



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, April 1, 2021.

Packet Pages:

- 2 Agenda
- 3-4 Draft meeting minutes from February 4, 2021
- 5-7 Draft meeting minutes from March 4, 2021
- 8-10 Financial reports for January 2021
- 11-12 Permit Reports
- 13-14 Violation reports
- 15 Public Appearance
- 16-17 Public Hearing Notices
- 18-28 Public Hearing Items

**Item I: Owner:** Dornfeld Farms, Inc **Applicant:** Michael Dornfeld **Site Location:** N489 Inglehart Road **General legal description:** Parcel 012-00602-0000, described as lands located in the NW1/4 of Section 31, Town 14 North, Range 12 East, Town of Manchester **Request:** Rezone ±15 acres from A-1, Farmland Preservation District to A-2, General Agriculture District. To be identified by certified survey map.

**Item II. Owners:** Bahn Farms, Inc., Ron Bahn and Mark & Anne Kasuboski **Site Location:** W404 W. Hillside Rd **General Legal Description:** Parcels 002-00470-0100, 002-00470-0200 & 002-00469-0100, described as lands located in the SW1/4 of Section 25, Town 17 North, Range 13 East, Town of Berlin. **Request:** Rezone +3 acres from A-1, Farmland Preservation District to R-4, Rural Residential District. To be identified by certified survey map.

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

## Land Use Planning & Zoning Committee Meeting Notice

Date: April 1, 2021 Time: 4:30 PM  
Location: Government Center, County Board Room, 571 County Road A, Green Lake WI

### AGENDA 04/01/2021

#### Committee Members

Curt Talma,  
Chairman

Bill Boutwell

Chuck Buss

Don Lenz

Harley Reabe

Keith Hess, Alternate

Vacant, Secretary

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Approval of Minutes: 2/4/2021
5. Approval of Minutes: 3/4/2021
6. Department activity reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
7. Staff update – Land Use Coordinator
8. Public Appearance: David Goodspeed Re: Personal Greenhouses in R-1
9. Public Hearing: (Not to begin before 5:00 PM)
 

**Item I: Owner:** Dornfeld Farms, Inc **Applicant:** Michael Dornfeld **Site Location:** N489 Inglehart Road **General legal description:** Parcel 012-00602-0000, described as lands located in the NW1/4 of Section 31, Town 14 North, Range 12 East, Town of Manchester **Request:** Rezone ±15 acres from A-1, Farmland Preservation District to A-2, General Agriculture District. To be identified by certified survey map.

  - a. Public Testimony/Comment: 10-minute time limit
  - b. Committee Discussion & Deliberation
  - c. Committee Decision
  - d. Execute Ordinance/Determination Form

**Item II. Owners:** Bahn Farms, Inc., Ron Bahn and Mark & Anne Kasuboski **Site Location:** W404 W. Hillside Rd **General Legal Description:** Parcels 002-00470-0100, 002-00470-0200 & 002-00469-0100, described as lands located in the SW1/4 of Section 25, Town 17 North, Range 13 East, Town of Berlin. **Request:** Rezone +3 acres from A-1, Farmland Preservation District to R-4, Rural Residential District. To be identified by certified survey map.

  - a. Public Testimony/Comment: 10-minute time limit
  - b. Committee Discussion & Deliberation
  - c. Committee Decision
  - d. Execute Ordinance/Determination Form
10. Future committee activities
  - a. Future agenda items
  - b. Meeting date: May 6, 2021
11. Adjourn

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

Remote access can be obtained through the following link:

<https://zoom.us/j/95879354917?pwd=eklxZ1Y4aE1jZTVCRkU4VWxkUK0lYz09>

Or by phone for audio

Dial by your location (1-312-626-6799) US

Meeting ID: 958 7935 4917

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

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, February 4, 2021**

**CALL TO ORDER**

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met. Public access was available via remote programming as well as in person.

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

Absent: **None**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director  
**Liz Otto**, County Clerk

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Lenz)* to approve the minutes of the January 7, 2021 meeting with no additions or corrections. Motion carried with no negative vote.

**DEPARTMENT ACTIVITY REPORTS**

**a. Financial reports**

Matt Kirkman gave an update on the financial reports through December 2020.

**b. Permits**

Matt Kirkman updated the committee on the land use and sanitary permits issued in December 2020.

**c. Violations**

Matt Kirkman informed the committee of the current status of land use and POWTS violations.

**STAFF UPDATE – ADMINISTRATIVE ASSISTANT**

Matt Kirkman stated that he is working with the County Administrator's office to update the current job description and change the position to include more zoning duties.

*Motion/second (Reabe/Boutwell)* to recess at 4:45. Motion carried with no negative vote.

*Motion/second (Boutwell/Lenz)* to reconvene at 5:00 PM. Motion carried with no negative vote.

**PUBLIC HEARING – 5:00 PM**

Chair Talma read the rules for the Public Hearing

- Applicant: Green Lake County Land Use Planning & Zoning Committee  
Explanation: Amend Code of Green Lake County, Chapter 315, Land Division & Subdivision Ordinance: more specifically, to include the County Coordinate System for certified survey maps and plats, clarify exceptions from certified survey maps, update considerations in plat and certified survey map review, and update the violations and penalties section.

Chair Talma called for public input. None provided.

Chair Talma closed public comment.

Matt Kirkman presented Staff Comments. Discussion held.

***Motion/second (Boutwell/Buss)*** to approve the ordinance amendments as presented and forward to County Board for final approval. Motion carried with no negative vote.

- Applicant: Green Lake County Land Use Planning & Zoning Committee  
Explanation: Amend Code of Green Lake, Chapter 300, Floodplain Zoning Ordinance; more specifically, to adopt the “The Dam Failure Analysis (DFA) for the Green Lake Dam” prepared by Donohue & Associates, Inc., dated June 18, 1990.

Chair Talma called for public input. None provided.

Chair Talma closed public comment.

Matt Kirkman presented Staff Comments. Discussion held.

***Motion/second (Lenz/Buss)*** to approve the ordinance amendments as presented and forward to County Board for final approval. Motion carried with no negative vote.

Chair Talma closed the Public Hearing.

### **FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items –
- b. Next meeting date – March 4, 2021

### **ADJOURN**

Chair Talma adjourned the meeting at 5:27 PM.

**Respectfully submitted,**

**Liz Otto  
County Clerk**

DRAFT

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, March 4, 2021**

**CALL TO ORDER**

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met. Public access was available via remote programming as well as in person.

Present: **Bill Boutwell, Chuck Buss, Don Lenz, Harley Reabe, Curt Talma,**

Absent: **None**

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

**Liz Otto,** County Clerk

**Dawn Klockow,** Corporation Counsel (Zoom)

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Lenz)* to approve the minutes of the January 7, 2021 meeting with no additions or corrections. Motion carried with no negative vote.

**DEPARTMENT ACTIVITY REPORTS**

**a. Financial reports**

P&Z Director Matt Kirkman gave an update on the January expenses and revenues.

**b. Permits**

Matt Kirkman stated there were 5 land use permits and 4 sanitary permits issued in January.

**c. Violations**

Matt Kirkman updated the committee regarding 6 land use violations with one citation issued. There are also 2 sanitary violations with no response as of today's date.

**ANNUAL REPORT**

Matt Kirkman summarized the 2020 annual report.

*Motion/second (Boutwell/Buss)* to accept the annual report and forward to County Board. Motion carried with no negative vote.

**STAFF UPDATE – ADMINISTRATIVE ASSISTANT**

Matt Kirkman presented stated the Administrative Assistant position is being updated to Land Use Coordinator. The position has been advertised.

*Motion/second (Boutwell/Buss)* to recess at 4:46 PM. Motion carried with no negative vote.

*Motion/second (Buss/Boutwell)* to reconvene at 5:00 PM for the Public Hearing. Motion carried with no negative vote.

## **PUBLIC HEARING – 5:00 PM**

Chair Talma read the rules for the Public Hearing

- Applicant: Thomas L. & Theresa D. Sobieski  
Site Locations: N8161 State Road 49  
General Legal Description: Parcel #002-00393-0000, Lands located in the SE1/4 of Section 21, Town 17 North, Range 13 East, Town of Berlin  
Request: Rezone 3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District.  
To be identified by certified survey map

Chair Talma called for public input – no comments.

Chair Talma closed the Public Hearing.

Matt Kirkman presented Staff Comments. All criteria for rezone has been met and the Town of Berlin has approved the request.

**Motion/second (Lenz/Buss)** to approve the rezone request as presented and forward to County Board for final approval. Motion carried with no negative vote.

- Applicant: KDR Woodworking, LLC – Kaleb Ranker, Owner  
Site Locations: W1238 N. Lawson Dr.  
General Legal Description: Parcel 004-00312-0000, Part of lot 1 of CSM 173 located in the SW1/4 of Section 15, Town 16 North, Range 13 East, Town of Brooklyn  
Request: Conditional use permit to expand a woodworking business including adding a sawmill use.

Chair Talma called for public input.

- Kaleb Ranker, W1238 N. Lawson Dr, Green Lake, explained future intentions for the property to expand woodworking operations and small scale sawmill use.

Chair Talma closed the Public Hearing.

Matt Kirkman presented Staff Comments.

Chair Talma closed public comment.

**Motion/second (Buss/Boutwell)** to approve the conditional use permit as presented with the following stipulations:

- No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
- Hours of operation/manufacturing shall occur between 6:00 am and 6:00 pm Monday through Saturday.
- If onsite lighting is proposed, only the subject sites shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties or adjacent traffic.
- All lumber, materials, furniture and other equipment shall be stocked, piled, or stored in a building. No waste materials from the residential use, woodworking shop or the sawmill shall be stacked, piled or strewn about on the subject site.
- All of the conditions of the February 19, 2021 Board of Adjustment variance be met.

Motion carried with no negative vote.

Supervisor #13 Don Lenz excused himself from the meeting at 5:26 PM due to a conflict of interest with the Scharschmidt rezone request.

- Applicant: James R. & Mary E. Scharschmidt  
Site Locations: W1798 County Road B

General Legal Description: Parcel #006-00320-0300, Lands located in the SE1/4 of Section 17 and the NE1/4 of Section 20, Town 15 North, Range 13 East, Town of Green Lake  
Request: Rezone 12.5 acres from A-1 Farmland Preservation District to A-2 General Agriculture District. To be identified by certified survey map.

Chair Talma called for public input – no comments.

Chair Talma closed the Public Hearing.

Matt Kirkman presented Staff Comments. All criteria for rezone has been met and the Town of Green Lake has approved the request.

***Motion/second (Buss/Reabe)*** to approve the rezone request as presented and forward to County Board for final approval. Motion carried with no negative vote.

Supervisor #13 Don Lenz returned to the meeting at 5:34 PM.

### **FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items –
- b. Next meeting date – April 1, 2021 at 4:30 PM

### **ADJOURN**

Chair Talma adjourned the meeting at 5:37 PM.

Respectfully submitted,

Liz Otto  
County Clerk

DRAFT

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

FEES RECEIVED	FEBRUARY				YEAR-TO-DATE				BUDGET	
	2020		2021		2020		2021		2021	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>										
Total Monthly Issued Permits	5	1,450	7	1,000	14	3,700	12	\$ 2,750	\$ 40,000	7%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	4	1,195	4	1,120	14	3,995	7	\$ 2,035	\$ 26,000	8%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	4	8,900	2	\$ 1,700	5	9,600	3	\$ 3,200	\$ 15,300	21%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	2	750	1	375	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	-	\$ -	2	\$ 750	1	\$ 375	\$ 1,875	20%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	1	375	2	750	1	375	2	750	-	-
Conditional Use Permits	-	-	1	375	-	-	2	750	-	-
Variance	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	1	\$ 375	3	\$ 1,125	1	\$ 375	4	\$ 1,500	\$ 8,250	18%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	1	100	-	-	-	-
Fines & Forfeitures	1	200	1	111	1	200	1	111	-	-
<b>Total</b>	1	\$ 200	1	\$ 111	2	\$ 300	1	\$ 111	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	5	870	1	180	6	1,035	2	345	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	-	1	9,500	9,500	
<b>Total</b>	5	\$ 870	1	\$ 180	6	\$ 1,035	3	\$ 9,845	\$ 16,000	62%
<b>GIS (Geographic Information System)</b>										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
<b>Total</b>	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
<b>GRAND TOTAL</b>										
	20	12,990	18	5,236	44	19,755	31	19,816	\$ 142,425	
									<b>Total</b>	<b>14%</b>



GREEN LAKE COUNTY

For 02/01/21 - 02/28/21

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					
21-100-10-44400-000-000 Land Use Permits	40,000.00	1,000.00	2,700.00	37,300.00	6.75
21-100-10-44400-001-000 BOA Public Hearing	1,875.00	.00	.00	1,875.00	.00
21-100-10-44400-002-000 PZ Public Hearing	8,250.00	1,125.00	1,125.00	7,125.00	13.64
21-100-10-44409-000-000 Non-Metallic Mining	15,300.00	1,700.00	5,800.00	9,500.00	37.91
21-100-10-44410-000-000 Sanitary Permits	26,000.00	1,195.00	2,110.00	23,890.00	8.12
21-100-10-45110-000-000 Fines & Forfeitures	.00	111.00	161.00	-161.00	.00
21-100-10-46131-002-000 Strategic Fund	10,000.00	.00	.00	10,000.00	.00
21-100-10-46762-000-000 Certified Survey Maps	6,500.00	345.00	510.00	5,990.00	7.85
21-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	132,925.00	5,476.00	12,406.00	120,519.00	9.33

For 02/01/21 - 02/28/21

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>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
21-100-10-53610-110-000 Salaries	309,000.00	.00	19,694.40	32,043.52	276,956.48	10.37
21-100-10-53610-140-000 Meeting Payments	1,425.00	.00	.00	.00	1,425.00	.00
21-100-10-53610-151-000 Social Security	23,641.00	.00	1,431.13	2,989.67	20,651.33	12.65
21-100-10-53610-153-000 Ret. Employer Share	20,861.00	.00	1,329.38	2,783.23	18,077.77	13.34
21-100-10-53610-154-000 Health Insurance	50,590.00	.00	4,215.68	9,231.96	41,358.04	18.25
21-100-10-53610-155-000 Life Insurance	276.00	.00	23.01	46.02	229.98	16.67
21-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	100.00	550.00	8,950.00	5.79
21-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	.00	300.00	.00
21-100-10-53610-225-000 Phone Service	576.00	.00	.00	74.48	501.52	12.93
21-100-10-53610-242-000 Print Management	300.00	.00	13.15	13.15	286.85	4.38
21-100-10-53610-307-000 Training	750.00	.00	-200.00	.00	750.00	.00
21-100-10-53610-310-000 Office Supplies	650.00	.00	-610.28	.00	650.00	.00
21-100-10-53610-312-000 Field Supplies	200.00	.00	.00	.00	200.00	.00
21-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	.00	.00	750.00	.00
21-100-10-53610-320-001 Publications-PZ Public Hearing	2,750.00	.00	346.25	346.25	2,403.75	12.59
21-100-10-53610-321-000 Seminars	930.00	.00	.00	.00	930.00	.00
21-100-10-53610-324-000 Member Dues	100.00	.00	.00	.00	100.00	.00
21-100-10-53610-330-000 Travel	750.00	.00	8.00	8.00	742.00	1.07
21-100-10-53610-352-000 Vehicle Maintenance	638.00	.00	.00	.00	638.00	.00
<b>53610 Code Enforcement</b>	<b>423,987.00</b>	<b>.00</b>	<b>26,350.72</b>	<b>48,086.28</b>	<b>375,900.72</b>	<b>11.34</b>
<b>10 Land Use Planning and Zoning</b>	<b>423,987.00</b>	<b>.00</b>	<b>26,350.72</b>	<b>48,086.28</b>	<b>375,900.72</b>	<b>11.34</b>

**Land Use Permits: 1/1/2021 - 1/31/2021**

**Town of Berlin**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12777	002008570000	Berlin	None	02/09/2021	02/09/2021	MOELAND LLC	2000.00	Land Use	Accessory Structure - Sign	Sign		
12778	002008540000	Berlin	N9350 EASTRIDGE DR	02/09/2021	02/09/2021	EASTRIDGE ESTATES STORAGE LLC	320.00	Land Use	Accessory Structure - Sign	Free Standing Sign	Accessory Structure - Sign	Sign on Building

**Town of Brooklyn**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12779	004004100301	Brooklyn	W1802 COUNTY ROAD A	02/09/2021	02/10/2021	VILLA RITA HOLDINGS LLC	28000.00	Land Use	Accessory Structure - Sign	Pylon Sign		

**Town of Green Lake**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12782	006005810101	Green Lake	N2730 WELK RD	02/24/2021	02/24/2021	RICKY RUCK	350000.00	Land Use	Principal Structure - Single Family	House	Accessory Structure - Attached Deck/Patio	Patio
12783	006002790100	Green Lake	N3805 COUNTY ROAD A	02/26/2021	02/26/2021	ADAM BURK	2100.00	Land Use	Accessory Structure - Attached Deck/Patio	Deck		

**Town of Kingston**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None												

**Town of Mackford**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None												

**Town of Manchester**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12781	012002960100	Manchester	W3921 GRAND RIVER RD	02/18/2021	02/18/2021	JOSEPH J & EDITH A TROYER	50000.00	Land Use	Accessory Structure - Detached Garage	Buggy & Tool Shed. The enclosed portion will be 36' x 72' and there will be an overhang of 8' x 72' off of the Eastern side		

**Town of Marquette**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12776	014003810000	Marquette	N3150 FIANN ST	02/03/2021	02/03/2021	TIMOTHY HARDER	2000.00	Land Use	Accessory Structure - Attached Deck/Patio	Deck will be added to the current deck		
12784	014000810000, 014000890000, 014000680000, 014000670000	Marquette	W6455 GRAND RIVER RD, No Address Available, No Address Available, W6470 GRAND RIVER RD	02/24/2021	02/24/2021	STATE OF WISCONSIN	0.00	Land Use		Access Ditch maintenance dredging for the North Grand River Marsh boat landing		Approximately 2.0 acres of land will be used for dispersal of the "spoils" from dredging the access ditch. See site plan in uploaded files.

**Town of Princeton**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None												

**Town of Saint Marie**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None												

**Town of Seneca**

Permit Number	Parcel Number	Township	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None												

**Total:  386,420.00**

## Sanitary Permits: 2/1/2021 - 2/28/2021

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202124005	016002700400	W4668 REETZ RD	MARY QUADE	02/01/2021	New System	Conventional (Non-Pressurized In-Ground)	3 Bedroom House	280	100
202124006	014008030100	W4311 COUNTY ROAD H	STEPHEN F MARQUART	02/01/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	3 Bedroom House	280	100
202124007	014005820000	N4075 WICKS LNDG	WM & PATRICIA ET AL FROST REVOCABLE TRUST	02/10/2021	Replacement System	Holding Tank	3 Bedroom House	355	100
202124008	002008510000	No Address Available	MNJ DEVELOPMENT LLC	02/22/2021	New System	Conventional (Non-Pressurized In-Ground)	8 Unit 16 Bedroom Apt Building	280	100
<b>Total:</b>								1195	400

\* There are additional properties associated with the permit

**First Notice**

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
2007690000	N9666 WILDFLOWER LN	VAN BUREN KEITH A & VIKKI	12551	Junk	Update 2-25-21: Truck and most vehicles have been removed, However there is one car remaining and a new unlicensed car	11/20/2020
6005420200	N3047 E LITTLE GREEN RD	SARGENT REVOCABLE LIVING TRUST SANDRA LYNN	12525	Zoning	350-65 no LUP for new structure; Update 12/2020: Is scheduled to be removed by May 1 2021.	10/24/2019
2001280100	N9259 32ND DR	TERRENCE DUCKET	12796	Vehicles/Junk	Multiple material piles (lumber wheels tires rims), approximately seven inoperable or unlicensed vehicles	3/17/2021

**Second Notice**

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
4003560000	No Address Available	EGBERT EXCAVATING INC	12225	Zoning	Update 12/15/20: Egbert working with surveyor to document filled areas as not significant and create the new CSM.	4/5/2018
12002620300	N1638 MADISON ST	SCHWANDT CHILDREN REAL ESTATE LLC	4127	Conversion	11 or more junk, inoperable,or unregistered vehicles on the property- As of 2/25/21 only one RV remains on the property	1/20/2020
10001430000	N1914 County ROAD AS	SLR PROPERTIES	12522	JUNK	350-14D: Junk stacked and piled on property, Need progress by end of May or will send to CC.	10/23/2019

**Corp Council**

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
16011960000	N4250 S LAKESHORE DR	SPICER ANDREW G & DORIS E	12744	Shoreland	A patio visible and entirely within the 75' shoreland setback. Final notice was sent out 12/07/2020. Update 2/28/2021: Corp. Counsel has sent a citation for building without a permit. If that does not resolve the violation an injunctive action will be made.	10/29/2020

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
002002110000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J		131 POWTS Failure	Tank unsound	
004002320000	N6698 COUNTY ROAD PP	BENNETT GLEN J & CAROLYN M		281 POWTS Failure	Possible cesspool.	Have 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	Working with Contractor
016008010300	N5591 LOCK RD	CALAMITA TAMI LYNN		37516 POWTS Failure	Surface Discharge of Effluent	Have New Permit
016009230000	N4898 RAY SHORTER RD	PROG ROD-GUN CLUB	10024252	POWTS Failure	Surface discharge of sewage/effluent	Have 3 out of 12 Permits
018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY		258 POWTS Failure	Tank unsound	
018005690300	N6999 STATE ROAD 73	FERTIG WALTER		21127 POWTS Failure	Tank Failure	Have New Permit
004005930000	N5691 BROOKLYN G RD	HARVEY RICHARD A & JOYCE M		424036 POWTS Failure	Tank Failure	Have New Permit
014005330000	N3946 STATE ROAD 73	WHITE KELLY L & DIANE		264853 POWTS Failure	Surface Discharge of Effluent	Working with Contractor
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 Failure	Tank Failure	Have New Permit
154000890000	150 W 2ND ST	KOERNER KENNETH A & JEAN A		593 POWTS Failure	Probable surface discharge	Have New Permit



## Land Use Planning & Zoning Department

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

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

Land Development Code Enforcement County Surveyor GIS Land Information

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April 1, 2021

TO: Land Use Planning & Zoning Committee

RE: Personal Greenhouse Use in R-1, Single-family Residential District

Dear Committee,

This last month I was asked by an owner of lands zoned R-1, Single-family Residence district if they could construct a greenhouse on their lot. After reviewing the uses allowed in R-1, I was unable to find that a greenhouse / structure was allowed as either a permitted or conditional use. Greenhouses are allowed in the Rural Residential, the General Agricultural, and the Farmland Preservation districts. Greenhouses are also allowed in the C-2, Extensive Commercial district as a conditional use.

The property owner who received this information was disappointed that the zoning ordinance did not allow for this use and requested that he be placed on the Committee's agenda as a public appearance.

As a public appearance, the Committee can receive a request of this nature, discuss, and even make a finding that would direct staff to take action. In this case, the Committee may be fine with not allowing these structures in the R-1 district. If so then the Committee would simply note the request and move on to the next agenda item. If the Committee is open to allowing personal greenhouses in the R-1 district, the Committee could direct staff to provide ordinance language that would allow for personal greenhouses with certain standards and setbacks.

If the Committee is open to an ordinance amendment of this nature, then staff would move forward with a zoning ordinance amendment. Staff has a number of other zoning ordinance amendments that it would also like to take to Committee.

Feel free to call with any questions you may have regarding this public appearance.

Sincerely,

Matt E. Kirkman  
Director  
Land Use Planning & Zoning  
Green Lake County  
Wisconsin

## NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, April 1, 2021, at 5:00 p.m.** to consider the following requests:

**Item I: Owner:** Dornfeld Farms, Inc **Applicant:** Michael Dornfeld **Site Location:** N489 Inglehart Road **General legal description:** Parcel 012-00602-0000, described as lands located in the NW1/4 of Section 31, Town 14 North, Range 12 East, Town of Manchester **Request:** Rezone ±15 acres from A-1, Farmland Preservation District to A-2, General Agriculture District. To be identified by certified survey map.

**Item II. Owners:** Bahn Farms, Inc., Ron Bahn and Mark & Anne Kasuboski **Site Location:** W404 W. Hillside Rd **General Legal Description:** Parcels 002-00470-0100, 002-00470-0200 & 002-00469-0100, described as lands located in the SW1/4 of Section 25, Town 17 North, Range 13 East, Town of Berlin. **Request:** Rezone +3 acres from A-1, Farmland Preservation District to R-4, Rural Residential District. To be identified by certified survey map.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

*Publish: March 18, 2021*



## SUMMARY NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, April 1, 2021, at 5:00 p.m.* to consider the following items:

**Item I: Applicants:** Michael Dornfeld **Site:** N489 Inglehart Rd **Request:** Rezone ±15 acres from A-1, Farmland Preservation District to A-2, General Agriculture District.

**Item II. Applicant:** Ron Bahn & Mark and Anne Kasuboski **Site:** W404 W. Hillside Rd **Request:** Rezone +3 acres from A-1, Farmland Preservation District to R-4, Rural Residential District.

*On March 18, 2021 the full text of the Notice of Public Hearing was published in Berlin Journal Newspapers and is available for viewing at the Berlin Journal, at [www.co.green-lake.wi.us](http://www.co.green-lake.wi.us), at [www.wisconsinpublicnotice.org](http://www.wisconsinpublicnotice.org) and the public meeting notices board at the Green Lake County Court Government Center.*

*Publish: March 25, 2021*

## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

April 1, 2021

### ITEM I: ZONING CHANGE

**OWNER:**

Dornfeld Farms- Michael Dornfeld

**APPLICANT:**

Matthew and Jocelyn Dornfeld

**REQUEST:** The applicant is requesting a zoning change from A-1, Farmland Preservation District to A-2, General Agriculture District, ±15.8 acres.

**PARCEL NUMBER / LOCATION:** The affected parcel number is 012-00602-0000, located in the NW ¼ of the NW ¼ of Section 31, T14N, R12E, Town of Manchester. The site proposed for zoning change is located at West of Inglehart Rd. and South of County Road GG.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the subject parcel is A-1, Farmland Preservation District. The lands to the east and north are all zoned A-1. There is one property to the North that is zoned R-4. All the lands to the west are unzoned. All the surrounding properties appear to be mostly be used for agricultural crops and woods. The proposed property does fall under the Shoreland Zoning Ordinance, but is not under the Floodplain Zoning Ordinance

**ADDITIONAL INFORMATION / ANALYSIS:**

Currently this parcel is split by Inglehart Rd. On the East side of the road the land is farmed. On the west side of the road the land is all used as a forest. The proposed parcel will be all the land that is to the west of Inglehart Rd. There also is an unnamed stream that runs through the current and proposed parcel and flows into the Fox River. Most of the proposed parcel is covered by ravines and has 15%-40% slopes on most the parcel.

The **Soil Survey of Green Lake County** has grouped soil types based on their ability to grow crops, and takes into account the damage that could result when these soils are used. There are eight capability classes that indicate the amount of limitations that a soil has. There are eight different types of soils on this proposed parcel. Two soil types are Class II soils that have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Class II soils occupy ±0.92 acres. There are four soils on this property that fall under soil type III which are defined as soils having severe limitations that reduce the choice of plants, require special conservation practices, or both. Class III soils occupy ± 4.59 acres. There is one soil type which falls under Class IV soils which have very severe limitations that reduce the choice of plants, require very careful management, or both. Class IV soils occupy ± 6.28 acres. There is also one soil that is Class VIII, these soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife habitat, or water supply, or to esthetic purposes. Class VIII soils occupy 3.78 acres. The limitations with the soils on

this property are related to a risk of erosion and runoff due to the steep slopes and ravines on this property.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **Most of the proposed parcel is influenced heavily by steep slopes and ravines that limit the ability of the existing soils to support any type of agricultural crop. Of the 15.8 acre proposed parcel only 0.92 acres are classified as Class II soils which are good for agriculture. The rest of the acreage would be best used as woodlands or wildlife habitat or would require very careful conservation methods to be used effectively.**
- b) **The rezoning is consistent with any applicable comprehensive plan. The proposed rezone is consistent with the county's comprehensive plan as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county. Section 350-28 of the County Zoning Ordinance states that the A-2, General Agriculture district is intended to preserve and enhance land for agricultural uses. Although this land may not be suitable for row crops it could still be used agriculturally thought forest management or other less intensive uses.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture...without damaging the economic and social environment or the natural resources...** Due to A-2's uses being agricultural lands and uses, it is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, **substantially consistent with the county's certified Farmland Preservation Plan.**
- d) **The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. The A-2, General Agriculture District is intended to provide for agricultural use and development.**

**TOWN OF MANCHESTER:** The Town did not object to and approved of the rezone request.

Please type or use black ink

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

**GENERAL APPLICATION**

Fee \$375 (not refundable) Date 1/25/2021

Zone Change from A1 to A2

Conditional Use Permit for \_\_\_\_\_

Other \_\_\_\_\_

**PROPERTY OWNER / APPLICANT**

Name Dornfeld Farms INC Michael Dornfeld

Mailing Address W4438 County Rd GG

Phone Number (920)369-8489

Signature *Michael Dornfeld* Date 1-25-21

**AGENT IF OTHER THAN OWNER**

Name Matthew & Jocelyn Dornfeld

Mailing Address W1641 County Line Rd

Phone Number (920)204-5033

Signature *Matthew Dornfeld* Date 1-25-21

**PROPERTY INFORMATION**

Town of Manchester Parcel Number 012-00602-0000 Acres 40

Lot \_\_\_ Block \_\_\_ Subdivision \_\_\_\_\_

Section 31 Town 14 North Range 12 East

Location of Property N489 Inglehart Rd Cambria WI, 53923

Legal Description NW 1/4 of the NW 1/4 SEC 31

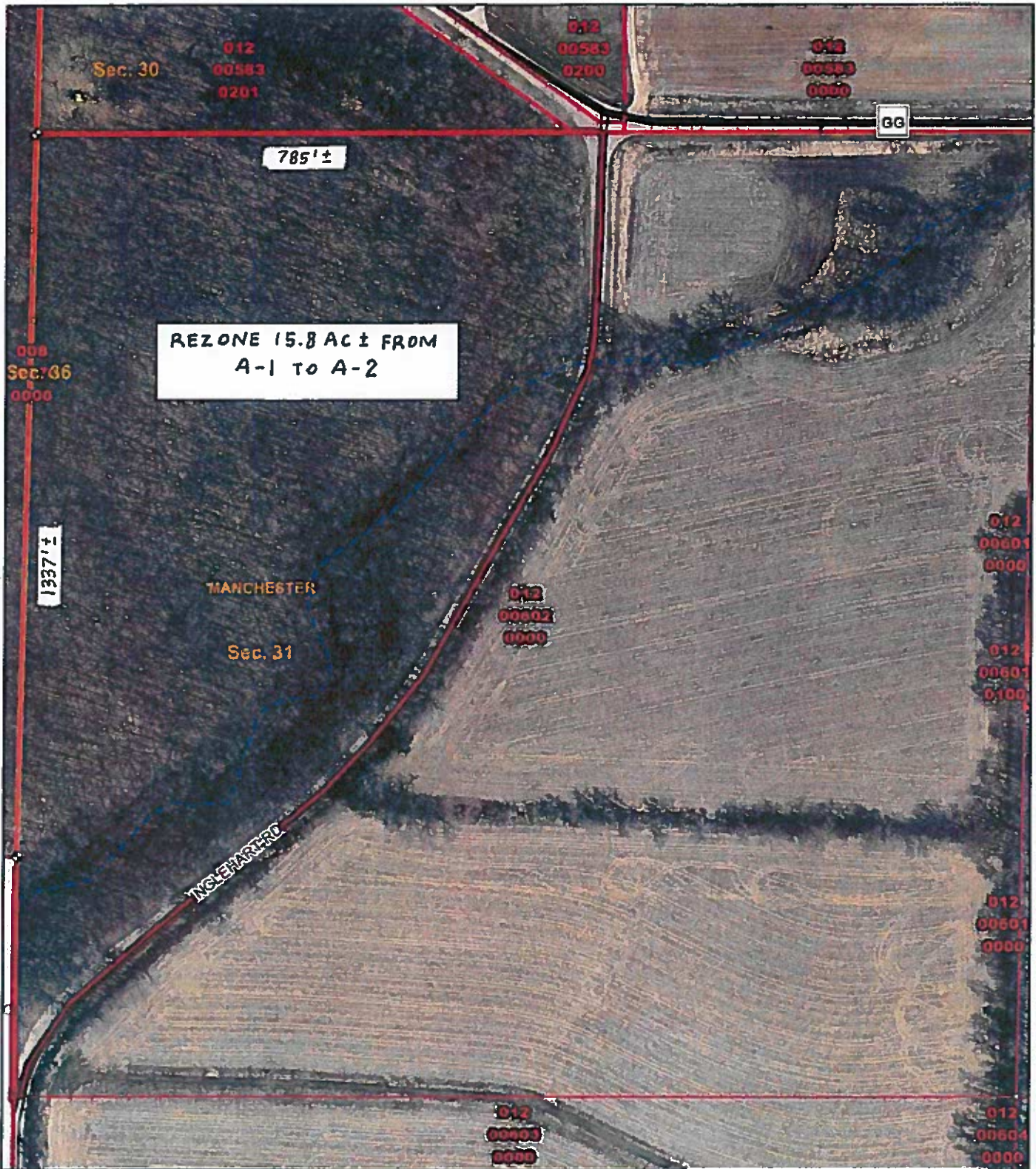
Current Zoning Classification A1 Current Use of Property Vacant Wood Lot

Detailed Description of Proposed Use Looking to rezone about 15 acres to A2, from the 40 acre square, to build a house, and an ag shed, this acreage is all woods and deep ravines, this acreage is not suitable for farming.

**PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION**

Fees: Zone Change \$375  
Conditional Use Permit \$375.00





REZONE 15.8 AC ± FROM  
A-1 TO A-2

MANCHESTER  
Sec. 31

INGLEHART RD

Green Lake County

1 inch = 189 feet

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

**Dornfeld Farms Inc Rezone Exhibit**  
Green Lake County, WI

Time: 4:21:19 PM  
Date: 1/28/2021

Note: Rezone from A-1 to A-2

**DESCRIPTION: THAT PART OF THE NW1/4 - NW1/4, SEC. 31, T14N, R12E, TOWN OF MANCHESTER LYING NORTH & WEST OF INGLEHART ROAD.**





**TOWN BOARD ACTION**  
REZONE

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Manchester, County of Green Lake, took the following action on –  
(Date) FEBRUARY 16, 2021.

**Owner/Applicant:** Dornfeld Farms, Inc., Michael Dornfeld

**Site Location:** N489 Inglehart Rd, Cambria, WI 53923

**General legal description:** Parcel #012-00602-0000, described as part of the NW1/4 of the NW1/4 of Section 31, Town 14 North, Range 12 East, Town of Manchester, ±15 acres. **Request:** Rezone ±15 acres from A-1, Farmland Preservation District to A-2, General Agriculture District. To be identified by certified survey map.

**Planned public hearing date for the above requests:** April 1, 2021

**Town Does Not object to and Approves of request**

**No action taken**

**Objects to and requests denial of request**

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

- Reason(s) for objection:

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Corrine Krueger, Clerk  
Town Representative

2/16/2021  
Date Signed

**NOTES:** \_\_\_\_\_

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**Please return this form to the Land Use Planning & Zoning Office by: March 12, 2021**

# LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

April 1, 2021

## ITEM II: ZONING CHANGE

**OWNER:**

Bahn Farms Inc. & Mark and Anne Kasuboski

**APPLICANT:**

Ronald Bahn & Mark Kasuboski

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

**PARCEL NUMBER / LOCATION:** The affected parcel numbers are 002-00470-0100 & 002-00470-0200, located in the SW quarter of Section 25, T17N, R13E, Town of Berlin. The site proposed for the zoning change is located at W404 W Hillside Rd.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the parcels referenced above are A-1, Farmland Preservation District. The lands surrounding this parcel are also zoned A-1, Farmland Preservation District. The parcels referenced above are outside of shoreland, wetland, and floodplain jurisdiction.

**ADDITIONAL INFORMATION / ANALYSIS:** Parcel 002-00470-0100 is used residentially, is ±1.5 acres in size and therefore nonconforming to the A-1 zoning district's 8 acre minimum area requirement. Consequently, the zoning ordinance severely restricts the owner's ability to develop their property. Parcel 002-00470-0200 is being used agriculturally, is 30 acres in size, and is conforming to the A-1 District's size requirement. If the proposed rezone is approved, ±1.6 acres of parcel -0200 will be combined with parcel -0100 (±1.5 acres) to create a code-compliant ±3.1 acre parcel. Additionally, the application indicates that the buildings on the -0200 parcel are dilapidated and no longer functional.

The soils on this property fall between class II which is defined as "soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices" and class III which is defined as "soils have severe limitations that reduce the choice of plants, require special conservation practices, or both." Typically soils with a class III or above have a better use outside of agriculture. Approximately 90% of the proposed Lot 1 is a class II soil the other 10% being class III. See soil details below:

Plano silt loam (PnB), 2 to 6 percent slopes occupy approximately 90% of the parcel. According to **Soil Survey of Green Lake County, Wisconsin** this soil is suitable for all the farm and vegetable crops commonly grown in the county. St. Charles silt loam (ScC2), 6 to 12 percent slopes occupy the remaining 10% of the parcel. This soil type with proper management is suited to all of the farm crops commonly grown in the county.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **It is also clear that the soils found on the subject properties are able to grow all farm crops commonly found in the County with some management.**

However, the Kasuboski parcel has been developed and has value as a rural residence and would not be demolished so the land could be used agriculturally. The subject portion of the Bahn Farms parcel maintains worthless buildings, but it also contains a mature tree windbreak that borders the Kasuboski parcel to the north, east and west. If these lands were cleared and tilled the value of the Kasuboski parcel would be irreparably diminished. Furthermore, the Kasuboski's may choose to repair the dilapidated buildings or construct new buildings on these added lands. It could be argued that the lands associated with the proposed parcel are better suited to the Kasuboski's rural residential use than the uses allowed in the Farmland Preservation District.

- b) The rezoning is consistent with any applicable comprehensive plan. The proposed rezone is consistent with the county's comprehensive plan as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county. Section 350-41 of the County Zoning Ordinance states that the R-4 district is intended to provide for limited rural residential use development, require a large residential lands area to maintain the rural character, and to accommodate uses that are not urban in nature. Had the request been for R-1, Single-family Residence District, with its associated higher density and land use conflict, as well as access to services conflicts, that request would be inconsistent with the comprehensive plan.
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture...without damaging the economic and social environment or the natural resources... Due to R-4's uses being complimentary and not in conflict with agricultural lands and uses, it is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the county's certified Farmland Preservation Plan.
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also require a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.

**TOWN OF BERLIN:** An Action Form requesting the Town's input related to this zoning change request was mailed to the Town Clerk. At their March 15th meeting the Town Board **did not** object to and **did** recommend approval of this request.



Please type or use black ink

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

GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date 2-3-21

Zone Change from AL to R4

Conditional Use Permit for \_\_\_\_\_

Other \_\_\_\_\_

PROPERTY OWNER / APPLICANT (1)

Name Mark and Anne Kasuboski

Mailing Address W404 West Hillside Rd, Berlin 54923

Phone Number 920 361 1884

Signature Mark Kasuboski Date 2-3-21

PROPERTY OWNER / APPLICANT (2)

Name BAHN FARMS, INC

Mailing Address 2039 RABBIT TRAIL RD, RIPON, WI 54971

Phone Number 920-570-3296

Signature Ronald Bohn, PRES Date 2-2-2021

PROPERTY INFORMATION

Town of BERLIN Parcel Number(s) 002.004700100

Acres 1.590 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Section 25 Town 17 North Range 13 East

Location of Property W404 West Hillside Rd

Legal Description Lot 1, CSM 3192V17

Current Zoning Classification AL Current Use of Property Residential

Detailed Description of Proposed Use Residential

↳ Currently has derelict buildings

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

PZZ-311 (12/03)

This request, if approved will bring this non-conforming parcel into compliance with Green Lake Co. regulations and ordinances.

The original intent of this request was to consolidate the former farm buildings into the <sup>residential</sup> parcel and at the same time increase the size of the parcel to the required minimum of 3.0 acres. When I <sup>initially</sup> contacted the Land Use office about this

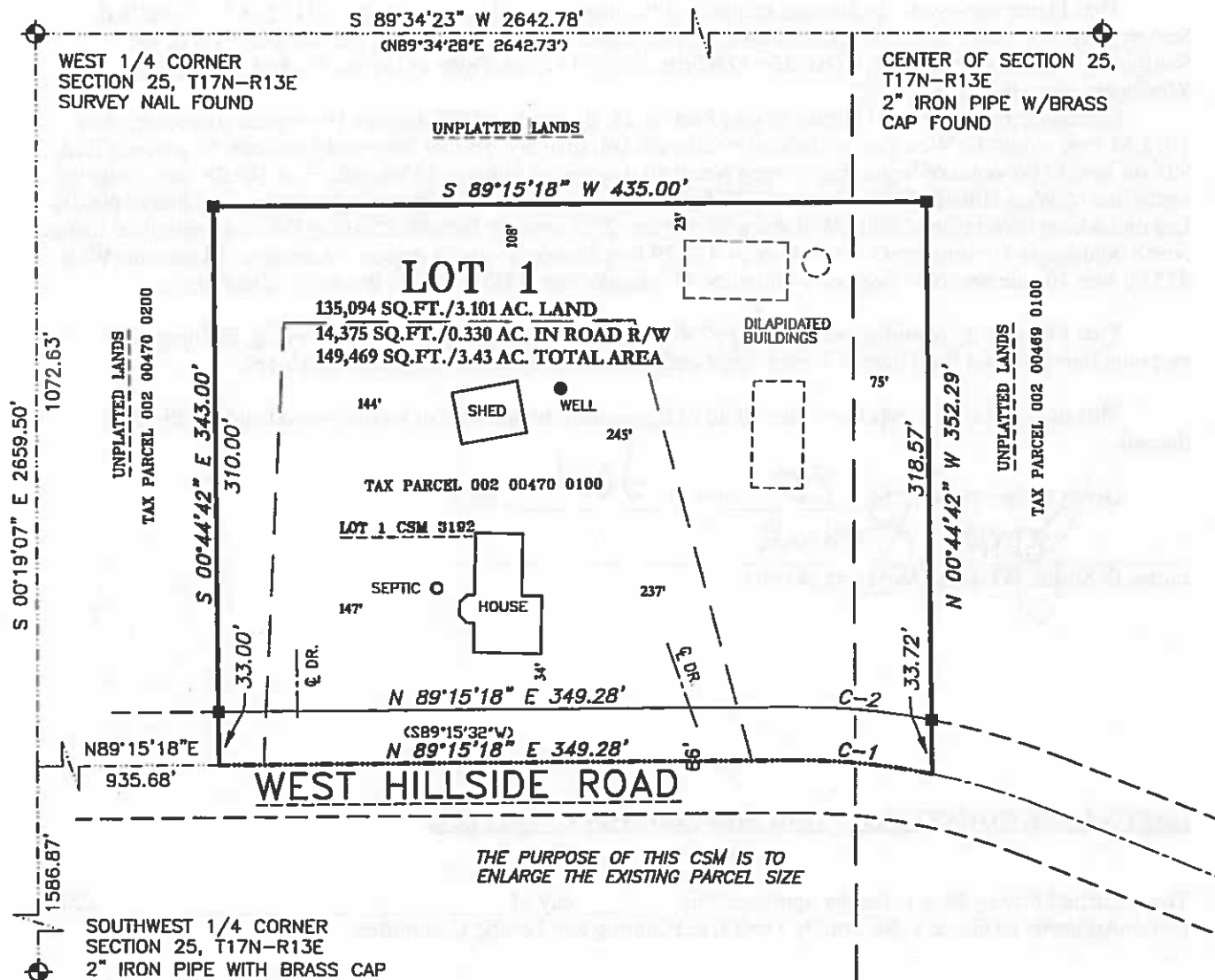
request, Mr. Kirkman discovered that the August, 2018 <sup>rezoning from A1 to R4</sup> ~~request~~ <sup>action</sup>, requested by the county and concurred with by the landowner, had never been processed by the County. This new action, if approved, will remedy that.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3192,  
AND PART OF THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4, AND PART OF THE NORTHEAST 1/4  
OF THE SOUTHWEST 1/4, ALL IN SECTION 25,  
TOWNSHIP 17 NORTH, RANGE 13 EAST, TOWN OF  
BERLIN, GREEN LAKE COUNTY, WISCONSIN.

OWNER:  
BAHN FARMS, INC.  
2039 RABBIT TRAIL  
RIPON, WI 54971  
ROBERT BAHN

OWNER & SURVEY FOR:  
MARK KASUBSKI  
W404 W. HILLSIDE ROAD  
BERLIN, WI 54923

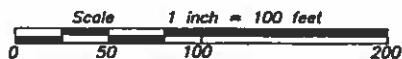


Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	400.00'	012°22'29"	86.39'	S 84°33'27.5" E	86.22'	N 78°22'13" W	S 89°15'18" W
2	433.00'	011°25'06"	86.29'	S 85°02'09.0" E	86.15'	N 79°19'36" W	S 89°15'18" W



**LEGEND**

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- ⊕ GOVERNMENT CORNER FOUND
- ( ) RECORDED AS



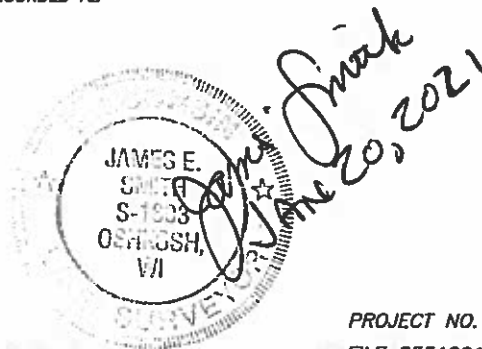
BEARINGS ARE REFERENCED TO THE GREEN LAKE COUNTY COORDINATE SYSTEM OF 1983(1991) IN WHICH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, BEARS S00°19'07"E

**Martenson & Eisele, Inc.**



101 West Main Street  
Omro, WI 54963  
www.martenson-eisele.com  
P 920.685.6240 F 920.685.6340

Planning  
Environmental  
Surveying  
Engineering  
Architecture



PROJECT NO. 0-2551-001  
FILE 2551001CSM SHEET 1 OF 3

This instrument was drafted by: DSL

# TOWN BOARD ACTION

REZONE

Dear Land Use Planning and Zoning Committee:

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

(Date) March 15, 2021

**Owners:** Bahn Farms, Inc., Ron Bahn  
Mark & Anne Kasuboski

**Site Location:** W404 West Hillside Road, Berlin, WI 54923

**General legal description:** Parcels #002-00470-0100, #002-00470-0200 and #002-00469-0100, located in the SW1/4 of Section 25, Town 17 North, Range 13 East, Town of Berlin, +3 acres. **Request:** Rezone +3 acres from A-1, Farmland Preservation District to R-4, Rural Residence District. To be identified by certified survey map.

**Planned public hearing date for the above requests:** April 1, 2021

**Town Does Not object to and Approves of request**

**No action taken**

**Objects to and requests denial of request**

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

- Reason(s) for objection:

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Brenda Mueckley  
**Town Representative**

3/15/2021  
**Date Signed**

**NOTES:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Please return this form to the Land Use Planning & Zoning Office by: March 12, 2021**