Section 2, T15N, R13E, Town of Green Lake. **Request:** Review, update, modify and/or revoke a 2009 Conditional Use permit for the expansion of a non-metallic mining operation, including crushing and processing of limestone aggregate.

- a. Public Testimony/Comment: 10-minute time limit – Agent Dan Egbert spoke regarding the request for review and his intent to rectify the complaint made.
- b. Committee Discussion & Deliberation – Matt Kirkman explained that there was a complaint regarding the current use and the 100 ft. setback requirement which Dan Egbert addressed. Egbert has submitted a plan to bring the property into compliance. Kirkman suggested a timeline for correcting the issue and incorporating the reclamation plan into the conditional use permit. Discussion held.
- c. Committee Decision – *Motion/second (Boutwell/Talma)* to modify the 2009 conditional use permit to add the following conditions:

- 1) The Phal Quarry Reclamation Plan shall be revised and updated to reflect the revised site plan submitted at public hearing and dated March 5, 2020.
- 2) All excavations that encroached into the 100ft east side yard setback (established by the 2009 CUP) shall be restored to natural grade by December 31, 2020.
- 3) No excavation shall occur within 100ft of the road right-of-way of Thomas Road.

Roll call vote – Reabe – Aye, Wallace – Aye, Talma – Aye, Boutwell – Aye, Lyon – Aye. Motion carried.

Public hearing closed at 6:10 PM.

Regular meeting resumed at 6:10 PM

e. Private Sewage Ordinance updates

Matt Kirkman explained the current ordinance and the proposed changes. Discussion held. This will be put on the April agenda as a public hearing item.

f. Staff update

Matt Kirkman stated that the Administrative Assistant position is in the process of being refilled.

g. Discuss refunding rezone application fee for recent rezone that was not approved.

Matt Kirkman stated this is in regard to the Scott Sommer's rezone request which was denied by the committee and the County Board. Discussion held. *Motion/second (Talma/Boutwell)* to refund the application fee.

COUNTY SURVEYOR CONTRACT EXPIRATION/RENEWAL

Matt Kirkman explained that the surveyor contract must be renewed every two years. *Motion/second (Wallace/Boutwell)* to extend Don Lenz's contract for another two years. Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

h. Future agenda items

- i. Next meeting date - April 2, 2020
 - Business meeting – 4:30 p.m.
 - Public hearing – 5:30 p.m.

ADJOURN

Chair Lyon adjourned the meeting at 6:35 PM. Meeting adjourned.

Respectfully submitted,

**Liz Otto
County Clerk**

FEES RECEIVED	FEBRUARY				YEAR-TO-DATE				BUDGET	
	2019		2020		2019		2020		2020	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	6	1,450	5	1,450	8	1,750	14	\$ 3,700	\$ 34,800	11%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	5	1,625	4	1,195	10	2,895	14	\$ 3,995	\$ 22,695	18%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	3	1,500	4	\$ 8,900	18	15,300	10	\$ 15,300	\$ 15,300	100%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	1	375	-	-	1	375	2	750	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	1	\$ 375	-	\$ -	1	\$ 375	2	\$ 750	\$ 1,500	50%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	1	375	4	1,500	1	375	-	-
Conditional Use Permits	1	375	-	-	2	750	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	2	\$ 750	1	\$ 375	6	\$ 2,250	1	\$ 375	\$ 8,625	4%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	1	100	-	-
Fees & Forfeitures	1	700	-	-	1	700	-	-	-	-
Total	1	\$ 700	-	\$ -	1	\$ 700	1	\$ 100	-	-
SURVEYOR										
Certified Survey Maps	4	675	5	870	4	675	6	1,035	6,000	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	-	-	-	9,500	
Total	4	\$ 675	5	\$ 870	4	\$ 675	6	\$ 1,035	\$ 15,500	7%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	180	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,180	0%
GRAND TOTAL	22	7,075	19	12,790	48	23,945	48	25,255	\$ 133,600	
									Total	19%

For 02/01/20 - 02/29/20

Expenditure Summary Report

FJEXS01A

Periods 02 - 02

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	24,396.30	39,809.43	266,191.57	13.01
20-100-10-53610-140-000 Meeting Payments	1,225.00	.00	.00	.00	1,225.00	.00
20-100-10-53610-151-000 Social Security	23,432.00	.00	1,786.29	4,222.00	19,210.00	18.02
20-100-10-53610-153-000 Ret. Employer Share	20,677.00	.00	1,432.20	3,658.70	17,018.30	17.69
20-100-10-53610-154-000 Health Insurance	64,605.00	.00	4,728.64	9,457.32	55,147.68	14.64
20-100-10-53610-155-000 Life Insurance	610.00	.00	6.26	42.20	567.80	6.92
20-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	400.00	500.00	9,000.00	5.26
20-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	.00	300.00	.00
20-100-10-53610-225-000 Phone Service	576.00	.00	.00	145.02	430.98	25.18
20-100-10-53610-242-000 Print Management	1,180.00	.00	.00	.00	1,180.00	.00
20-100-10-53610-307-000 Training	380.00	.00	276.43	276.43	103.57	72.74
20-100-10-53610-310-000 Office Supplies	2,762.00	.00	27.99	114.90	2,647.10	4.16
20-100-10-53610-312-000 Field Supplies	200.00	.00	10.09	10.09	189.91	5.05
20-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	.00	.00	750.00	.00
20-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	324.00	324.00	2,676.00	10.80
20-100-10-53610-321-000 Seminars	655.00	.00	319.88	319.88	335.12	48.84
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	26.98	26.98	611.02	4.23
53610 Code Enforcement	437,083.00	.00	33,722.56	59,006.95	378,076.05	13.50
10 Land Use Planning and Zoning	437,083.00	.00	33,722.56	59,006.95	378,076.05	13.50

CANCELLED

For 02/01/20 - 02/29/20

Revenue Summary Report

FJRES01A

Periods 02 - 02

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	1,450.00	3,700.00	31,100.00	10.63
20-100-10-44400-001-000 BOA Public Hearing	1,500.00	.00	750.00	750.00	50.00
20-100-10-44400-002-000 PZ Public Hearing	8,625.00	375.00	375.00	8,250.00	4.35
20-100-10-44409-000-000 Non-Metallic Mining	15,300.00	8,605.00	9,305.00	5,995.00	60.82
20-100-10-44410-000-000 Sanitary Permits	22,695.00	1,195.00	3,995.00	18,700.00	17.60
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	200.00	-200.00	.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	870.00	1,035.00	4,965.00	17.25
20-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
20-100-10-49320-000-000 Applied Funds	9,500.00	.00	.00	9,500.00	.00
10 Land Use Planning and Zoning	133,600.00	12,695.00	19,460.00	114,140.00	14.57

CANCELLED

Land Use Permits: 2/1/2020 - 2/29/2020

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
12548	006001270000	N4145 LAKEVIEW RD	02/06/2020	BEUTHIN FAMILY RECREATIONAL TR	250000	Accessory Structure - Cell Towers	Communications facility and tower for wireless services.		
12558	014009670000	No Address Available	02/03/2020	JOSHUA ROHDE, SAMANTHA ROHDE	250000	Accessory Structure - Detached Garage	Detached garage with two overhead doors	Principal Structure - Single Family	New SFD with attached deck
12562	006010910000	W1210 SPRING GROVE RD	02/03/2020	SANJAY S & KRISTIN K HILL DESHPANDE LIVING TRUST	595000	Accessory Structure - Attached Deck/Patio	New deck on east and north side of house, 16ft x 32ft plus 4ft x14ft walkway	Additions / Alterations - Addition/Alteration to Principal Structure	New screened porch
12563	012004730000	N819 STATE ROAD 73	02/06/2020	BRUCEL SCHULZ, LORETTAL SCHULZ	25000	Accessory Structure - Agricultural Building	New pole shed with 16ft sidewall height		
12565	012001780000	W3402 GRAND RIVER RD	02/14/2020	BENITAM TERBEEST, MILANE TERBEEST	7000	Additions / Alterations - Addition/Alteration to Principal Structure	Attach house roofline to garage, connect structures		
12570	014009990000	No Address Available	02/28/2020	DANIEL GEHRING, JILL GEHRING	125000	Principal Structure - Single Family	New residential home with attached garage		

Land Use Permits Payments Report

Permit Number	Application Number	Parcel Number	Payment Type	Fee Type	Amount	Payment Received
12569	15333	004011370000	Check	Permit Fee	150.0000	2/28/2020
12570	15334	014009990000	Check	Permit Fee	300.0000	2/26/2020
12565	15328	012001780000	Check	Permit Fee	150.0000	2/14/2020
12563	15323	012004730000	Check	Permit Fee	150.0000	2/6/2020
12562	15320	006010910000	Check	Permit Fee	700.0000	2/3/2020
					Total Money Order:	\$0.00
					Total Credit:	\$0.00
					Total Check:	\$1,450.00
					Total Cash:	\$0.00
					Grand Total:	\$1,450.00

2/1/2020 - 2/29/2020

Created: Friday, March 13, 2020

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Sanitary Permits: 2/1/2020 - 2/29/2020

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Amount \$	Date Recv'd
202024012	004006900200	W2005 IRVING PARK RD	BETHCHIER BRIGHT, BRADLEY CHIER, DEAN CHIER, TRACI CHIER	02/03/2020	Replacement System	Mound	Daniel Pollesch	3 Bedroom	380	2/3/2020
202024013	008004960103	N684 FOUNTAIN LN	DANIELD MILLER, LORENEW MILLER	02/03/2020	New System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	2 Bedroom	380	2/3/2020
202024014	016016820000	N6153 PLEASANT DR	ARLENE MORGAN	02/04/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	3 Bedroom	380	2/4/2020
202024015	016001650100	W3656 STATE ROAD 23	JANET R BOGUCKE	02/07/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	3 Bedroom	380	2/6/2020
202024016	004009060400	W2968 COUNTY ROAD T	MARK R WILKINS	02/07/2020	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Pollesch	4 Bedroom	380	2/7/2020
202024017	016010950000	N4659 OAK RD	ANTHONYM CARCHESI, CAROLL CARCHESI	02/10/2020	Replacement System	Holding Tank	Jeramiah Storer	3 Bedroom	455	2/10/2020
202024018	014009990000	No Address Available	DANIEL GEHRING, JILL GEHRING	02/14/2020	New System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	2 Bedroom	380	2/13/2020

Sanitary Permit Total \$ 2735

CA



Land Use Violations - 4/2/2020

Open Violations - Notice Sent:

Parcel Number	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# Vios
002-00131-0200	N9205 32ND DR	HOPPA JOSEPH A	Zoning	Storage of semi trailers on property in violation of permitted uses within the R-4 district (350-41 lists permitted/conditional uses).	11/19/2019	2
002-00431-0100	N8230 COUNTY ROAD F	THIEL TAMARA L	Junk	350-14 D and 350-21 C and D: Junk and 12 unregistered vehicles present. HHS working on cleaning up property.	11/14/2018	1
002-00769-0000	N9666 WILDFLOWER LN	VAN BUREN KEITH A & VIKKI	Junk	Unregistered vehicles Lumber pile Skid Steer	12/13/2019	1
004-00436-0100	W2399 PRINCETON RD	CORY LARSON SABRA E	Junk	Two junk cars one chest freezer Collapsed chicken coop and multiple junk piles	10/2/2019	1
004-00998-0000	N5568 OLD OAK LN	NAVTA JODI M; SCHULZ RYAN W	Shoreland	Unpermitted deck is too close to septic tank; SPS 383.43(8)(i) requires minimum of 5ft setback from closest point of septic tank. Deck has been installed over portions of existing tank. Variance approved by DSPS.	9/4/2019	2
006-00542-0200	N3047 E LITTLE GREEN RD	SARGENT REVOCABLE LIVING TRUST SANDRA LYNN	Zoning	350-65 no LUP for new structure; Update 11/2019: Will remove by May 1 2020.	10/24/2019	3
010-00150-0100	No Address Available	WALKER DALE A; WALKER LISA A	Zoning	350-65: LUP for new structure	10/23/2019	2
014-00001-0000	N2797 COUNTY ROAD B	SWANKE GARY L & LINDA A	Junk	Tires Pallets Unregistered truck Junk/ inoperable machinery (non-farm) containers plastic tarps	10/10/2019	1
014-00194-0100	W5016 CHERRY RD	MIELKE KRISTEN L; MIELKE RAYMOND J	Zoning	Section 350-27A. states that camping is not an allowed use in the A-1 zoning district.	10/8/2019	1
016-01409-0000	W5572 OXBOW TRL	POLLASCH ELLIOTT A; POLLASCH LINDA R	Shoreland	No LUP for new detached garage - 338-63	2/18/2020	2
016-01603-0000	W5328 OXBOW TRL	KUHN LOUIS K	Shoreland	No LUP for new structure in shoreland jurisdiction - 338-63	2/18/2020	1
016-01605-0000	W5344 OXBOW TRL	C&S PRECISION SIDING & WINDOWS LLC	Shoreland	New structure without LUP - 338-63	2/18/2020	1
016-00350-0300	W3690 BEYERS COVE RD	HERBOLSHEIMER BRAD ; HERBOLSHEIMER LARA	Shoreland	Violation of 338-32: structure within shoreland setback of 75ft; Met with owner 11/22/19; rec'd documents from DNR 2/12/20. Under review.	10/23/2019	2

Open Violations - Final Notice Sent:

Parcel Number	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# Vios
004-00356-0000	N1302 N LAWSON ST	EGBERT EXCAVATING INC	Zoning	Will be removing items and fill from mapped floodway.	4/5/2018	3
014-00350-0000	W6592 PUCKAWAY RD	SMITH WESLEY E	Shoreland	added a pea gravel patio at shore; violation of 338-37 vegetated buffer activities 338-40 land disturbing ac	8/22/2019	3

Sent to Corporation Counsel

Parcel Number	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# Vios
004-00728-0601	W2347 CARPENTER LN	JOHNSTON TRUST THOMAS W & EDITH B	Zoning	Construction without LUP; working on settlement forfeiture or looking at court dates.	11/19/2019	2
016-00769-0000	W5913 STATE ROAD 23	CRIVELLO DEREK A	Shoreland	338-63A and 300-38B: LUP for structure; has removed from floodway but still on property.	10/23/2019	3

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

Open Violation- Notice Sent

Princeton 018= Town of Saint Marie 020= Town of Seneca 154=Village of Marquette 206= City of Berlin 271= City of Princeton

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date	Action Taken
002-00131-0200	N9205 32ND DR	HOPPA JOSEPH A	114931	POWTS Failure	Dug into mound with an excavator	7/19/2019	New Permit
002-00211-0000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J	131	POWTS Failure	Tank Failure	11/14/2019	
004-00232-0000	N6698 COUNTY ROAD PP	BENNETT GLEN J & CAROLYN M	281	POWTS Failure	Possible cesspool.	9/7/2018	New Permit
004-00690-0200	W2005 IRVING PARK RD	BRIGHT BETH CHIER; CHIER BRADLEY ; CHIER DEAN ; CHIER TRACI	10024647	POWTS Failure	Probable surface discharge.	11/7/2019	New Permit
004-00366-0000	N6261 N LAWSON DR	BARANOWSKI LINDA J	424030	POWTS Failure	Tank Failure	5/9/2019	New Permit
014-00118-0000	W5690 RIVERVIEW DR	METZGER ANTHONY	26790	POWTS Failure	Tank Failure	11/5/2019	
014-00172-0000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	POWTS Failure	Tank Failure	11/8/2019	Working with Contractor
014-00235-0000	W5621 PINE RD S	SCHULTZ NATHAN E	1969	POWTS Failure	Tank Failure	3/18/2019	Working with Contractor
014-00834-0000	W4052 COUNTY ROAD H	NOWATZSKI KATHY A	1424052	POWTS Failure	Tank Failure	11/5/2019	
016-00115-0100	W4564 STATE ROAD 23 73	WEBER RICHARD W	1624105	POWTS Failure	Tank Failure	9/18/2018	New Permit
016-00801-0300	N5591 LOCK RD	CALAMITA MICHAEL J	37516	POWTS Failure	Surface Discharge of Effluent	9/29/2017	New Permit
016-00923-0000	N4898 RAY SHORTER RD	PROG ROD-GUN CLUB	10024252	POWTS Failure	Surface discharge of sewage/effluent	7/5/2019	
016-01095-0000	N4659 OAK RD	CARCHESI ANTHONY M; CARCHESI CAROL L	369	POWTS Failure	Tank Failure	10/22/2019	New Permit
018-00057-0000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank Failure	10/11/2019	
018-00085-0000	W4224 HUCKLEBERRY RD	DEIBERT BRUCE ; DEIBERT DEBORAH L	56	POWTS Failure	Tank Failure	11/19/2019	Working with Contractor
018-00179-0100	W3988 COUNTY ROAD J	DUGENSKE STEVEN M & BARBARA	267	POWTS Failure	Tank Failure	6/13/2019	Working with Contractor
018-00569-0300	N6999 STATE ROAD 73	FERTIG WALTER	21127	POWTS Failure	Tank Failure	10/2/2019	Working with Contractor

Open Violations- Final Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date	Action Taken
271-00742-0000	742 E TWIN OAKS CT	SCHAEFER KEVIN T; SCHAEFER PATRICIA A	15706	POWTS Violation	Overflow Not Resolved	7/12/2019	New Permit
004-00319-0200	W1049 STATE ROAD 23 49	ABEL RADENE M; BENZ GARY W	303	POWTS Violation	Tank Failure	10/17/2018	Working with Contractor
004-00764-0100	W598 COUNTY ROAD K	ARNETVEIT AMY L; ARNETVEIT ERIK R	6296	POWTS Violation	Tank Failure	10/17/2018	Working with Contractor
004-00376-0200	N6215 N LAWSON DR	SCHULTZ GINNY L	424032	POWTS Violation	Tank Failure	10/29/2018	Working with Contractor
004-00593-0000	N5691 BROOKLYN G RD	HARVEY RICHARD A & JOYCE M	424036	POWTS Failure	Tank Failure	8/5/2019	New Permit
006-00135-0000	N4474 LAKEVIEW RD	BERLOWSKI ZIER BRENDA ; ZIER GREGORY	18201	POWTS Violation	Tank Failure	11/2/2018	New Permit
008-00624-0000	W6458 E PINE ST	GRIFFIN ANNETTE K	824050	POWTS Violation	Water is seeping out the top of Holding tank	9/10/2019	Complying with Letters
01-400533-0000	N3946 STATE ROAD 73	WHITE KELLY L & DIANE	264853	POWTS Violation	Surface Discharge of Effluent	1/16/2019	Working with Contractor
014-00582-0000	N4075 WICKS LNDG	FROST REVOCABLE TRUST WM & PATRICIA ET AL	1424039	POWTS Violation	Tank Failure	7/17/2018	Unable to contact
016-00212-0000	W4289 STATE ROAD 23 73	WANASEK RUSSELL G & WENDY R	366	POWTS Violation	Tank Failure	6/26/2018	
016-00383-0000	N4843 STATE ROAD 73	HAAS JAMIE ; HACKBARTH KELLY ; HORZEWSKI TAMI ; KITTELSON LEE ; C	346	POWTS Failure	Tank Failure	4/30/2019	New Permit
016-00579-0000	W5482 LOSINSKI RD	WEGNER JAMES M	692	POWTS Violation	Tank Failure	9/5/2017	New Permit
016-00600-0000	N6415 OTTO RD	MANTHEY LUCILLE	1624053	POWTS Violation	Tank Failure	11/7/2018	New Permit
016-00770-0000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank Failure	8/13/2019	Working with Contractor
016-00798-0500	N5588 LOCK RD	KUJAC THOMAS	1624077	POWTS Violation	Tank overfull and discharging to ground surface.	10/2/2019	New Permit
016-00907-0000	W5507 BEND RD	ZELENSKI SANDRA L	1624083	POWTS Violation	Tank Failure	11/2/2018	Working with Contractor
016-00909-0200	N5096 KUHARSKI RD	SCHWEDER DOWE & LORI J	21032	POWTS Violation	Tank overfull and discharging to ground surface	9/11/2018	Working with Contractor
016-01092-0000	N4643 OAK RD	HILLS IRREVOCABLE TRUST	1624092	POWTS Violation	Tank Failure	10/5/2018	New Permit
016-01682-0000	N6153 PLEASANT DR	MORGAN ARLENE	313	POWTS Violation	Tank Failure	10/10/2019	New Permit
154-00089-0000	150 W 2ND ST	KOERNER KENNETH A & JEAN A	593	POWTS Failure	Probable surface discharge	4/9/2019	New Permit

Violations sent to Corporation Council

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
206-01758-0000	271 MCKITTRICK ST	NEWTON JERRY G	20624022	Failure to Maintain POWTS		9/19/2019
002-00083-0101	N9542 LADWIG LN	REAGAN LAWRENCE & CYNTHIA	398132	Failure to Maintain POWTS		9/19/2019
002-00381-0000	W1561 COUNTY ROAD V	EAGEN MICHAEL J	200724085	Failure to Maintain POWTS		9/19/2019
004-01022-0000	N6162 N LAWSON DR	GERIG BRITTNY J; GERIG JAMES D	200724075	Failure to Maintain POWTS		9/19/2019
012-00153-0000	W3816 GRAND RIVER RD	BENDER DOMINIC	375	Failure to Maintain POWTS		9/19/2019
016-00262-0600	N5193 COUNTY ROAD D	MARCOE ELYSE A	1624026	Failure to Maintain POWTS		9/19/2019

016-00318-0200	W3624 COUNTY ROAD T	KUTZ DENNIS R	1624033	Failure to Maintain POWTS		9/19/2019
016-00555-0000	N6682 COUNTY ROAD Y	SWANKE RICHARD S	1624049	Failure to Maintain POWTS		9/19/2019
016-00573-0100	W5510 LOSINSKI RD	SWANKE RICHARD S	114911	Failure to Maintain POWTS		9/19/2019
016-00577-0000	N6675 STATE ROAD 73	SWANKE RICHARD S	99877	Failure to Maintain POWTS		9/19/2019
016-01671-0000	N6188 PLEASANT DR	READING NICHOLAS R	13290	Failure to Maintain POWTS		9/19/2019
018-00204-0000	W3390 COUNTY ROAD J	SCHULTZ BERNARD J JR	273	POWTS Failure	Tank unsound	9/5/2019
014-00575-0000	N4091 WICKS LNDG	ZODROW RICHARD G	1424036	POWTS Violation	Tank failure not structurally sound.	7/17/2018

CANCELLED

154 and lateral forces and so designed and constructed that the floor elevation is reasonably compatible
155 with other dwellings in the area.

156 (2) Have a first-story minimum area of 800 square feet and be not less than 20 feet in their smallest
157 horizontal dimension, exclusive of attached garage, carport or open deck.

158 (3) Have any wheels, axles, hitches, tow bars and other equipment necessary for transporting on streets
159 or highways removed when the structure is placed on the foundation.

160 (4) **Be constructed in accordance with accepted construction practices and building codes. In no case**
161 **shall a shipping / storage container(s), or parts thereof, be used as a dwelling.**

162 B. The requirements as set forth in Subsection A(2) above do not apply to dwellings located in an R-2
163 District.

164 § 350-18 **Area regulations.**

165 A. Except as otherwise provided in this chapter, every building/structure hereafter erected, moved or
166 structurally altered shall be located on a lot at least 100 feet in average width and 20,000 square feet
167 in area, regardless of the district in which such building is, or is to be, located, provided that when
168 the regulations of Ch. SPS 383, Wis. Adm. Code, require a larger area, then such state regulations
169 shall prevail. **[Amended 11-14-2017 by Ord. No. 22-2017]**

170 B. No lot area shall be so reduced that the yards and open spaces shall be smaller than is required by
171 this chapter, nor shall the density of population be increased in any manner except in conformity
172 with the area regulations hereby established for the district in which a building or premises is
173 located.

174 C. Where a lot has an area less than the minimum number of square feet per family required for the
175 district in which it is located and was of record as such at the time of the passage of this chapter,
176 such lot may be occupied by one family.

177 § 350-19 **Height regulations.**

178 A. Except as otherwise provided in this chapter, the maximum height of any building hereafter erected,
179 moved or structurally altered shall be 35 feet (see definition "structure height"), not to exceed 2 1/2
180 stories, regardless of the district in which such building is, or is to be, located. **[Amended 11-14-**
181 **2017 by Ord. No. 22-2017]**

182 B. Churches, schools, hospitals, sanatoriums and other public/quasi-public buildings may be erected to
183 a height not exceeding 60 feet nor five stories, provided that the street, side and rear yards required
184 in the district in which such building is to be located are each increased at least one foot for each foot
185 of additional building height above the height limit otherwise established for the district in which
186 such building is to be located.

187 C. Height exceptions. Farm buildings not for human habitation; chimneys; cooling towers; **roof-**
188 **mounted solar panel arrays;** elevator bulkheads; fire towers; monuments; penthouses; stacks; scenery
189 lofts; tanks; water towers; ornamental towers; spires; wireless, television or broadcasting towers;
190 masts or aerials; telephone, telegraph and power transmission poles and lines; and microwave radio
191 relay structures and necessary mechanical appurtenances are hereby excepted from the height
192 regulations of this chapter and may be erected in accordance with other regulations or ordinances of
193 Green Lake County.

194 § 350-20 **Side and rear yard regulations.**
195 **[Amended 10-18-2016 by Ord. No. 23-2016]**

196 A. There shall be a side yard on each side of a structure hereafter erected, moved or structurally altered.

197 B. Except as otherwise provided in this section, every structure hereafter erected, moved or structurally
 198 altered shall provide the minimum side and rear yards as required by the following table for the
 199 district in which such building is or is to be located: [Amended 11-14-2017 by Ord. No. 22-2017]

District	Each Side Yard (feet)	Rear Yard (feet)
Residential	12	25
Recreational	12	25
Agricultural	12	25
Conservancy	20	25
Commercial*	12	25
Industrial*	20	25

NOTE:

* Commercial and industrial buildings and non-building structures are required to provide a minimum setback 1.1 times their overall height.

200 C. Except as otherwise provided in this section, every structure hereafter erected, moved or structurally
 201 altered, shall be set back from the adjoining highway or highways as required by Article VI,
 202 Highway Setback Lines.

203 D. Lots 85 feet in width and under shall have a side yard setback of 10 feet on both sides.

204 E. Except as otherwise provided in this chapter, no structure shall be erected or extended in a required
 205 yard, except the ordinary projections of sills, belt courses, cornices and ornamental features
 206 projecting not more than 12 inches.

207 F. ~~(Reserved)~~ Fences shall comply with the following:
 208 (1) All fences, no greater than eight feet in height, may be permitted along any lot line excluding the
 209 street right-of-way line and the side lot lines within the street-yard setback.

210 (2) Open style fences (greater than 50% open space), no greater than four feet in height, may be
 211 permitted along the street right-of-way line and alongside lot lines within the street-yard setback.

212 § 350-21 **Motor vehicles and parking.**

213 A. No commercial motor vehicle exceeding three tons' capacity shall be stored in any private garage or
 214 in a residential district.

215 B. In any commercial or industrial district, wherever a lot abuts upon a public or private alley, sufficient
 216 space for the loading or unloading of vehicles shall be provided on the lot in connection with any
 217 business or industrial use so that the alley shall at all times be free and unobstructed to the passage of
 218 traffic.

219 C. Motor vehicles may not be parked in such a manner as to be injurious to the use and enjoyment of
 220 other property in the immediate vicinity nor substantially diminish and impair property values within
 221 the neighborhood.

967 services offered within the same complex.

968 (17) (Reserved)

969 (18) Boat rentals. Conditions that shall be required for boat rentals shall include, and are not limited to,
970 waste containment, sanitary facility, noise limits, screening, parking, parking controls, time
971 requirements, lighting and identification of sites, fish cleaning, gasoline and oil handling, and
972 disposition of all waste materials. Any conditional use permit shall include approval as per Green
973 Lake County Chapter 338 - Shoreland Zoning, Ch. 30, Wis. Stats., and Ch. NR 326, Wis. Adm.
974 Code. [Amended 11-14-2017 by Ord. No. 22-2017]

975 (19) Access site/lot, provided that:

976 (a) The access site/lot and related back lot development, including (but not limited to) all structures,
977 piers and parking lots thereon, shall comply with all applicable state and federal laws and regulations
978 and all applicable provisions of this chapter (including but not limited to Article VII, Conditional
979 Use Permits); and

980 (b) The related back lot development shall be contiguous to the access site/lot, and all lands within the
981 back lot development shall be contiguous to each other. As used in this subsection, the term
982 "contiguous" shall mean in actual contact with or touching; a sharing of a common boundary. For
983 example, but not in limitation of the foregoing, a back lot development that is separated from an
984 access site/lot by a road (whether public or private) is not contiguous to the access site/lot and would
985 not satisfy the requirements of this subsection.

986 (20) Hotels, motels and resorts.

987 (21) Restaurants, taverns and bars.

988 (22) Private and public parks.

989 (23) Golf courses and related facilities.

990 D. Area, height and setback regulations: Refer to §§ 350-18, 350-19 and 350-20. [Amended 11-14-
991 2017 by Ord. No. 22-2017]

992 E. Highway setbacks: Refer to § 350-50A. [Amended 11-14-2017 by Ord. No. 22-2017]

993 § 350-38 **R-1 Single-Family Residence District.**

994 A. Permitted uses.

995 (1) Single-family dwellings, ~~provided that the Board of Adjustment may permit the conversion of any~~
996 ~~single-family dwelling existing on the effective date of this chapter to house not more than two~~
997 ~~families.~~ Trailers and mobile homes may not be used for dwellings except as specifically permitted
998 by this chapter.

999 (2) Churches; public schools; parochial schools; municipal buildings, except sewage disposal plants;
1000 garbage incinerators; public warehouses; public garages; public shops; storage yards; and public
1001 recreational and community center buildings and grounds.

1002 (3) Private clubs and lodges, except those whose chief activity is a service customarily carried on as a
1003 business.

1004 (4) Branch telephone exchange, provided that there is no service garage or storage yard; transformers;
1005 unit substations for the neighborhood distribution of electric power; telephone, telegraph and power
1006 distribution poles and lines; and underground public utility lines and structures. This regulation shall

1043 (5) Human habitation of a detached accessory building structure may be allowed, however shall be
1044 limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to
1045 only one detached accessory building structure per lot or parcel.

1046 (6) In no case are shipping containers to be utilized as a residential accessory building structure.

1047 § 350-39 R-2 Single-Family Mobile Home Residence District.

1048 A. In the Class Two Residential District, all uses and structures shall be permitted that are permitted in
1049 the regular (Class One) Residential District, and, in addition thereto, mobile and manufactured
1050 homes occupied by a single family shall be permitted.

1051 B. Such homes shall be permanently mounted on a stone, concrete or masonry foundation and skirted
1052 and shall be adequately served by sanitary facilities installed in compliance with all local ordinances
1053 and state laws and regulations. Mobile and manufactured homes located in the Class Two
1054 Residential District shall be deemed to be a part of the real estate and assessable as such and not as
1055 mobile homes.

1056 D. Area and height regulations: Refer to §§ 350-18 and 350-19. [Added 11-14-2017 by Ord. No. 22-
1057 2017]

1058 E. Principal structure setback and height standards. [Added 8-19-2014 by Ord. No. 1092-2014;
1059 amended 11-14-2017 by Ord. No. 22-2017]

1060 (1) Street yard setback:

1061 (a) State trunk road rights-of-way: 67 feet minimum.

1062 (b) All other public road rights-of-way: 40 feet minimum.

1063 (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum.

1064 (2) Rear yard setback: 25 feet minimum.

1065 (3) Side yard setback: 12 feet minimum, except lots 85 feet or less in width shall have a side yard
1066 setback of 10 feet.

1067 (4) Structure height; dwelling structure: 35 feet overall maximum.

1068 F. Accessory building structures. The total combined footprint area allowed for attached and detached
1069 accessory building structures shall not exceed 10% of the land area, excluding any road right-of-
1070 way. Each accessory building structure shall satisfy all of the following standards: [Added 2-15-
1071 2011 by Ord. No. 989-2011; amended 11-14-2017 by Ord. No. 22-2017]

1072 (1) Setbacks: same as principal structure.

1073 (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the
1074 ground floor ceiling joist. Ground floor sidewalls shall not exceed 15 feet in height.

1075 (3) Area: 1,500 square foot maximum footprint (ground floor).

1076 (4) Volume: 25,000 cubic feet maximum volume.

1077 (5) Human habitation of a detached accessory building structure may be allowed; however it shall be
1078 limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to
1079 only one detached accessory building structure per lot or parcel.

1080 (6) In no case are shipping containers to be utilized as a residential accessory building structure.

1081 § 350-40 R-3 Multiple-Family Residence District.

1082 [Amended 12-21-2004 by Ord. No. 822-04; 6-20-2006 by Ord. No. 866-06; 11-12-2008 by Ord. No.
1083 940-08; 2-15-2011 by Ord. No. 989-2011; 8-21-2012 by Ord. No. 1032-2012]

1084 This residential district is intended to provide for a variety of residential uses ranging from low to high
1085 density, including those uses that may be compatible with this district. This district's uses and standards
1086 are designed to implement Comprehensive Plan goals by encouraging the uses of this district in areas
1087 where they are best suited to achieve those goals. These lands are generally compatible with other
1088 residential districts where varying levels of density are permitted and supported by the Comprehensive
1089 Plan. The best use of lands in this district is residential.

1090 A. Permitted uses. [Amended 11-14-2017 by Ord. No. 22-2017]

1091 (1) Accessory structure/use.

1092 (2) Boardinghouse.

1093 (3) Bed-and-breakfast establishment.

1094 (4) Community-based residential facility (CBRF).

1095 (5) Community living facility eight or fewer residents.

1096 (6) Day care, eight or fewer children.

1097 (7) Dwelling, single-family.

1098 (8) Dwelling, two-family (duplex).

1099 (9) Dwelling, multiple-family, three to eight units.

1100 (10) Home occupation:

1101 (a) Shall be located in the place of permanent residency;

1102 (b) Is incidental to the residential occupancy;

1103 (c) Limited to one inside level of the dwelling unit and does not occupy more than 25% of the floor area
1104 of that level;

1105 (d) That no article is sold or offered for sale on the premises except such as produced by the home
1106 occupation;

1107 (e) That no stock-in-trade is kept or sold;

1108 (f) That no mechanical equipment is used other than such as is permissible for typical residential
1109 purposes;

1110 (g) There is no emission of odor, gas, smoke, dust, or noise that will be detrimental to the character of
1111 the neighborhood; and

1112 (h) That no person outside the immediate resident family operates such home occupation.

1113 (11) Professional home office when established in a residential dwelling unit shall be:

1147 (15) Utility service use/structure.

1148 C. Area, height and setback requirements. **[Amended 11-14-2017 by Ord. No. 22-2017]**

1149 (1) A lot or parcel shall have a one-acre-minimum contiguous land area.

Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.

1150 D. Principal structure setback and height standards.

1151 (1) Street yard setback:

1152 (a) State trunk road rights-of-way: 67 feet minimum.

1153 (b) All other public road rights-of-way: 40 feet minimum.

1154 (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum. **[Added**
1155 **8-19-2014 by Ord. No. 1092-2014]**

1156 (2) Rear yard setback: 25 feet minimum.

1157 (3) Side yard setback: 12 feet minimum.

1158 (4) Structure height; dwelling structure: 35 feet overall maximum.

1159 E. Accessory structure standards. Each unit of a multiple-family dwelling residence shall be allowed
1160 one attached and one detached accessory building structure. In no case shall the total combined
1161 footprint area of all accessory building structures for the units exceed 10% of the lot or parcel area,
1162 excluding any road right-of-way. Each detached accessory building structure shall satisfy all of the
1163 following standards:

1164 (1) Setbacks: same as principal structure.

1165 (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the
1166 ground floor ceiling joist. Ground floor sidewalls shall not exceed 15 feet in height.

1167 (3) Area: 600 square foot maximum footprint (ground floor).

1168 (4) Volume: 10,000 cubic feet maximum volume.

1169 (5) **In no case are shipping containers to be utilized as a residential accessory building structure.**

1170 F. Accessory nonbuilding structure standards. For the purpose of this subsection, nonbuilding
1171 structures shall be structures that do not meet the definition of "building structure." The setback for
1172 nonbuilding structures from any ownership boundary line of a lot or parcel shall be 1.1 times the
1173 overall height of that structure. The overall height shall be measured from the lowest ground point
1174 adjacent to the structure to the highest point of the structure.

1175 § 350-41 **R-4 Rural Residential District.**

1176 **[Amended 6-20-2006 by Ord. No. 866-06; 11-12-2008 by Ord. No. 940-08; 2-15-2011 by Ord. No.**
1177 **989-2011; 8-21-2012 by Ord. No. 1033-2012]**

1178 This residential district is intended to provide for limited rural residential use development; require a large
1179 residential land area to maintain the rural character and to accommodate uses that are not urban in nature

- 1246 (1) A lot or parcel shall have a three-acre-minimum and less than eight-acre-maximum of contiguous
1247 land area.

Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.

- 1248 D. Principal structure setback and height standards.

- 1249 (1) Street yard setback:

- 1250 (a) State trunk road rights-of-way: 67 feet minimum.

- 1251 (b) All other public road rights-of-way: 40 feet minimum.

- 1252 (2) Rear yard setback: 25 feet minimum.

- 1253 (3) Side yard setback: 12 feet minimum.

- 1254 (4) Structure height; dwelling structure: 35 feet overall maximum.

- 1255 E. Accessory structure standards. The total combined footprint area allowed for attached and detached
1256 accessory building structures shall not exceed 10% of the land area, excluding any road right-of-
1257 way. An accessory building structure shall satisfy all of the following standards:

- 1258 (1) Setbacks: same as principal structure.

- 1259 (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the
1260 ground floor ceiling joist, unless attached to the dwelling unit. Ground floor sidewalls shall not
1261 exceed 15 feet in height.

- 1262 (3) Area: 1,500 square foot maximum footprint (ground floor).

- 1263 (4) Volume: 25,000 cubic feet maximum volume.

- 1264 (5) Human habitation of a detached accessory building structure may be allowed, however shall be
1265 limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to
1266 only one detached accessory building structure per lot or parcel.

- 1267 (6) In no case are shipping containers to be utilized as a residential accessory building structure.

- 1268 F. Accessory nonbuilding structure standards. For the purpose of this subsection, nonbuilding
1269 structures shall be structures that do not meet the definition of "building structure." The setback for
1270 nonbuilding structures from any ownership boundary line of a lot or parcel shall be 1.1 times the
1271 overall height of that structure. The overall height shall be measured from the lowest ground point
1272 adjacent to the structure to the highest point of the structure.

1273 § 350-42 AO Adult-Oriented Establishment District.

- 1274 A. Purpose. The primary purpose of this section is to regulate adult-oriented establishment businesses to
1275 promote the health, safety, morals and general welfare of the citizens of Green Lake County; to aid
1276 in the alleviation and prevention of the adverse and deleterious effects of criminal activity and
1277 disruption of the public peace associated with such establishments; to establish reasonable and
1278 uniform regulations to prevent the health hazards associated with unsafe and unsanitary conditions
1279 known to exist in those establishments; and to alleviate the spread of sexually transmitted diseases
1280 and other contagious diseases in those establishments.

- 1359 G. No combination of sign face and sign enhancement area (border and trim) shall exceed the square
1360 footage requirement of this Section. Back-to-back sign faces of the same size on the same support
1361 structure shall be considered as one area for the purpose of this standard. The supporting structure is
1362 not counted in the area calculation.
- 1363 H. No vehicle, farm implement, semi-trailer, building structure or any others similar thereto shall be
1364 used as a sign or as a backdrop for conveying information, unless specifically allowed in this
1365 Section.
- 1366 I. Signs regulated in this Section shall be spaced at least 1,500 feet apart, except signs identified in
1367 § 350-431B(1) through (4). There shall be no more than two tiers of signs at the required spacing
1368 interval. For the purpose of this Section, a "tier" shall mean a zone parallel to the right-of-way line.
1369 Each sign shall create a tier at its location.
- 1370 J. Sign regulations and standards in this Section may not be the only applicable restrictions. Other
1371 entities of jurisdiction may regulate existing and proposed signs.
- 1372 K. Progressive or accumulative message-type signs shall be prohibited.
- 1373 L. An existing nonconforming sign structure shall only be allowed to be refaced with a new message
1374 using cosmetic nonstructural material. No structural or material upgrades are allowed.
- 1375 M. A sign and all its structural components shall comply with the following maintenance standards:
- 1376 (1) An abandoned/obsolete sign that identifies, displays information about or otherwise relates to a
1377 purpose, event or business that has not existed or operated for 180 days, or is so old, dilapidated, or
1378 has become so out of repair as to be dangerous or unsafe, whichever comes first, shall be removed
1379 immediately.
- 1380 (2) All signs, supports and accessories shall be maintained in good repair. Any sign shall be removed
1381 immediately if the sign does not have a fully readable message, is in disrepair or damaged and is left
1382 without repair for a minimum of 60 days.
- 1383 N. In areas of shoreland jurisdiction, a sign shall meet the seventy-five-foot setback standard from the
1384 ordinary high-water mark of navigable waters.
- 1385 § 350-43.1 Fences shall comply with the following:
- 1386 (1) All fences, no greater than eight feet in height, may be allowed along any lot line excluding the street
1387 right-of-way line and the side lot lines within the street-yard setback.
- 1388 (2) Open style fences (greater than 50% open space), no greater than four feet in height, may be allowed
1389 along the street right-of-way line and alongside lot lines within the street-yard setback.
- 1390
- 1391 **§ 350-43.2 Solar Panel Arrays shall comply with the following:**
- 1392
- 1393 (1) Ground-mounted solar panel arrays that can exceed 8 feet in adjusted height (lowest adjacent grade to
1394 maximum vertical extent) or have a solar panel surface area greater than 32 square feet must be authorized by a
1395 land use permit and are required to meet all the required setbacks set forth in this chapter.
- 1396 (2) Ground-mounted solar panel arrays shall not exceed 25 feet in height (lowest adjacent grade to maximum
1397 vertical extent.
- 1398 (3) Roof-mounted solar panel arrays are not subject to Section 350-19 and 350-20 of this chapter and are
1399 exempt from the land use permit requirement under Section 350-65.

1557 § 350-52 **Structures permitted within setback lines.**

1558 A. The following kinds of structures may be placed between the setback lines and the highway:

- 1559 (1) Open fences, height not to exceed 4 feet (adjacent grade to maximum vertical extent).
- 1560 (2) Telephone, telegraph and power transmission poles and lines and microwave radio relay structures,
1561 except satellite earth stations, may be constructed within the setback lines, provided that the owner
1562 will file with the Land Use Planning and Zoning Department of Green Lake County an agreement, in
1563 writing, to the effect that the owner will remove all new construction, additions and replacements
1564 erected after the adoption of this chapter, at his expense, when necessary for the improvement of the
1565 highway and pay a recording fee. [Amended 11-14-2017 by Ord. No. 22-2017]
- 1566 (3) Underground structures not capable of being used as foundations for future prohibited overground
1567 structures.
- 1568 (4) Access of service highways constructed according to plans as approved by the County Highway
1569 Committee. In giving such approval, the County Highway Committee shall give due consideration to
1570 highway safety.
- 1571 (5) Signs placed by the public authorities for the guidance or warning of traffic.
- 1572 (6) Signs permitted in the agriculture districts.
- 1573 (7) Temporary structures permitted in the commercial and industrial districts.
- 1574 (8) Retaining and decorative / landscape walls may be allowed in the street-yard, side yard and rear-yard
1575 with a minimum zero foot setback.
- 1576 B. This section shall not be interpreted so as to prohibit the planting and harvesting of field crops,
1577 shrubbery or trees, provided that no field crops, shrubbery, trees, buildings or structures shall be
1578 located, maintained or permitted to grow so that the view across the sectors at the intersections, as
1579 provided by § 350-50B, C, D and E of this article, shall be obstructed.

1580 **Article VII**
1581 **Conditional Use Permits**

1582 § 350-53 **Land Use Planning and Zoning Committee.**

1583 The Land Use Planning and Zoning Committee is hereby declared to be the agent of the County Board in
1584 all matters pertaining to County zoning, except for such powers as are specifically reserved to the County
1585 Board or the Board of Adjustment by the laws of the State of Wisconsin or by this chapter. See Article
1586 VIII, Board of Adjustment.

1587 § 350-54 **Conditional uses.**

- 1588 A. Investigations of, and public hearings on, conditional uses required by the regulations of this article
1589 shall be conducted by the Land Use Planning and Zoning Committee for the purpose of determining
1590 the effect of the proposed use or the location thereof on the character of the neighborhood and its
1591 suitability for development by utilizing the minimum review standards and criteria of this article.
1592 The Land Use Planning and Zoning Committee shall review requests for a conditional use permit
1593 and, after public hearing and application of the standards identified in this article, shall approve,
1594 approve with conditions or deny all such requests. [Amended 11-14-2017 by Ord. No. 22-2017]
- 1595 B. (Reserved)
- 1596 C. For all public hearings required above, general notice shall be given as the Land Use Planning and
1597 Zoning Committee shall direct, provided that special notice shall be given of any such public hearing
1598 by mail to all persons living within the boundaries of the lot or tract to be affected by any proposal

- 1641 not change the essential character of the same area;
- 1642 (c) Will not be hazardous or disturbing to existing or future neighboring uses;
- 1643 (d) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- 1644 (e) Will be served adequately by essential public facilities and services, such as highways, streets, police
1645 and fire protection, drainage structures, and schools, and that the persons or agencies responsible for
1646 the establishment of the proposed use shall be able to provide adequately any such service; and
- 1647 (f) Will have vehicular approaches to the property which shall be so designed as not to create an
1648 interference with traffic on surrounding public or private streets or roads.
- 1649 C. The Land Use Planning and Zoning Committee may require additional standards and conditions that
1650 may be deemed necessary for the conditional use requested to meet the standards of this article. Such
1651 additional standards and conditions may include, but not be limited to, requirements pertaining to lot
1652 coverage, lot area, setbacks, building height, off-street parking and loading, pedestrian and vehicular
1653 accessways, storage, fencing, screening, landscaping, open space, height limitations, lighting, and
1654 hours of operation.
- 1655 D. Enumerated throughout this chapter are the uses allowed in each district by conditional use permit.
- 1656 E. A conditional use shall lapse and become void one year after approval by the Land Use Planning and
1657 Zoning Committee unless substantial construction has been undertaken or the activity has
1658 commenced in accordance with the permit. The approved conditional use permit, unless otherwise
1659 specified in the conditions of approval, shall remain in effect as long as the authorized use continues.
1660 Prior to the reestablishment of an abandoned use, a new conditional use permit shall be obtained
1661 under the terms of this article.
- 1662 F. No application for a conditional use permit which has been denied wholly or in part by the Land Use
1663 Planning and Zoning Committee shall be resubmitted for a period of one year from the date of said
1664 denial, except on the grounds of new evidence or proof of change of conditions is found to be valid.
- 1665 G. In the event that the Land Use Planning and Zoning Committee chooses to deny a person's
1666 conditional use permit application, the person may appeal the decision to the Board of Adjustment or
1667 to circuit court under the procedures contained in §59.694(10) Wis. Stats.

1668 **§ 350-57 Review and revocation of conditional use permits.**
1669 **[Amended 11-14-2017 by Ord. No. 22-2017]**

- 1670 A. The Land Use Planning and Zoning Committee shall retain continuing jurisdiction over all
1671 conditional uses for the purpose of resolving complaints against all previously approved conditional
1672 uses. Such authority shall be in addition to the enforcement authority of the Land Use Planning and
1673 Zoning Department to order the removal or discontinuance of any unauthorized alterations of an
1674 approved conditional use and the elimination, removal or discontinuance of any violation of a
1675 condition imposed prior to or after approval, or violation of any other provision of this chapter.
- 1676 B. Complaint procedure. Upon written complaint by any citizen or official, the Land Use Planning and
1677 Zoning Committee shall initially determine whether said complaint indicates a reasonable
1678 probability that the subject conditional use is in violation ~~of~~ either the purpose and intent of this
1679 chapter, a condition of approval or other requirement imposed hereunder. Upon reaching a positive
1680 initial determination, a hearing shall be held upon notice. Any person may appear at such hearing
1681 and testify in person or be represented by an agent or attorney. The Land Use Planning and Zoning
1682 Committee may, in order to bring the subject conditional use into compliance with the standards set
1683 forth in this chapter or conditions previously imposed by the Land Use Planning and Zoning
1684 Committee, modify existing conditions upon such use and impose additional reasonable conditions