



# 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, June 3rd, 2021:**

Packet Pages:

- 2            Agenda
- 3-4         Draft meeting minutes from May 6th, 2018
- 5-7         Monthly financial reports for April 2021
- 8-10        Permit reports
- 11-12      Violation reports
- 13-14      Public hearing notice
  
- 15-20      **Item I: Owners/Applicants:** Verla Jean Schulz Site Location: N363 Schulz Road **General legal description:** Parcel 012-00694-0500, described as lands located in the NW1/4 of Section 36, Town 14 North, Range 12 East, Town of Manchester **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.**

*Land Use Planning & Zoning Committee  
Meeting Notice*

*Date: June 3, 2021 Time: 4:30 PM  
Location: Government Center, County Board Room, 571 County Road A, Green Lake WI*

**AGENDA 06/03/2021**

**Committee Members**

*Curt Talma,  
Chairman*

*Bill Boutwell*

*Chuck Buss*

*Don Lenz*

*Harley Reabe*

*Keith Hess,  
Alternate*

*Karen Werlein,  
Secretary*

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Approval of Minutes:5/6/2021
5. Department activity reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
6. Staff update – Introduce Karen Werlein, Land Use Coordinator
7. Discuss eliminating “Dog Breeding Facilities” as a use allowed in Ag Zoning Districts
8. Public Hearing: (Not to begin before 5:00 PM)

**Item I: Owner/Applicant:** Verla Jean Schulz **Site Location:** N363 Schulz Road **General legal description:** Parcel 012-00694-0500, described as lands located in the NW1/4 of Section 36, Town 14 North, Range 12 East, Town of Manchester **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
9. Future committee activities
    - a. Future agenda items
    - b. Meeting date: July 1, 2021

10. 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/92662611239?pwd=eFBYNXRjcGx5N3lFMmQ5QWlZT1FYQT09>

Or by phone for audio

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

Meeting ID: 926 6261 1239

Passcode: 291269

Kindly arrange to be present, if unable to do so, please notify our office. Sincerely, Matt Kirkman, Director

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, May 6, 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: **Don Lenz, Harley Reabe, Curt Talma, Bill Boutwell, Chuck Buss**

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 (Lenz/Buss)* to approve the minutes of the April 1, 2021 meeting with no additions or corrections. Motion carried with no negative vote.

**DEPARTMENT ACTIVITY REPORTS**

**a. Financial reports**

Director Matt Kirkman reviewed the revenues and expenses through March.

**b. Permits**

Director Matt Kirkman updated the committee on all permit applications received in March. He also gave an overview of land use permits issued to the towns within Green Lake County.

**c. Violations**

Director Matt Kirkman reported on the land use and POWTS violations currently on file. Discussion held with Corporation Counsel Dawn Klockow on the citation process.

**STAFF UPDATE – LAND USE COORDINATOR**

Director Matt Kirkman stated the Land Use Coordinator position has been filled and the new person will start employment on May 17, 2021. Discussion held regarding possible intern position.

**PRIVATE GREENHOUSES IN R-1, SINGLE FAMILY RESIDENCE DISTRICT**

Director Matt Kirkman led the discussion regarding a possible amendment to the zoning ordinance in regard to greenhouses allowed in R-1, single family residential districts. Kirkman provided a PowerPoint of various greenhouse styles, both used and abandoned. He stated that his department has received 3 requests for this in the last 17 years.

*Motion/second (Boutwell/Reabe)* to postpone indefinitely. Motion carried with no negative vote.

**FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items** – 5 conditional use permit requests in June. Boutwell stated he will be unavailable for the July 1 meeting.

**b. Next meeting date – June 3, 2021**

**ADJOURN**

Chair Talma adjourned the meeting at 5:03 PM.

**Respectfully submitted,**

**Liz Otto  
County Clerk**

DRAFT

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

FEES RECEIVED	APRIL				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	14	3,350	31	11,050	32	8,200	61	\$ 21,300	\$ 40,000	53%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	11	3,025	16	4,295	30	8,290	30	\$ 8,215	\$ 26,000	32%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	-	-	-	\$ -	5	9,600	4	\$ 8,200	\$ 15,300	54%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	2	750	2	750	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	-	\$ -	2	\$ 750	2	\$ 750	\$ 1,875	40%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	-	-	3	1,125	2	750	5	1,875	-	-
Conditional Use Permits	-	-	2	750	1	375	5	1,875	-	-
Variance	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	5	\$ 1,875	3	\$ 1,125	10	\$ 3,750	\$ 8,250	45%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	1	100	-	-	-	-
Fines & Forfeitures	2	2,200	-	-	8	3,400	1	111	-	-
<b>Total</b>	2	\$ 2,200	-	\$ -	9	\$ 3,500	1	\$ 111	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	8	1,470	3	870	17	3,060	8	1,725	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	-	1	9,500	9,500	
<b>Total</b>	8	\$ 1,470	3	\$ 870	17	\$ 3,060	9	\$ 11,225	\$ 16,000	70%
<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>										
	35	10,045	55	18,090	98	34,525	117	53,551	\$ 142,425	
									<b>Total</b>	<b>38%</b>

For 04/01/21 - 04/30/21

Expenditure Summary Report

FJEXS01A

Periods 04 - 04

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	20,983.76	72,721.68	236,278.32	23.53
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	1,531.13	5,950.56	17,690.44	25.17
21-100-10-53610-153-000 Ret. Employer Share	20,861.00	.00	1,416.40	5,529.01	15,331.99	26.50
21-100-10-53610-154-000 Health Insurance	50,590.00	.00	4,215.68	17,663.32	32,926.68	34.91
21-100-10-53610-155-000 Life Insurance	276.00	.00	23.01	92.04	183.96	33.35
21-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	600.00	1,850.00	7,650.00	19.47
21-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	-56.20	-56.20	356.20	-18.73
21-100-10-53610-225-000 Phone Service	576.00	.00	73.44	147.92	428.08	25.68
21-100-10-53610-242-000 Print Management	300.00	.00	17.69	38.62	261.38	12.87
21-100-10-53610-307-000 Training	750.00	.00	.00	196.73	553.27	26.23
21-100-10-53610-310-000 Office Supplies	650.00	.00	.00	174.99	475.01	26.92
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	224.75	525.25	29.97
21-100-10-53610-320-001 Publications-PZ Public Hearing	2,750.00	.00	.00	652.00	2,098.00	23.71
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	100.00	.00	100.00
21-100-10-53610-330-000 Travel	750.00	.00	.00	8.00	742.00	1.07
21-100-10-53610-352-000 Vehicle Maintenance	638.00	.00	.00	58.94	579.06	9.24
<b>53610 Code Enforcement</b>	<b>423,987.00</b>	<b>.00</b>	<b>28,804.91</b>	<b>105,352.36</b>	<b>318,634.64</b>	<b>24.85</b>
<b>10 Land Use Planning and Zoning</b>	<b>423,987.00</b>	<b>.00</b>	<b>28,804.91</b>	<b>105,352.36</b>	<b>318,634.64</b>	<b>24.85</b>

GREEN LAKE COUNTY

For 04/01/21 - 04/30/21

Revenue Summary Report

FJRES01A

Periods 04 - 04

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	11,050.00	21,250.00	18,750.00	53.13
21-100-10-44400-001-000 BOA Public Hearing	1,875.00	.00	375.00	1,500.00	20.00
21-100-10-44400-002-000 PZ Public Hearing	8,250.00	1,875.00	3,375.00	4,875.00	40.91
21-100-10-44409-000-000 Non-Metallic Mining	15,300.00	.00	10,800.00	4,500.00	70.59
21-100-10-44410-000-000 Sanitary Permits	26,000.00	4,295.00	8,365.00	17,635.00	32.17
21-100-10-45110-000-000 Fines & Forfeitures	.00	.00	-59.00	59.00	.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	870.00	1,890.00	4,610.00	29.08
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	18,090.00	45,996.00	86,929.00	34.60

**Land Use Permits: 4/1/2021 - 4/30/2021**

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
12808	002006060201	Berlin	No Address Available	04/07/2021	04/07/2021	BOYS & GIRLS CLUB OF THE TRI COUNTY AREA INC	\$23,910	Land Use	Accessory Structure - Fence	Wire fence with wood posts		
12831	002001310200	Berlin	N9205 32ND DR	04/27/2021	04/27/2021	JOSEPH HOPPA	\$25,000	Land Use	Accessory Structure - Storage Buildings	Carport / hoop house	Accessory Structure - Storage Buildings	storage building / "shed"

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
12780	004010740000	Brooklyn	W3191 ORCHARD AVE	02/17/2021	04/23/2021	COOPER FAM LLC	\$2,000,000	Land Use	Principal Structure - Single Family	SFD with 6 bedrooms and attached garage. Average height is 32' 10"	Accessory Structure - Attached Deck/Patio	Terrace attached to house
12814	004021390000	Brooklyn	W2455 EAGLES ROOST LN	04/13/2021	04/21/2021	MICHAEL CHITTERO	\$395,000	Land Use	Accessory Structure - Attached Deck/Patio	Deck attached to south side of home	Accessory Structure - Attached Deck/Patio	Deck attached to west side of home
12818	004013030000	Brooklyn	No Address Available	04/15/2021	04/23/2021	SCOTT KRUEGER	\$290,000	Land Use	Accessory Structure - Attached Deck/Patio	Attached deck	Additions / Alterations - Addition/Alteration to Principal Structure	Covered Porch

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
12807	006007380100	Green Lake	W2936 KAHL RD	04/06/2021	04/06/2021	TAMARA KNARR TRUST	\$1,000,000	Land Use		approximately 167' long		Parking Pad
12811	006010221103	Green Lake	No Address Available	04/09/2021	04/21/2021	THOMAS ZACHARSKI RUEPING	\$725,138	Land Use	Principal Structure - Single Family	3-bedroom home with attached garage, deck (14' x 40'), and front porch (16' x 7')	Accessory Structure - Stairs/Walkway	78sqft total paved pathways
12813	006012940100	Green Lake	N2906 S KEARLEY RD	04/13/2021	04/13/2021	KATHLEEN DELLEMAN	\$3,000	Land Use	Accessory Structure - Stairs/Walkway	Walkway on the lake side is 6.5ft at its widest point but gets as small as 4ft	Accessory Structure - Stairs/Walkway	Walkway on the street side
12836	006015840000	Green Lake	W2016 TULETA HILL RD	04/30/2021	04/30/2021	RYAN WESTERGAARD	\$10,000	Land Use	Accessory Structure - Attached Deck/Patio	Replacing the old attached deck. Approximately 3.5' above grade for a height.		
12817	006010530000	Green Lake	W1336 SPRING GROVE RD	04/15/2021	04/19/2021	TAMAS DRAVICZKI	\$60,000	Land Use	Accessory Structure - Detached Garage			Garage apron connecting to existing driveway and will be 950sqft
12823	006007921100	Green Lake	W3192 COUNTY ROAD K	04/19/2021	04/23/2021	LAURA KRAJEWSKI	\$116,000	Land Use	Accessory Structure - Retaining Walls	Retaining wall that wraps around home (see site plan)		
12826	006020280000	Green Lake	N4267 CHEROKEE CT	04/21/2021	04/21/2021	JOHN QUADE	\$320,000	Land Use	Principal Structure - Single Family	3-bedroom 2 bath	Additions / Alterations - Addition/Alteration to Principal Structure	Screen porch
12828	006002610100	Green Lake	W541 CENTER RD	04/22/2021	04/22/2021	RICHARD R & COLLEEN E SCHROEDER	\$3,000	Land Use	Additions / Alterations - Addition/Alteration to Accessory Structure	Garage Addition		
12829	006018450000	Green Lake	W2267 SPRING LAKE RD	04/23/2021	04/23/2021	WADE SMITH	\$12,500	Land Use	Accessory Structure - Attached Deck/Patio	Attached deck that includes a 14' x 18' deck with two 4' x 5.25' stair sections and a 6' x 6' landing between the stairs	Accessory Structure - Attached Deck/Patio	Cement will be poured underneath the "footprint" of the deck, stairs, and landing
12834	006014320000	Green Lake	W2876 KAHL RD	04/28/2021	04/28/2021	MICHAEL PANTER TRUST	\$176,721	Land Use	Additions / Alterations - Addition/Alteration to Accessory Structure	Garage Addition	Additions / Alterations - Addition/Alteration to Principal Structure	Second Story Addition, Two Bedrooms, one Bathroom
12835	006010650000	Green Lake	W1325 SPRING GROVE RD	04/29/2021	04/29/2021	SOUTHSHORE TERRACE HOME OWNERS ASSOC INC	\$108,000	Land Use	Accessory Structure - Attached Deck/Patio	Attached Deck		Lot 42. Mobile home. 3-bedroom, 2-bath. Height will be less than 18ft. Width is 15' x 76' but they are called a 16' x 80'

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
12806	010000140100	Mackford	N2182 COUNTY ROAD Q	04/01/2021	04/05/2021	JILL BURMANIA	\$250,000	Land Use	Accessory Structure - Detached Garage	Garage	Principal Structure - Single Family	New House to Replace Existing House
12819	010006130000	Mackford	W2470 COUNTY ROAD AW	04/16/2021	04/16/2021	MATT BOELTER FARMS LLC	\$15,000	Land Use		Milk Chilling Room		

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
12809	012000440102	Manchester	No Address Available	04/07/2021	04/07/2021	JENNIFER KILLAM	\$20,000	Land Use	Accessory Structure - Storage Buildings	Shed		
12810	012001040000	Manchester	N2179 MARQUETTE RD	04/08/2021	04/08/2021	LINDA TROYER	\$15,000	Land Use	Accessory Structure - Accessory Structure	Wood Working Shop		
12815	012002870200	Manchester	W3409 S GATE RD	04/14/2021	04/14/2021	BRIAN LAGER	\$15,000	Land Use	Accessory Structure - Storage Buildings	Pole shed building for storage		
12833	012005070000	Manchester	W3039 CARTER RD	04/28/2021	04/28/2021	LUKE BOELTER REVOCABLE TRUST	\$127,000	Land Use	Additions / Alterations - Addition/Alteration to Principal Structure	Bathroom Addition	Additions / Alterations - Addition/Alteration to Accessory	Garage Addition
12832	012000130100	Manchester	W2816 COUNTY ROAD S	04/27/2021	04/27/2021	RYAN KRUEGER	\$25,000	Land Use	Additions / Alterations - Addition/Alteration to Accessory Structure	Garage Addition		
12830	012000400000	Manchester	No Address Available	04/26/2021	04/27/2021	MAM FARMS LLC	\$189,000	Land Use	Additions / Alterations - Addition/Alteration to Accessory Structure	Dry Cow Freestall Barn		
12822	012002390200	Manchester	N1542 STATE ROAD 73	04/16/2021	04/16/2021	VICKI JAHNKE	\$127,000	Land Use	Accessory Structure	Milking Center Addition		

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
12816	014005470000	Marquette	No Address Available	04/14/2021	04/14/2021	MARK RUBY TRUST	\$554,000	Land Use	Accessory Structure - Detached Garage	3,200 sqft detached garage	Principal Structure - Single Family	4-Bedroom home, 2,112 sqft
12825	014003390000	Marquette	W6548 PUCKAWAY RD	04/21/2021	04/21/2021	TAB A & JILL K BOESE	\$25,000	Land Use	Accessory Structure - Detached Garage	Pole shed / garage		

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
12801	016014130000	Princeton	W5592 OXBOW TRL	03/25/2021	04/19/2021	MIKE T & CHRISTINE L GOULET	\$285,000	Land Use	Additions / Alterations - Addition/Alteration to Principal Structure	Garage addition to existing home (744sqft)	Additions / Alterations - Addition/Alteration to Principal	Porch addition to South side of existing home
12812	016007890000	Princeton	W5913 STATE ROAD 23	04/12/2021	04/12/2021	DEREK CRIVELLO	\$900	Land Use		Parking Pad approximately 1,115sqft		
12820	016009030000	Princeton	W5529 RESORT LN	04/16/2021	04/16/2021	DANIEL L & LINDA S BRAUND	\$3,000	Land Use		Rip rap		
12821	016009030000	Princeton	W5529 RESORT LN	04/16/2021	04/16/2021	DANIEL L & LINDA S BRAUND	\$300	Land Use	Land Disturbing Activity - Filling	9,660 sqft of area to be gravel mixed with topsoil to provide a stiffer surface.		

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 Estimated Cost: \$7,208,669

## Sanitary Permits: 4/1/2021 - 4/30/2021

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202124015	004004400000	No Address Available	GREEN LAKE CAMP PROPERTIES LLC	04/01/2021	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	15 Campground Sites	280	100
202124016	010000140100	N2182 COUNTY ROAD Q	CHARLES BURMANIA, JILL BURMANIA	04/05/2021	Reconnect	Mound	Ben Kinas	3 Bedroom House	280	0
202124017	004013030000	No Address Available	SCOTT KRUEGER, DARLENE KRUEGER	04/08/2021	Reconnect	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	2 Bedroom House	280	0
202124018	004009830100	No Address Available	DAVID Z & JUDITH L ARAWINKO TRUST	04/09/2021	New System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer	3 Bedroom House	280	100
202124019	018005570200	N7117 BLACK CREEK RD	JULIE HENSCHER CHASE	04/12/2021	New System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer	3 Bedroom House	280	100
202124020	016008860000	W5441 BEND RD	SHERYL MCCABE	04/12/2021	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Ben Kinas	3 Bedroom House	150	0
202124021	206010750000	550 LESKEY ST	KASANDRA DISTERHAFT	04/13/2021	New System	Mound	Ben Kinas	4 Bedroom House	280	100
202124022	014005470000	No Address Available	MARK RUBY TRUST	04/14/2021	New System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	4 Bedroom House	280	100
202124023	012006020000	N489 INGLEHART RD	DORNFELD FARMS INC	04/14/2021	New System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer	4 Bedroom House	280	100
202124024	016014130000	W5592 OXBOW TRL	MIKE T & CHRISTINE L GOULET	04/15/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	4 Bedroom House	280	100
202124025	002006880100	N7702 COUNTY ROAD F	ROBERT BAHN	04/20/2021	New System	Holding Tank	Ben Kinas	Pole Building Bathroom	355	100
202124026	004005570101	No Address Available	GORDON WORCHEL	04/22/2021	New System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	3 Bedroom House	280	100
202124027	014007190000	No Address Available	SHARON JAHNKE	04/23/2021	New System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer	3 Bedroom House	280	100
202124028	004010190000	N6146 N LAWSON DR	MICHAEL PUGLISI	04/26/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	5 Bedroom House	280	100
202124029	008004260000	W7154 SUNNY KNOLL RD	LEVINE WETLEY, ANN WETLEY	04/26/2021	Reconnect	Conventional (Non-Pressurized In-Ground)	Ben Kinas	3 Bedroom House	280	0
202124030	004003190200	W1049 STATE ROAD 23 49	RADENE BENZ	04/26/2021	Addition/Modification	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	2 Bedroom House	150	0
<b>Total:</b>									4295	1100

\* 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

**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
2001280100	N9259 32ND DR	TERRENCE DUCKET	12796	Vehicles/Junk	Update: 4-19-2021. The findings were that the tire/wheel/rim pile was removed from the property but the materials pile (associated with a contractors yard/shop) were still present as well as approximately 5 unlicensed/unregistered or inoperable vehicles.	3/17/2021

**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	To Receive updated letter in May
004002320000	N6698 COUNTY ROAD PP	BENNETT GLEN J & CAROLYN M		281 POWTS Failure	Possible cesspool.	Have New Permit- Expires 10/8
014001720000	W5156 PINE RD N	HEINECKE RANDAL R ET AL		26724 POWTS Failure	Tank Failure	To Receive updated letter in May
014002350000	W5621 PINE RD S	SCHULTZ NATHAN E		1969 POWTS Failure	Tank Failure	To Receive updated letter in May
014008340000	W4052 COUNTY ROAD H	NOWATZSKI KATHY A		1424052 POWTS Failure	Tank Failure	To Receive updated letter in May
016008010300	N5591 LOCK RD	CALAMITA TAMI LYNN		37516 POWTS Failure	Surface Discharge of Effluent	Have New Permit- Expires 7/11
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	To Receive updated letter in May
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- Expires 12/26
014005330000	N3946 STATE ROAD 73	WHITE KELLY L & DIANE		264853 POWTS Failure	Surface Discharge of Effluent	To Receive updated letter in May
016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL		26752 POWTS Failure	Tank Failure	To Receive updated letter in May
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- Expires 12/26

## 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, June 3, 2021, at 5:00 p.m.** to consider the following requests:

**Item I: Owner:** Verla Jean Schulz **Site location:** N363 Schulz Rd **General legal description:** Parcel 012-00694-0500, described as lands located in the NW1/4 of Section 36, Town 14 North, Range 12 East, Town of Manchester **Request:** Rezone +3.0 acres from A-1, Farmland Preservation District to R-4, Rural Residential District.

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: May 20, 2021*

## SUMMARY NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in #0902 of the Government Center, 571 County Road A, Green Lake, WI, on **Thursday, June 3, 2021, at 5:00 p.m.** to consider the following:

**Item I: Owner:** Verla Jean Schulz **Site:** N363 Schulz Rd **Request:** Rezone +3.0 acres from A-1, Farmland Preservation District to R-4, Rural Residential District.

*On May 20, 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: May 27, 2021*

## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

June 3, 2021

### ITEM I: ZONING CHANGE

**OWNER:**

Verla J. Schulz

**APPLICANT:**

Same

**REQUEST:** The applicant is requesting a zoning change from A-1, Farmland Preservation District to R-4, Rural Residential District, +3.0 acres.

**PARCEL NUMBER / LOCATION:** The affected parcel number is 012-00694-0500, located in the NW $\frac{1}{4}$  of Section 36, T14N, R12E, Town of Manchester. The site proposed for zoning change is located at N363 Schulz Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of the subject parcel is A-1, Farmland Preservation District. It is located west of State Road 73 near Lake Maria. The lands surrounding this parcel are all zoned as A-1 and are used agriculturally. The property falls within jurisdiction of the Shoreland Zoning Ordinance.

**ADDITIONAL INFORMATION / ANALYSIS:** Currently the parcel is being used as a residential property with a small horse pasture to the east of the house and the remaining vast majority being wooded. The newly proposed +3.0 acre parcel would contain the existing house and the woods southwest of the creek.

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 soil's limitations.

There are three main types of soils on the property. The first type of soil is Plano silt loam (PnA), 0 to 2 percent slopes and occupies  $\pm 0.4$  acres. This **Type 1** soil is nearly level with slow runoff and has few limitations. This soil is suitable for all the farm and vegetable crops commonly grown in the county. It can be cropped intensively if properly managed. The second type is Ossian silt loam (Os), nearly level and occupies  $\pm 1.4$  acres of the proposed property. This **Type 2** soil has slow runoff and is likely to have water ponded during wet seasons or after heavy rain. Where properly managed, this soil is suitable for certain vegetable crops. Where drained, acreage is used for most of the farm crops commonly grown in the county. Undrained areas are used for wetland wildlife habitat or unimproved pasture. The third type is Griswold silt loam (GrC2), 6 to 12 percent slopes and occupies  $\pm 1.2$  acres of the proposed property. This **Type 3** soil has medium runoff and the hazard for erosion is moderate. With proper management, this soil is suited to all 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. **More than 87% of the lands that are subject to this rezone request are either erodible soils that are sloped to an adjacent stream or are not capable of being used agriculturally as they are next to a stream. The remaining PnA (Type 1) soils, that are occupied by the owner's dwelling, driveway and front yard, are also isolated from any other ag lands. These +3 acres appear to be better suited to non-agricultural uses.**
- 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 land area to maintain the rural character, and to accommodate uses that are not urban in nature.**
- 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..." There are no impacts to the integrity and viability to county agriculture through this rezone. Therefore the rezone request is 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 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 3-31-21

Zone Change from A-1 to R-4

Conditional Use Permit for N/A

Other N/A

**PROPERTY OWNER / APPLICANT**

Name VERLA JEAN SCHULZ

Mailing Address N363 SCHULZ RD, RANDOLPH, WI 53956

Phone Number (920) 398-3095

Signature *Verla Jean Schulz* Date 3-31-21

**AGENT IF OTHER THAN OWNER**

Name SAME AS OWNER

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY INFORMATION**

Town of MANCHESTER Parcel Number 012-00694-0500 Acres 29.76

Lot — Block — Subdivision N/A

Section 36 Town 14 North Range 12 East

Location of Property N363 SCHULZ ROAD

Legal Description PART OF THE NW1/4-NW1/4, SEC 36. SEE ATTACHED  
LEGAL DESCRIPTION OF "PARCEL B" OF PLAT OF SURVEY DATED  
DEC. 13, 2018

Current Zoning Classification A-1 Current Use of Property RESIDENTIAL  
USE FOR EXISTING HOME AT N363 SCHULZ RD

Detailed Description of Proposed Use PROPOSED USE IS TO REMAIN RESIDENTIAL.  
REQUEST IS TO SEPARATE THE HOUSE WITH 3 ACRES (NET) FROM  
A LARGER LAND AREA. THE REMNANT PARCEL TO BE ACQUIRED  
BY OWNER'S GRAND DAUGHTER.

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

Fees: Zone Change \$375  
Conditional Use Permit \$375.00  
Variance \$375.00  
Special Exception \$375.00



Green Lake County  
 1 inch = 100 feet  
 Geographic Information System (GIS)  
<https://gis.co.green-lake.wi.us/>

**Schulz Rezone Request, Town of Manchester**  
 Green Lake County, WI

Time: 2:07:27 PM  
 Date: 3/26/2021

Note: Request to rezone 3 acres net from A-1 to R-4 for the purpose of dividing off the house from a larger land area.





# 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) April 12, 2021.

**Owner/Applicant:** Verla Jean Schulz

**Site Location:** N363 Schulz Rd, Randolph, WI 53956

**General legal description:** Parcel #012-00694-0500, located in the NW1/4 of Section 36, Town 14 North, Range 12 East, Town of Manchester. **Request:** Rezone +3.0 acres from A-1, Farmland Preservation District to R-4, Rural Residential District.

**Planned public hearing date for the above requests:** June 3, 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 Kuegel, Clerk  
**Town Representative**

4/12/2021  
**Date Signed**

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

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**Please return this form to the Land Use Planning & Zoning Office by: May 14, 2021**