



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, July 2, 2020.

Packet Pages:

- 2 Agenda
- 3-4 Draft meeting minutes from May 7, 2020
- 5-7 Financial report for May, 2020
- 8-10 Permit Reports
- 11-13 Violation reports
- 14-26 Proposed Zoning Ordinance Amendment

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



GREEN LAKE COUNTY LAND USE PLANNING & ZONING

Matt Kirkman
Director

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

Planning & Zoning Committee Meeting Notice

Date: July 2, 2020 Time: 4:30 PM
Location: Government Center, County Board Room, 571 County Road A, Green Lake WI

AGENDA

Committee Members

Curt Talma
Harley Reabe
Bill Boutwell
Chuck Buss
Don Lenz

Sue Kiener, Secretary

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Approval of Minutes: 05/07/2020
5. Department activity reports
 - Financial reports
 - Land use & septic permits
 - Violation reports
6. Department/Committee activity
 - Staff update
 - Proposed Zoning Ordinance Amendments
7. Future committee activities
 - Future agenda items
 - Meeting date: August 6, 2020
(Business meeting 4:30 p.m., Public hearing 5:30 p.m.)

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 County Clerk's Office, 294-4005, not later than 3 days before date of the meeting.

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, May 7, 2020**

CALL TO ORDER

Planning & Zoning Director Matt Kirkman 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 available through via remote programming as well as in person.

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

Absent: **None**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director
Liz Otto, County Clerk
Dawn Klockow, Corporation Counsel (via Zoom)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Boutwell/Reabe) to approve the minutes of the March 5, 2020 meeting with no additions or corrections. Motion carried with no negative vote.

Committee members performed self introductions.

ELECTION OF COMMITTEE CHAIR

Motion/second (Reabe/Boutwell) to nominate Curt Talma for Chair. Kirkman called for nominations 3 times. ***Motion/second (Reabe/Boutwell)*** to close the nominations and cast a unanimous ballot. Motion carried with no negative vote.

Kirkman turned the meeting over to Chair Talma.

ELECTION OF COMMITTEE VICE CHAIR

Motion/second (Lenz/Talma) to nominate Bill Boutwell for Vice Chair. Talma called for nominations 3 times. ***Motion/second (Reabe/Buss)*** to close the nominations and cast a unanimous ballot. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Matt Kirkman gave an overview and explanation of February and March financial reports.

b. Permits

Matt Kirkman gave an update of land use and septic permits for February and March.

c. Violations

Matt Kirkman explained the violation process and provided information on the status of current violations. Corporation Counsel Klockow also gave an update on septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Staff Update

Matt Kirkman stated that an Administrative Assistant is scheduled to start on June 1. Krista Kamke, Land Use Specialist, will be terminating her employment on May 15 and that position is currently being advertised.

FUTURE COMMITTEE ACTIVITIES

- b. Future agenda items** – zoning ordinance amendments, private sewage ordinance update
- c. Next meeting date** – June 4, 2020
 - Business meeting – 4:30 p.m.
 - Public hearing – 5:30 p.m.

ADJOURN

Chair Talma adjourned the meeting at 5:10 PM.

Respectfully submitted,

**Liz Otto
County Clerk**

DRAFT

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

FEES RECEIVED	MAY				YEAR-TO-DATE				BUDGET	
	2019		2020		2019		2020		2020	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	30	6,250	30	4,900	54	10,650	62	\$ 13,100	\$ 34,800	38%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	6	1,550	8	1,850	12	3,305	38	\$ 10,140	\$ 22,695	45%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	-	-	10	\$ 10,305	\$ 15,300	67%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	2	750	-	-	2	750	-	-	-	-
Appeals	-	-	-	-	-	-	2	750	-	-
Total	2	\$ 750	-	\$ -	2	\$ 750	2	\$ 750	\$ 1,500	50%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	-	-	2	750	2	750	-	-
Conditional Use Permits	1	375	1	375	1	375	2	750	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	1	\$ 375	1	\$ 375	3	\$ 1,125	4	\$ 1,500	\$ 8,625	17%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	1	100	-	-
Fees & Forfeitures	-	-	-	-	-	-	8	3,400	-	-
Total	-	\$ -	-	\$ -	-	\$ -	9	\$ 3,500	-	-
SURVEYOR										
Certified Survey Maps	5	690	5	840	11	1,740	23	4,165	6,000	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	45	-	-	-	204	-	-	9,500	
Total	5	\$ 735	5	\$ 840	11	\$ 1,944	23	\$ 4,165	\$ 15,500	27%
GIS (Geographic Information System)										
Map Sales	-	30	-	-	-	60	-	-	180	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ 30	-	\$ -	-	\$ 60	-	\$ -	\$ 35,180	0%
GRAND TOTAL										
GRAND TOTAL	44	9,690	44	7,965	82	17,834	148	43,460	\$ 133,600	
									Total	33%

For 05/01/20 - 05/31/20

Revenue Summary Report

FJRES01A

Periods 05 - 05

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
20-100-10-44400-000-000 Land Use Permits	34,800.00	4,900.00	13,100.00	21,700.00	37.64
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	1,500.00	7,125.00	17.39
20-100-10-44409-000-000 Non-Metallic Mining	30,300.00	.00	10,305.00	19,995.00	34.01
20-100-10-44410-000-000 Sanitary Permits	22,695.00	1,850.00	10,140.00	12,555.00	44.68
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	3,400.00	-3,400.00	.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	840.00	3,900.00	2,100.00	65.00
20-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
20-100-10-49320-000-000 Applied Funds	19,000.00	.00	.00	19,000.00	.00
10 Land Use Planning and Zoning	158,100.00	7,965.00	43,195.00	114,905.00	27.32

For 05/01/20 - 05/31/20

Expenditure Summary Report

FJEXS01A

Periods 05 - 05

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	19,795.20	99,990.25	206,010.75	32.68
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	1,434.30	8,585.74	14,846.26	36.64
20-100-10-53610-153-000 Ret. Employer Share	20,677.00	.00	1,336.18	7,720.92	12,956.08	37.34
20-100-10-53610-154-000 Health Insurance	56,744.00	.00	4,728.66	23,643.30	33,100.70	41.67
20-100-10-53610-155-000 Life Insurance	610.00	.00	21.10	105.50	504.50	17.30
20-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	300.00	3,200.00	6,300.00	33.68
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	46.04	379.76	196.24	65.93
20-100-10-53610-242-000 Print Management	1,180.00	.00	2.74	175.64	1,004.36	14.88
20-100-10-53610-307-000 Training	380.00	.00	.00	276.43	103.57	72.74
20-100-10-53610-310-000 Office Supplies	2,762.00	.00	57.88	172.78	2,589.22	6.26
20-100-10-53610-312-000 Field Supplies	200.00	.00	.00	10.09	189.91	5.05
20-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	.00	603.00	147.00	80.40
20-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	.00	569.00	2,431.00	18.97
20-100-10-53610-321-000 Seminars	655.00	.00	.00	647.88	7.12	98.91
20-100-10-53610-324-000 Member Dues	100.00	.00	.00	100.00	.00	100.00
20-100-10-53610-330-000 Travel	492.00	.00	.00	.00	492.00	.00
20-100-10-53610-352-000 Vehicle Maintenance	638.00	.00	47.76	127.73	510.27	20.02
53610 Code Enforcement	429,222.00	.00	27,769.86	146,683.02	282,538.98	34.17
10 Land Use Planning and Zoning	429,222.00	.00	27,769.86	146,683.02	282,538.98	34.17

Land Use Permits: 4/1/2020 - 5/31/2020

Permit Number	Parcel Number	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12577	006005420000	N3026 E LITTLE GREEN RD	04/08/2020	04/21/2020	DAVID WINGER, RENEE SCHWARTZ	15000	Accessory Structure - Attached Deck/Patio	Two new decks, L shape. One 16ft by 12ft deck on east, one 36ft by 12ft deck on south face of home.		
12578	004008530401	No Address Available	04/09/2020	05/13/2020	MARY A KALLAS	265000	Principal Structure - Single Family	New SFD with attached garage		
12579	004002370000	N6636 COUNTY ROAD PP	04/13/2020	04/13/2020	COBURNJ MULVILLE	6400	Accessory Structure - Detached Deck/Patio	Deck		
12580	012001040100	N2127 MARQUETTE RD	04/16/2020	04/17/2020	WILBUR M & EDNA A BONTRAGER	1400		Green House		
12581	010005620100	W1645 LAKE MARIA RD	04/16/2020	04/17/2020	STEVEN A & ANNA N DAVISON	950		Horse Shelter		
12582	006000640100	W1487 SCOTT HILL RD	04/17/2020	04/17/2020	DOUGLAS C PAMENTER	1500	Accessory Structure - Attached Deck/Patio	New deck/patio		
12583	004021390000	W2455 EAGLES ROOST LN	04/16/2020	04/17/2020	MICHAEL CHITTERO	375000	Principal Structure - Single Family	New SFD with attached garage	Accessory Structure - Retaining Walls	Retaining walls along northwest lot line and along south side of house
12585	012005670300	N483 COUNTY ROAD M	04/17/2020	04/21/2020	ST JOHNS LUTHERAN CHURCH	160000	Additions / Alterations - Addition/Alteration to Principal Structure	New foyer area, with basement below.		
12586	012003650000	W4783 LANE 6	04/20/2020	04/28/2020	ROGERD BAUMEL	35000	Accessory Structure - Detached Garage	Garage/Shop		
12587	006014700000	W2636 OAKWOOD BEACH RD	04/28/2020	05/15/2020	ESVELD HOLDING LLC	70000	Accessory Structure - Detached Garage	Replace non-conforming garage in same footprint	Land Disturbing Activity - Impervious Surface Treatment Device	See permit details from LUP #12351
12588	002003570000	N8473 COUNTY ROAD A	04/28/2020	04/28/2020	JENNIFERL KRAUSE, NICKOLASA KRAUSE	20000	Accessory Structure - Accessory Structure	Pole Shed		
12589	006013040000	N2856 S KEARLEY RD	05/01/2020	05/01/2020	LEON C & CHARLENE L PLOSZAJ	180000	Principal Structure - Single Family	New single family dwelling	Accessory Structure - Attached Deck/Patio	Walk out deck from house on lake side of home
12591	016014580000	N5129 FOX RIVER LN	04/22/2020	05/05/2020	ALAINA ZIEMAN, SCOTTJ FLEMING	1600	Land Disturbing Activity - Driveways	New gravel driveway		
12592	014004380100	W6469 LAKEVIEW DR N	04/22/2020	05/05/2020	JEFFREY L & LYNDIA M SWANSON REVOCABLE LIVING TRUST	320000	Accessory Structure - Attached Garage	New garage connected to home by screened porch area	Principal Structure - Single Family	New SFD with attached screen porch and concrete patio to south
12593	016010690000	W3359 ORCHARD AVE	05/06/2020	05/08/2020	CHRISTINEM DUDZINSKI, MARKT DUDZINSKI	2500	Accessory Structure - Attached Deck/Patio	New L-shaped deck on south and west side of home.		
12594	006015040000, 006015030000	No Address Available, No Address Available	05/04/2020	05/08/2020	WHITE SAILS COMM PARK	6600	Land Disturbing Activity - Filling	1890sqft on west lot, 1636sqft on east lot, with 102sqft nearest shore. Top with new soil, reseed to lawn.		
12595	014002350200	W5645 PINE RD S	03/06/2020	05/08/2020	SOPHIE JONES, SPENCER JONES	325000	Accessory Structure - Attached Deck/Patio	New deck attached to south side of home	Principal Structure - Single Family	New SFD with walk out basement below attached deck
12597	012005970100	W4659 COUNTY ROAD GG	05/11/2020	05/11/2020	KASSIDYG DORNFELD, MELISSA DORNFELD	125000	Principal Structure - Single Family	3 Bedroom House		
12598	004010860000	W3107 ORCHARD AVE	05/08/2020	05/15/2020	BRIDGETA VREDEVELD, DANIELC VREDEVELD	5000	Accessory Structure - Attached Deck/Patio	Replace existing deck in same footprint on south/waterside of home	Accessory Structure - Attached Deck/Patio	Replace existing landing on north side of home in same footprint
12601	004017860000	N5961 CASS CT	05/14/2020	05/15/2020	AMANDAL CASTLEBERRY, KEVIND CASTLEBERRY	34320	Accessory Structure - Detached Garage			
12602	014007680100	W4691 COUNTY ROAD B	05/14/2020	05/15/2020	JEFFREYJ LEAHY, SUSANK LEAHY	70000	Accessory Structure - Detached Garage			
12603	006013940000	W2154 MELMAR DR	05/01/2020	05/08/2020	JOHNM GOES, KIMBERLYA GOES	10000	Accessory Structure - Stairs/Walkway	New flagstone walkway	Land Disturbing Activity - Grading	Removal and replace conifer trees within vegetative buffer with dogwoods
12605	016011770000	N4356 NELSON RD	05/11/2020	05/15/2020	JAN RENS-NICKEL, PATRICK NICKEL	65000	Additions / Alterations - Addition/Alteration to Principal Structure	Addition to south side of home		
12606	006018740000	W2067 TWIN LAKES RD	05/06/2020	05/15/2020	DONALD J BOSTELMANN	362	Accessory Structure - Attached Deck/Patio	New poured concrete patio on south side of home		
12607	018006770300	W5558 COUNTY ROAD Y	05/19/2020	05/19/2020	KEVINL HAMPTON, PATRICE GULDAN	5250	Additions / Alterations - Addition/Alteration to Principal Structure	Bedroom addition to cabin with no bedrooms.		

12608	004002380000	N6641 COUNTY ROAD PP	05/19/2020	05/20/2020	MARK A & KATHRYN A ROEDER	5000	Accessory Structure - Agricultural Building	Hoop Building		
12609	006015310000	W2785 CIRCLE DR	05/21/2020	05/21/2020	BETTYJ CAPEN	300	Accessory Structure - Detached Deck/Patio	127 sqft halfmoon concrete patio.		
12610	006011010400	No Address Available	05/26/2020	05/27/2020	GARY WEIGAND TRUST	499000	Principal Structure - Single Family	3 Bedroom House		
12611	014003430000	W6570 PUCKAWAY RD	05/17/2020	05/26/2020	JILLM KNODL	9500	Accessory Structure - Attached Deck/Patio	176sqft deck, also adding a patio door where a window was.		
12612	016009030000	W5529 RESORT LN	05/27/2020	05/27/2020	DANIEL L & LINDA S BRAUND	300	Land Disturbing Activity - Filling	9,660 sqft of area to be gravel mixed with topsoil to provide a stiffer surface.		

Sanitary Permits: 5/1/2020 - 5/31/2020

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202024034	014002350200	W5645 PINE RD S	SOPHIE JONES, SPENCER JONES	05/07/2020	New System	Mound	Alan Mashuda		280	100
202024035	016009090200	N5096 KUHARSKI RD	DOWE & LORI J SCHWEDER	05/07/2020	Replacement System	Conventional (Non- Pressurized In-Ground)	Daniel Pollesch	3 Bedroom	280	100
202024036	012005970100	W4659 COUNTY ROAD GG	KASSIDYG DORNFELD, MELISSA DORNFELD	05/08/2020	New System	Mound	Jahnke, J	3 Bedroom	280	100
202024038	004003190200	W1049 STATE ROAD 23 49	GARYW BENZ, RADENEM ABEL	05/15/2020	Replacement System	Conventional (Non- Pressurized In-Ground)	Daniel Egbert	2 Bedroom	280	100
202024039	008003400000	N1039 COUNTY ROAD H	ABE J & WILMA JEAN TROYER	05/20/2020	New System	Conventional (Non- Pressurized In-Ground)	Daniel Pollesch	1 Bedroom Addition	280	100
202024040	008002440100	W6452 GILLETTE DR	MELVIN O & POLLY ANN MAST	05/21/2020	Addition/Modification	Conventional (Non- Pressurized In-Ground)	Hoffmann Plumbing	6 Bedroom	150	0
202024041	008003600201	N854 COUNTY ROAD II	IRENEK YODER, JESSEL YODER	05/29/2020	Addition/Modification- Permit Review	Conventional (Non- Pressurized In-Ground)	Hoffmann Plumbing	6 Bedroom	75	0
Total:									1625	500

Note: Permit 202024037 is still pending on issuance

First Notice:						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
2007690000	N9666 WILDFLOWER LN	VAN BUREN KEITH A & VIKKI	12551	Junk	Unregistered vehicles Lumber pile Skid Steer	12/13/2019
6005420200	N3047 E LITTLE GREEN RD	SARGENT REVOCABLE LIVING TRUST SANDRA LYNN	12525	Zoning	350-65 no LUP for new structure; Update 11/2019: Was scheduled to be removed by May 1 2020.	10/24/2019
10001500100	No Address Available	WALKER DALE A; WALKER LISA A	12523	Zoning	350-65: LUP for new structure	10/23/2019
14000010000	N2797 COUNTY ROAD B	SWANKE GARY L & LINDA A	12534	Junk	Tires Pallets Unregistered truck Junk/ inoperable machinery (non-farm) containers plastic tarps	10/10/2019
16003500300	W3690 BEYERS COVE RD	HERBOLSHEIMER BRAD ; HERBOLSHEIMER LARA	12521	Shoreland	Violation of 338-32: structure within shoreland setback of 75ft; Met with owner 11/22/19; rec'd documents from DNR 2/12/20. On schedule for compliance by end of summer 2020.	10/23/2019

Second Notice:						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
4003560000		EGBERT EXCAVATING INC	12225	Zoning	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; Progress observed June 10th. Still need to get out there again.	10/23/2019
14003500000	W6592 PUCKAWAY RD	SMITH WESLEY E	12443	Shoreland	added a pea gravel patio at shore; violation of 338-37 vegetated buffer activities 338-40 land disturbing activities and 338-32 as patios are not exempt from 75ft setback; Has until May to submit plan for revegetation at shore.	8/22/2019

Sent to Corp Counsel:						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date

Open Violation- Notice Sent	002= Town of Berlin 004= Town of Brooklyn 006=Town of Green Lake 008=Town of Kingston 010= Town of Mackford 012= Town of Manchester 014= Town of Marquette 016= Town of Princeton 018= Town of Saint Marie 020= Town of Seneca 154=Village of Marquette 206= City of Berlin 271= City of Princeton					
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Action Taken
002001310200	N9205 32ND DR	HOPPA JOSEPH A	114931	POWTS Failure	Dug into mound with an excavator	New Permit
004002320000	N6698 COUNTY ROAD PP	BENNETT GLEN J & CAROLYN M	281	POWTS Violation	Possible cesspool.	New Permit
004003150200	W1002 STATE ROAD 23 49	COACHLITE GREEN LAKE LLC	200924016	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
004006900200	W2005 IRVING PARK RD	BRIGHT BETH CHIER; CHIER BRADLEY ; CHIER DEAN	10024647	POWTS Failure	Probable surface discharge.	New Permit
018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank unsound	
02002110000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J	131	POWTS Failure	Tank unsound	
004006170200	N5458 BROOKLYN G RD	SMITH REVOCABLE TRUST ELMER WILLIAM & BARE	424039	POWTS Violation	Tank failure not structurally sound. HAVE NEW SAN PERMIT	New Permit
014001180000	W5690 RIVERVIEW DR	METZGER ANTHONY	26790	POWTS Failure	Tank Failure	New Permit
014001720000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	POWTS Failure	Tank Failure	Working with Contractor
014002350000	W5621 PINE RD S	SCHULTZ NATHAN E	1969	POWTS Failure	Tank Failure	Working with Contractor
014008340000	W4052 COUNTY ROAD H	NOWATZSKI KATHY A	1424052	POWTS Failure	Tank Failure	
016001150100	W4564 STATE ROAD 23 73	WEBER RICHARD W	1624105	POWTS Failure	Tank Failure	New Permit
016008010300	N5591 LOCK RD	CALAMITA MICHAEL J	37516	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
016009230000	N4898 RAY SHORTER RD	PROG ROD-GUN CLUB	10024252	POWTS Violation	Tank not structurally sound.	Working with Contractor
016010950000	N4659 OAK RD	CARCHESI ANTHONY M; CARCHESI CAROL L	369	POWTS Violation	Tank unsound	New Permit
016010990000	N4683 OAK RD	OETH JAMES F & ELIZABETH A	1624093	POWTS Violation	Tank failure not structurally sound. HAS NEW SANITARY PE	New Permit
016014050000	W5552 OXBOW TRL	ULLENBERG EDEL M; ULLENBERG LOUIS R	18136	POWTS Violation	Tank failure not structurally sound.	System to be abandoned
018000850000	W4224 HUCKLEBERRY RD	DEIBERT BRUCE ; DEIBERT DEBORAH L	56	POWTS Violation	Tank Failure- Working with Egbert Excavating who is having	Working with Contractor
018001790100	W3988 COUNTY ROAD J	DUGENSKA STEVEN M & BARBARA	267	POWTS Failure	Tank not structurally sound.	New Permit
018005690300	N6999 STATE ROAD 73	FERTIG WALTER	21127	POWTS Failure	Tank Failure	New Permit
Open Violation- Final Notice						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Action Taken
004007640100	W598 COUNTY ROAD K	ARNETVEIT AMY L; ARNETVEIT ERIK R	6296	POWTS Violation	Tank failure not structurally sound.	Working with Contractor
006001350000	N4474 LAKEVIEW RD	BERLOWSKI ZIER BRENDA ; ZIER GREGORY	18201	POWTS Violation	Tank failure not structurally sound. NEW PERMIT	New Permit
004003760200	N6215 N LAWSON DR	SCHULTZ GINNY L	424032	POWTS Violation	Tank failure not structurally sound.	Working with Contractor
004005930000	N5691 BROOKLYN G RD	HARVEY RICHARD A & JOYCE M	424036	POWTS Failure	Tank Failure. NEW PERMIT	New Permit
008006240000	W6458 E PINE ST	GRIFFIN ANNETTE K	824050	POWTS Violation	Water is seeping out the top of Holding tank into owners ya	Complying with letter
014005330000	N3946 STATE ROAD 73	WHITE KELLY L & DIANE	264853	POWTS Violation	Surface Discharge of Effluent	Working with Contractor
014005820000	N4075 WICKS LNDG	FROST REVOCABLE TRUST WM & PATRICIA ET AL	1424039	POWTS Violation	Tank failure not structurally sound.	
016002120000	W4289 STATE ROAD 23 73	WANASEK RUSSELL G & WENDY R	366	POWTS Violation	Tank failure not structurally sound.	
016005790000	W5482 LOSINSKI RD	WEGNER JAMES M	692	POWTS Violation	Tank failure not structurally sound.	New Permit
016006000000	N6415 OTTO RD	MANTHEY LUCILLE	1624053	POWTS Violation	Tank failure not structurally sound.	New Permit
016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank Failure	Working with Contractor
016007980500	N5588 LOCK RD	KUJAC THOMAS	1624077	POWTS Violation	Tank overfull and discharging to ground surface.	New Permit
016009070000	W5507 BEND RD	ZELENSKI SANDRA L	1624083	POWTS Violation	Tank failure not structurally sound.	Working with Contractor
016009090200	N5096 KUHARSKI RD	SCHWEDER DOWE & LORI J	21032	POWTS Violation	Tank overfull and discharging to ground surface. NEW PERM	New Permit
016010920000	N4643 OAK RD	HILLS IRREVOCABLE TRUST	1624092	POWTS Violation	Tank failure not structurally sound. NEW PERMIT	New Permit
016016820000	N6153 PLEASANT DR	MORGAN ARLENE	313	POWTS Violation	Tank unsound	New Permit
154000890000	150 W 2ND ST	KOERNER KENNETH A & JEAN A	593	POWTS Failure	Probable surface discharge. NEW PERMIT	New Permit
271007420000	742 E TWIN OAKS CT	SCHAEFER KEVIN T; SCHAEFER PATRICIA A	15706	POWTS Violation	Overflow Not Resolved	New Permit
Corporation Counsel						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Action Taken

002000830101	N9542 LADWIG LN	REAGAN LAWRENCE & CYNTHIA	398132	Failure to Maintain POWTS		
004010220000	N6162 N LAWSON DR	GERIG BRITTNY J; GERIG JAMES D	200724075	Failure to Maintain POWTS		
012001530000	W3816 GRAND RIVER RD	BENDER DOMINIC	375	Failure to Maintain POWTS		
016002620600	N5193 COUNTY ROAD D	MARCOE ELYSE A	1624026	Failure to Maintain POWTS		
016016710000	N6188 PLEASANT DR	READING NICHOLAS R	13290	Failure to Maintain POWTS		
206017580000	271 MCKITTRICK ST	NEWTON JERRY G	20624022	Failure to Maintain POWTS		

issued subject to the provision of this chapter.

§ 350-15 Accessory building structures.

[Amended 2-15-2011 by Ord. No. 989-2011; 11-14-2017 by Ord. No. 22-2017]

Unless otherwise stated in this chapter, accessory uses and structures are permitted in any district, but not until their principal structure/use is present or under construction.

§ 350-16 (Reserved)

§ 350-17 Dwelling design and construction.

A. All dwellings and buildings as defined and permitted by this chapter shall conform to the following. They shall:

- (1) Be attached to a permanent foundation meeting the requirements of the State of Wisconsin Uniform Dwelling Code provisions in such a manner as to comply with standards for vertical loading, uplift and lateral forces and so designed and constructed that the floor elevation is reasonably compatible with other dwellings in the area.
- (2) Have a first-story minimum area of 800 square feet and be not less than 20 feet in their smallest horizontal dimension, exclusive of attached garage, carport or open deck.
- (3) Have any wheels, axles, hitches, tow bars and other equipment necessary for transporting on streets or highways removed when the structure is placed on the foundation.

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

B. The requirements as set forth in Subsection A(2) above do not apply to dwellings located in an R-2 District. **[Amended 3-19-2019 by Ord. No. 2-2019]**

§ 350-18 Area regulations.

- A. Except as otherwise provided in this chapter, every building/structure hereafter erected, moved or structurally altered shall be located on a lot at least 100 feet in average width and 20,000 square feet in area, regardless of the district in which such building is, or is to be, located, provided that when the regulations of Ch. SPS 383, Wis. Adm. Code, require a larger area, then such state regulations shall prevail. **[Amended 11-14-2017 by Ord. No. 22-2017]**
- B. No lot area shall be so reduced that the yards and open spaces shall be smaller than is required by this chapter, nor shall the density of population be increased in any manner except in conformity with the area regulations hereby established for the district in which a building or premises is located.
- C. Where a lot has an area less than the minimum number of square feet per family required for the district in which it is located and was of record as such at the time of the passage of this chapter, such lot may be occupied by one family.

§ 350-19 Height regulations.

- A. Except as otherwise provided in this chapter, the maximum height of any building hereafter erected, moved or structurally altered shall be 35 feet (see definition "structure height"), not to exceed 2 1/2 stories, regardless of the district in which such building is, or is to be, located. **[Amended 11-14-2017]**

Commented [3]: Editor's Note: Former § 350-16, Agricultural accessory structures, was repealed 2-15-2011 by Ord. No. 989-2011.

Commented [KM4]: There is a new push out there to do this. Wanted to get Committee's blessing to eliminate this in zoned towns.

by Ord. No. 22-2017]

- B. Churches, schools, hospitals, sanatoriums and other public/quasi-public buildings may be erected to a height not exceeding 60 feet nor five stories, provided that the street, side and rear yards required in the district in which such building is to be located are each increased at least one foot for each foot of additional building height above the height limit otherwise established for the district in which such building is to be located. [Amended 3-19-2019 by Ord. No. 2-2019]
- C. Height exceptions. Farm buildings not for human habitation; chimneys; cooling towers; [roof-mounted solar panel arrays](#); elevator bulkheads; fire towers; monuments; penthouses; stacks; scenery lofts; tanks; water towers; ornamental towers; spires; wireless, television or broadcasting towers; masts or aerials; telephone, telegraph and power transmission poles and lines; and microwave radio relay structures and necessary mechanical appurtenances are hereby excepted from the height regulations of this chapter and may be erected in accordance with other regulations or ordinances of Green Lake County.

§ 350-20 Side and rear yard regulations.

[Amended 10-18-2016 by Ord. No. 23-2016; 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-2019]

- A. There shall be a side yard on each side of a structure hereafter erected, moved or structurally altered.
- B. Except as otherwise provided in this section, every structure hereafter erected, moved or structurally altered shall provide the minimum side and rear yards as required by the following table for the district in which such building is or is to be located:

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

NOTE:

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

- C. Except as otherwise provided in this section, every structure hereafter erected, moved or structurally altered, shall be set back from the adjoining highway or highways as required by Article VI, Highway Setback Lines.
- D. Lots 85 feet in width and under shall have a side yard setback of 10 feet on both sides.
- E. Except as otherwise provided in this chapter, no structure shall be erected or extended in a required yard, except the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than 12 inches.

- F. ~~(Reserved)~~ Fences shall comply with the following:
- (1) All fences, no greater than eight feet in height, may be permitted along any lot line excluding the street right-of-way line and the side lot lines within the street-yard setback.
 - (2) Open style fences (greater than 50% open space), no greater than four feet in height, may be permitted along the street right-of-way line and alongside lot lines within the street-yard setback.

Commented [KM5]: Added to make the zoning ordinance consistent with the shoreland zoning ordinance when it comes to fences.

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

- A. No commercial motor vehicle exceeding three tons' capacity shall be stored in any private garage or in a residential district.
- B. In any commercial or industrial district, wherever a lot abuts upon a public or private alley, sufficient space for the loading or unloading of vehicles shall be provided on the lot in connection with any business or industrial use so that the alley shall at all times be free and unobstructed to the passage of traffic.
- C. Motor vehicles may not be parked in such a manner as to be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the neighborhood.
- D. A motor vehicle that is abandoned, disassembled, nonoperative, disabled, junked, wrecked, or no longer licensed shall not be stored anywhere on any premises except in an authorized salvage yard or unless it is completely enclosed in a structure.
- E. Off-street parking.
 - (1) In all districts there shall be provided, at the time any building or structure is erected, off-street parking spaces in accordance with the requirements of this section. A site plan, including layout of parking spaces of any area for more than five vehicles, shall be submitted to the Land Use Planning and Zoning Department for approval prior to construction. Requests for parking lots shall be accompanied by detailed plans on landscaping, parking layout, drainage provisions and driveway locations. **[Amended 11-14-2017 by Ord. No. 22-2017]**
 - (2) Size of stall. Parking stalls shall be at least nine feet in width by not less than 20 feet in depth for sixty-degree parking angles and not less than 27 feet in depth for ninety-degree parking angles, and there shall be at least 16 feet of width between opposite facing parking stalls for ingress and egress.
 - (3) Special residential requirements. Those parking areas for five or more vehicles, if adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting or equivalent visual density or other effective means, built and maintained at a minimum height of five feet. Where a solidly constructed decorative fence is provided along the interior lot line, the minimum setback for parking area shall be five feet from said lot line. Said fence shall be located a minimum of one foot from said lot line.
 - (4) Number of stalls. The number of parking stalls required is shown in the following table: **[Amended 12-21-2004 by Ord. No. 822-04]**

Use

Minimum Parking Required

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

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

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

A. Permitted uses.

- (1) Single-family dwellings; ~~provided that the Board of Adjustment may permit the conversion of any single-family dwelling existing on the effective date of this chapter to house not more than two families.~~
Trailers and mobile homes may not be used for dwellings except as specifically permitted by this chapter.
- (2) Churches; public schools; parochial schools; municipal buildings, except sewage disposal plants; garbage incinerators; public warehouses; public garages; public shops; storage yards; and public recreational and community center buildings and grounds.
- (3) Private clubs and lodges, except those whose chief activity is a service customarily carried on as a business.
- (4) Branch telephone exchange, provided that there is no service garage or storage yard; transformers; unit substations for the neighborhood distribution of electric power; telephone, telegraph and power distribution poles and lines; and underground public utility lines and structures. This regulation shall not be construed to permit microwave radio relay structures, overground transmission lines, electric power substations other than the unit or neighborhood size, or other major public utility structures except as provided in Article **VII**.
- (5) Home occupations, provided that no article is sold or offered for sale on the premises except such as is produced by such occupation, that no stock-in-trade is kept or sold, that no mechanical equipment is used other than such as is permissible for purely domestic purposes, and that no person other than a member of the immediate family living on the premises is employed.
- (6) Professional home offices: When established in a residential district, a professional home office shall be incidental to the residential occupation; not more than 25% of the floor area of only one story of a dwelling unit shall be occupied by such office, and not more than one person not a member of the resident family shall be employed on the premises. [**Amended 12-21-2004 by Ord. No. 822-04**]
- (7) Unoccupied outside storage of camping trailer, motor home, boats, fishing shanty or other similar recreational vehicles or devices as an accessory use. There shall be a combined limit of two items per family dwelling unit. [**Amended 11-14-2017 by Ord. No. 22-2017**]

B. Conditional uses. [**Amended 11-12-2008 by Ord. No. 940-08; 11-14-2017 by Ord. No. 22-2017**]

(1) Subdivision-specific model home/sales office.

C. Area regulations: Refer to § **350-18**. [**Amended 11-14-2017 by Ord. No. 22-2017**]

D. Principal structure setback and height standards. [**Amended 8-19-2014 by Ord. No. 1092-2014**]

Commented [KM14]: Old remnant from past, not sure why this exists. We have a zoning district for two-family dwellings. R-3, Multi-Family Residential District.

- (1) Street yard setback:
 - (a) State trunk road rights-of-way: 67 feet minimum.
 - (b) All other public road rights-of-way: 40 feet minimum.
 - (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum.
- (2) Rear yard setback: 25 feet minimum.
- (3) Side yard setback: 12 feet minimum, except lots 85 feet or less in width shall have a side yard setback of 10 feet. **[Amended 11-14-2017 by Ord. No. 22-2017]**
- (4) Structure height; dwelling structure: 35 feet overall maximum.
- E. Accessory building structures. The total combined footprint area allowed for attached and detached accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards: **[Added 2-15-2011 by Ord. No. 989-2011]**
 - (1) Setbacks: same as principal structure.
 - (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the ground floor ceiling joist, unless attached to the dwelling unit. Ground floor sidewalls shall not exceed 15 feet in height.
 - (3) Area: 1,500 square foot maximum footprint (ground floor).
 - (4) Volume: 25,000 cubic feet maximum volume.
 - (5) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

(6) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure.

Commented [KM15]: Here again there is a new push out there to use these containers. Right now it is unclear if they are prohibited for this use.

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

- A. In the Class Two Residential District, all uses and structures shall be permitted that are permitted in the regular (Class One) Residential District, and, in addition thereto, mobile and manufactured homes occupied by a single family shall be permitted. **[Amended 3-19-2019 by Ord. No. 2-2019]**
- B. Such homes shall be permanently mounted on a stone, concrete or masonry foundation and skirted and shall be adequately served by sanitary facilities installed in compliance with all local ordinances and state laws and regulations. Mobile and manufactured homes located in the Class Two Residential District shall be deemed to be a part of the real estate and assessable as such and not as mobile homes. **[Amended 3-19-2019 by Ord. No. 2-2019]**
- C. (Reserved)

Commented [16]: Editor's Note: Former Subsection C, regarding Class Two Residential Districts, was repealed 3-19-2019 by Ord. No. 2-2019.

- D. Area and height regulations: Refer to §§ **350-18** and **350-19**. [Added 11-14-2017 by Ord. No. 22-2017]
- E. Principal structure setback and height standards. [Added 8-19-2014 by Ord. No. 1092-2014; amended 11-14-2017 by Ord. No. 22-2017]
- (1) Street yard setback:
 - (a) State trunk road rights-of-way: 67 feet minimum.
 - (b) All other public road rights-of-way: 40 feet minimum.
 - (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum.
 - (2) Rear yard setback: 25 feet minimum.
 - (3) Side yard setback: 12 feet minimum, except lots 85 feet or less in width shall have a side yard setback of 10 feet.
 - (4) Structure height; dwelling structure: 35 feet overall maximum.
- F. Accessory building structures. The total combined footprint area allowed for attached and detached accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards: [Added 2-15-2011 by Ord. No. 989-2011; amended 11-14-2017 by Ord. No. 22-2017]
- (1) Setbacks: same as principal structure.
 - (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the ground floor ceiling joist. Ground floor sidewalls shall not exceed 15 feet in height.
 - (3) Area: 1,500 square foot maximum footprint (ground floor).
 - (4) Volume: 25,000 cubic feet maximum volume.
 - (5) Human habitation of a detached accessory building structure may be allowed; however it shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

[\(6\) In no case is a shipping or storage container\(s\) to be utilized as a residential accessory building structure.](#)

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

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

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

(13) Schools.

(14) Subdivision-specific model home/sales office.

(15) Utility service use/structure.

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

(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.

D. Principal structure setback and height standards.

(1) Street yard setback:

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

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

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

(2) Rear yard setback: 25 feet minimum.

(3) Side yard setback: 12 feet minimum.

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

E. Accessory structure standards. Each unit of a multiple-family dwelling residence shall be allowed one attached and one detached accessory building structure. In no case shall the total combined footprint area of all accessory building structures for the units exceed 10% of the lot or parcel area, excluding any road right-of-way. Each detached accessory building structure shall satisfy all of the following standards: **[Amended 3-19-2019 by Ord. No. 2-2019]**

(1) Setbacks: same as principal structure.

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

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

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

[\(5\) In no case is a shipping or storage container\(s\) to be utilized as a residential accessory building structure.](#)

F. Accessory nonbuilding structure standards. For the purpose of this subsection, nonbuilding structures

- (1) Setbacks: same as principal structure.
- (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the ground floor ceiling joist, unless attached to the dwelling unit. Ground floor sidewalls shall not exceed 15 feet in height.
- (3) Area: 1,500 square foot maximum footprint (ground floor).
- (4) Volume: 25,000 cubic feet maximum volume.
- (5) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

(6) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure.

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

§ 350-42 AO Adult-Oriented Establishment District.

- A. Purpose. The primary purpose of this section is to regulate adult-oriented establishment businesses to promote the health, safety, morals and general welfare of the citizens of Green Lake County; to aid in the alleviation and prevention of the adverse and deleterious effects of criminal activity and disruption of the public peace associated with such establishments; to establish reasonable and uniform regulations to prevent the health hazards associated with unsafe and unsanitary conditions known to exist in those establishments; and to alleviate the spread of sexually transmitted diseases and other contagious diseases in those establishments.
- B. Permitted uses. None.
- C. Conditional uses. Adult-oriented establishment.
- D. General standards.
 - (1) An adult-oriented establishment shall not locate within 1,000 feet of any land zoned residential, any public or private school, church, or religious institution, or any public park and shall not locate within 500 feet of any other adult-oriented establishment.
 - (2) No more than one adult-oriented establishment may be operated on any one parcel.
 - (3) All standards and regulations identified in Chapter 93, Adult-Oriented Establishments, and Chapter 163, Article III, Nude Dancing in Licensed Establishments, shall apply.
 - (4) All other provisions of this chapter shall apply.

- H. No vehicle, farm implement, semi-trailer, building structure or any others similar thereto shall be used as a sign or as a backdrop for conveying information, unless specifically allowed in this Section.
- I. Signs regulated in this Section shall be spaced at least 1,500 feet apart, except signs identified in § 350-431B(1) through (4). There shall be no more than two tiers of signs at the required spacing interval. For the purpose of this Section, a "tier" shall mean a zone parallel to the right-of-way line. Each sign shall create a tier at its location.
- J. Sign regulations and standards in this Section may not be the only applicable restrictions. Other entities of jurisdiction may regulate existing and proposed signs.
- K. Progressive or accumulative message-type signs shall be prohibited.
- L. An existing nonconforming sign structure shall only be allowed to be refaced with a new message using cosmetic nonstructural material. No structural or material upgrades are allowed.
- M. A sign and all its structural components shall comply with the following maintenance standards:
 - (1) An abandoned/obsolete sign that identifies, displays information about or otherwise relates to a purpose, event or business that has not existed or operated for 180 days, or is so old, dilapidated, or has become so out of repair as to be dangerous or unsafe, whichever comes first, shall be removed immediately.
 - (2) All signs, supports and accessories shall be maintained in good repair. Any sign shall be removed immediately if the sign does not have a fully readable message, is in disrepair or damaged and is left without repair for a minimum of 60 days.
- N. In areas of shoreland jurisdiction, a sign shall meet the seventy-five-foot setback standard from the ordinary high-water mark of navigable waters.

§ 350-43.1 **Fences.**

[Added 3-19-2019 by Ord. No. 2-2019]

Fences shall comply with the following:

- A. All fences, no greater than eight feet in height, may be allowed along any lot line excluding the street right-of-way line and the side lot lines within the street-yard setback.
- B. Open style fences (greater than 50% open space), no greater than four feet in height, may be allowed along the street right-of-way line and alongside lot lines within the street-yard setback.

§ 350-43.2 ~~(Reserved)~~ Solar Panel Arrays shall comply with the following:

(1) Ground-mounted solar panel arrays that can exceed 8 feet in adjusted height (lowest adjacent grade to maximum vertical extent) or have a solar panel surface area greater than 32 square feet must be authorized by a land use permit and are required to meet all the required setback set forth in this chapter.

(2) Ground-mounted solar panel arrays shall not exceed 25 feet in height (lowest adjacent grade to maximum vertical extent).

(3) Roof-mounted solar panel arrays are not subject to Section 350-19 and 350-20 of this chapter and are exempt for the land use permit requirement under Section 350-65.

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Commented [KM19]: Language from solar array issue tackled in early 2020.

in accordance with engineering surveys and plans accepted by the County Board or its agent, the County Highway Committee; town roads that have been improved, in accordance with engineering surveys and plans accepted by the County or Town Board. The center line of any of the above roads or highways is the center of the surfacing or pavement or, if there is none, the center of the graded roadbed, or the center of the directional separator, if the highway is directionally divided.

- B. County trunk highways that have not been improved, in accordance with engineering surveys and plans accepted by the County Board or its agent, the County Highway Committee; town roads that have not been improved, in accordance with engineering surveys and plans accepted by the County or Town Board. The center line of any of the above roads or highways is at the midway point between fences or other markers indicating the boundaries of the highway on opposite sides thereof.

§ 350-50 Setback distances.
[Amended 8-19-2014 by Ord. No. 1092-2014]

Except as otherwise provided in the specific zoning district, the distances from the center line, as defined by § 350-49 of this article, or from the front line to the setback line shall be as provided by the following subsections. Whenever a highway is improved to a classification requiring a greater setback distance than that required by this chapter prior to such improvement, the setback distance shall not be affected by such improvement. In cases where the provisions of this section may be interpreted to provide for different setback distances, the greater setback distance shall prevail, but this regulation shall not apply to streets in platted subdivisions.

- A. Along highways generally. The setback distance from the center line or right-of-way line, at any point, for the respective classes of highways shall be as follows: **[Amended 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-2019]**

Highway Classification	Setback From Center Line	Setback From Street Lot Line
	(feet)	(feet)
State trunk highways	110	Not less than 67
County trunk highways	75	Not less than 40
Town roads, except in platted subdivisions	75	Not less than 40
Streets in platted subdivisions		<u>30-40</u>

- B. At ordinary highway intersections. At grade intersections of highways, there shall be vision clearance triangles in each sector of such intersections. Each such vision clearance triangle shall be established by a supplementary setback line, which shall be a straight line connecting points located on the setback lines along the intersecting highways and 60 feet back from the intersection of such setback lines, provided that this requirement shall not apply to streets in platted subdivisions.
- C. At highway intersections with transitional widening. At intersections of highways with other highways provided with transitional widening of pavement or surfacing, such transitional widening shall be considered as additional width, and the setback line on the side that is widened shall be increased by the amount equal to the width of the additional pavement.
- D. At highway intersection with curve connections. At intersections of highways with other highways,

Commented [KM21]: Based on recent inquiries for development projects, it seemed the reduction in setback could be appropriate.

where the intersecting highways are connected with pavement or surfacing constructed on a curve, the pavement or surfacing of the curve shall be classified as provided by § 350-49 of this section, and the setback distance along the curve shall be measured from the center line of the curved section determined accordingly.

- E. At railroad grade crossings. At grade intersections of highways with railroads, there shall be vision clearance triangles in each sector of the intersections. Each such vision clearance triangle shall be established by a supplementary setback line, which shall be a straight line connecting points located on the setback lines along the highway and the railroad right-of-way lines and 100 feet back from the intersections of such highway setback lines and railroad right-of-way lines.

§ 350-51 Structures prohibited within setback lines.
[Amended 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-2019]

No new building, new sign, new privacy fence or other new structure, including cemeteries, nor any part thereof, shall be placed between the setback lines established by this chapter and the highway except as provided by this chapter. No building, sign, structure or part thereof existing within such setback lines on the effective date of this chapter shall be altered, enlarged or added to in any way that increases or prolongs the permanency thereof, unless granted a variance by the Board of Adjustment.

§ 350-52 Structures permitted within setback lines.

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

- (1) Open fences height not to exceed 4 feet (adjacent grade to maximum vertical extent).
- (2) Telephone, telegraph and power transmission poles and lines and microwave radio relay structures, except satellite earth stations, may be constructed within the setback lines, provided that the owner will file with the Land Use Planning and Zoning Department of Green Lake County an agreement, in writing, to the effect that the owner will remove all new construction, additions and replacements erected after the adoption of this chapter, at his expense, when necessary for the improvement of the highway and pay a recording fee. **[Amended 11-14-2017 by Ord. No. 22-2017]**
- (3) Underground structures not capable of being used as foundations for future prohibited overground structures.
- (4) Access of service highways constructed according to plans as approved by the County Highway Committee. In giving such approval, the County Highway Committee shall give due consideration to highway safety.
- (5) Signs placed by the public authorities for the guidance or warning of traffic.
- (6) Signs permitted in the agriculture districts.
- (7) Temporary structures permitted in the commercial and industrial districts.

- (8) Uncovered landings and steps, the sole purpose of which is to provide ingress to and egress from a non-conforming single-family dwelling to the highway setback. In these cases, these structures shall be constructed to meet the minimum standards set forth in SPS 321.04, Wis. Admin. Code.

Commented [KM22]: Clarifies the height and matches previous fence standard.

Commented [KM23]: Added due to complaint related to existing dwellings that had been legally constructed, but now are nonconforming to the street yard setback.

(9) Retaining and decorative landscape walls may be allowed in the street yard, side yard and rear yard with a minimum zero foot setback.

Commented [KM24]: Added to make zoning consisted with shoreland zoning.

- B. This section shall not be interpreted so as to prohibit the planting and harvesting of field crops, shrubbery or trees, provided that no field crops, shrubbery, trees, buildings or structures shall be located, maintained or permitted to grow so that the view across the sectors at the intersections, as provided by § 350-50B, C, D and E of this article, shall be obstructed.

Article VII Conditional Use Permits

§ 350-53 Land Use Planning and Zoning Committee.

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

§ 350-54 Conditional uses.

[Amended 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-2019]

- A. Investigations of, and public hearings on, conditional uses required by the regulations of this article shall be conducted by the Land Use Planning and Zoning Committee for the purpose of determining the effect of the proposed use or the location thereof on the character of the neighborhood and its suitability for development by utilizing the minimum review standards and criteria of this article. The Land Use Planning and Zoning Committee shall review requests for a conditional use permit and, after public hearing and application of the standards identified in this article, shall approve, approve with conditions or deny all such requests.
- B. (Reserved)
- C. For all public hearings required above, general notice shall be given as the Land Use Planning and Zoning Committee shall direct, provided that special notice shall be given of any such public hearing by mail to all persons living within the boundaries of the lot or tract to be affected by any proposal for which the Land Use Planning and Zoning Committee's approval is required and to all other persons living outside of such boundaries and within 300 feet thereof.

Commented [25]: Editor's Note: Former Subsection B, concerning conditional uses in the A-1 and A-2 Districts, was repealed 12-15-2009 by Ord. No. 972-2009.

§ 350-55 Application for permit.

[Amended 3-19-2019 by Ord. No. 2-2019]

Application for a conditional use permit shall be made to the Land Use Planning and Zoning Department, on forms provided by the Department and shall be accompanied by the following:

- A. Application with an application fee. (See Article XII of this chapter for fee structure.)
- B. Detailed site plan, drawn to scale, identifying such items as existing and proposed buildings, building height, septic system, drainageways, watercourses, streams, lakes, lot lines, contours, areas to be filled or altered, wetlands, roads, existing and proposed parking area, and any other relevant physical features.
- C. Detailed description of the proposed activity (operational plan).

- (f) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.
- C. The Land Use Planning and Zoning Committee may require additional standards and conditions that may be deemed necessary for the conditional use requested to meet the standards of this article. Such additional standards and conditions may include, but not be limited to, requirements pertaining to lot coverage, lot area, setbacks, building height, off-street parking and loading, pedestrian and vehicular accessways, storage, fencing, screening, landscaping, open space, height limitations, lighting, and hours of operation.
- D. Enumerated throughout this chapter are the uses allowed in each district by conditional use permit.
- E. A conditional use shall lapse and become void one year after approval by the Land Use Planning and Zoning Committee unless substantial construction has been undertaken or the activity has commenced in accordance with the permit. The approved conditional use permit, unless otherwise specified in the conditions of approval, shall remain in effect as long as the authorized use continues. Prior to the reestablishment of an abandoned use, a new conditional use permit shall be obtained under the terms of this article.
- F. No application for a conditional use permit which has been denied wholly or in part by the Land Use Planning and Zoning Committee shall be resubmitted for a period of one year from the date of said denial, except on the grounds of new evidence or proof of change of conditions is found to be valid.
- G. In the event that the Land Use Planning and Zoning Committee chooses to deny a person's conditional use permit application, the person may appeal the decision to the Board of Adjustment or to circuit court under the procedures contained in § 59.694(10) Wis. Stats. **[Added 3-19-2019 by Ord. No. 2-2019]**

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

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

Commented [KM26]: Fixes typo.