



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, October 7, 2021.

Packet Pages:

- 2 Agenda
- 3-6 Draft Meeting Minutes from September 2, 2021
- 7-9 Financial Reports for August
- 10-12 Permit Reports for August
- 13-14 Violation Reports
- 15-16 Dog Kennel Video Tour
- 17-18 Public Hearing Notice
- 19-45 Public Hearing Items

Item I: Owners: Christopher & Lyn Meilahn **Site location:** N6071 Killdeer Ln **General legal description:** Parcel 004-00470-0600, part of the NW1/4 of S20, T16N, R13E, Town of Brooklyn, 2 acres **Request:** Rezone 2 acres from R-3, Multiple-Family Residence District, to R-1, Single-Family Residence District.

Item II: Owner: Wingate Barraclough & Stephan F. Krentz **Site location:** 32nd Dr. **General legal description:** Parcels 002-00061-0300, -0400, -0500, -0600, part of the NW1/4 of S5, T17N, R13E, Town of Berlin, ±14 acres **Request:** Rezone ±1.9 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District; ±1.2 acres from R-1, Single-Family Residence District, to R-4. To be identified by certified survey map.

Item III: Owner: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd **General legal description:** Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** Rezone ±10.9 acres from A-1, Farmland Preservation District, to A-2, General Agriculture District. To be identified by certified survey map.

Item IV: Owner: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd **General legal description:** Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** Conditional Use Permit for RV and boat storage for rent within existing buildings.

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: October 7, 2021 Time: 4:30 PM

Location: Government Center, County Board Room, 571 County Road A, Green Lake WI

AGENDA ***AMENDED AGENDA 10/1/21**

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: 9/2/2021
5. Public Comments: 3 minute limit
6. Department Activity Reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
7. ***Dog Kennel Video Tour**
8. Public Hearing: (Not to begin before 5:00 PM)
Each Item below will consist of:
 - a. Public Testimony/Comment: 10-minute time limit
 - b. Committee Discussion & Deliberation
 - c. Committee Decision
 - d. Execute Ordinance/Determination Form

Item I: Owners: Christopher & Lyn Meilahn **Site location:** N6071 Killdeer Ln
General legal description: Parcel 004-00470-0600, part of the NW1/4 of S20, T16N, R13E, Town of Brooklyn, 2 acres **Request:** Rezone 2 acres from R-3, Multiple-Family Residence District, to R-1, Single-Family Residence District.

Item II: Owner: Wingate Barraclough & Stephan F. Krentz **Site location:** 32nd Dr.
General legal description: Parcels 002-00061-0300, -0400, -0500, -0600, part of the NW1/4 of S5, T17N, R13E, Town of Berlin, ±14 acres **Request:** Rezone ±1.9 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District; ±1.2 acres from R-1, Single-Family Residence District, to R-4. To be identified by certified survey map.

Item III: Owner: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd
General legal description: Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** Rezone ±10.9 acres from A-1, Farmland Preservation District, to A-2, General Agriculture District. To be identified by certified survey map.

Item IV: Owner: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd
General legal description: Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** Conditional Use Permit for RV and boat storage for rent within existing buildings.

9. Future committee activities
 - a. Future agenda items
 - b. Meeting date: November 4, 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://us06web.zoom.us/j/85811071252?pwd=L2N0TIRya080ck92TzYvQ0ZwSTdXZz09>

Or by phone for audio, dial by your location (1-312-626-6799) Chicago

Meeting ID: 858 1107 1252

Passcode: 629509

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, September 2nd, 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, Chuck Buss, Bill Boutwell

Absent: Dawn Klockow, Corporation Counsel

Also Present: Matt Kirkman, Land Use Planning and Zoning Director, Karen Werlein, Land Use Coordinator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Lenz/Boutwell) to approve the minutes of the August 5th, 2021 meeting. Motion carried with no negative vote.

Public Comments:

Gerald Prellwitz of W1993 Princeton Road, Green Lake questioned the committee as to why the land use permit #12859 was not reviewed by the Land Use Planning & Zoning Committee before approval/issue.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

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

b. **Permits**

Matt Kirkman stated there were 18 land use permits and 13 sanitary permits in July.

c. **Violations**

Matt Kirkman outlined the current land use violations as well as the POWTS violations.

RECESS 4:53PM: *Motion/second (Reabe/Buss)* to recess at 4:53 PM. Motion carried with no negative vote.

PUBLIC HEARING – 5:00PM *Motion/second (Reabe/Lenz)* to come back into session to conduct the public hearing.

Chair Talma read the rules for the Public Hearing

Don Lenz excused himself from the meeting at 5:01PM due to a conflict of interest with public hearing item #1.

Item I: Owners: Candice Schram & Lisa Schram **Site location:** N8066 Forest Ridge Rd **General legal description:** Parcel 002-00485-0300, part of the NW1/4 of S26, T17N, R13E, Town of Berlin, 11.06 acres **Request:** Rezone 11.06 acres from A-2, General Agricultural District, to A-1, Farmland Preservation District.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the rezone request. All criteria for rezone has been met and the Town of Berlin approves of the request.
- c. Committee Decision: ***Motion/second (Boutwell/Reabe)*** to approve the rezone request as presented and forward to County Board for final approval.
Motion carried with no negative vote.

Don Lenz returned to the meeting at 5:10PM.

Item II: Owner: Ken & Beth Zik **Site location:** W3683 Cty Rd K **General legal description:** Parcel 014-00531-0100 part of the NW1/4 of S15, T15N, R12E, Town of Marquette, 1.04 acres **Request:** Rezone 1.04 acres from R-1, Single-Family Residence District, to C-1, General Commercial District.

- a. Public Testimony/Comment: Chair Talma called for public input.
Beth Zik of W3229 County Road K spoke for the property to be rezoned to C-1.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Marquette approves of the request.
- c. Committee Decision: ***Motion/second (Reabe/Boutwell)*** to approve the rezone request as presented. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

Don Lenz excused himself from the meeting at 5:18PM due to a conflict of interest with public hearing item #3 and 4.

Item III: Owner: Daniel Davison **Site location:** N3354 State Rd 73 **General legal description:** Parcel 014-00685-0000, part of the SW1/4 of S22, T15N, R12E, Town of Marquette, ±51.14 acres **Request:** Rezone ±16.36 acres from A-1, Farmland Preservation District, to A-2, General Agriculture District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input.
Dan Davison of N3354 State Road 73 spoke for the rezone request.
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Marquette approves of the request.
- c. Committee Decision: ***Motion/second (Buss/Reabe)*** to approve the rezone request as presented. To be forwarded to County Board for approval.
Motion carried with no negative vote.

Item IV: Owner: Michael Glover **Site location:** W3101 Cty Rd K **General legal description:** Parcels 006-00795-0300, -0400, -0500, part of the SW1/4 of S11, T15N, R12E, Town of Green Lake, ±13.8 acres **Request:** Rezone ±13.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District.

- d. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- e. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Green Lake approves of the request.
- f. Committee Decision: ***Motion/second (Boutwell/Buss)*** to approve the rezone request as presented and forward to County Board for final approval.
Motion carried with no negative vote.

Don Lenz returned to the meeting at 5:33PM.

Item V: Owner: Lake Farms LLC **Applicant:** Brian Schulz **Site location:** Cty Rd AW **General legal description:** Parcel 012-00704-0100 & 012-00705-0100, part of the SE1/4 of S36, T14N, R12E, Town of Manchester, ±80 acres **Request:** Rezone ±5.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input. Brian Schulz of 540 Mill Street, Dalton spoke for the rezone request. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone has been met and the Town of Manchester approves of the request.
- c. Committee Decision: ***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.

Item VI: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting amendments to the Code of Green Lake County, Chapter 350, Zoning Ordinance, more specifically to address dog breeders and dog breeding facilities, dwelling design and construction standards, detached and attached garage standards, rezone amendments, and general clarification edits.

- a. Public Testimony/Comment: Chair Talma called for public input. Samuel Mast of N971 HH, Dalton commented that A-1 parcels, with small acreage, in the townships are very difficult to make an Ag income off of. He requested that smaller A-1 parcels be considered to be rezoned into A-2 or R-4. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report.
- c. Committee Decision: ***Motion/second (Buss/Boutwell)*** to approve the ordinance changes to chapter 350 as presented and forward to County Board for final approval.
Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – October 7th, 2021

ADJOURN

Chair Talma adjourned the meeting at 5:59PM.

Respectfully submitted,

Karen Werlein, Land Use Planning Coordinator

DRAFT

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

FEES RECEIVED	AUGUST				YEAR-TO-DATE				BUDGET	
	2020		2021		2020		2021		2021	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	22	4,900	17	4,930	133	30,150	163	\$ 50,130	\$ 40,000	125%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	11	3,025	11	3,120	64	17,645	70	\$ 19,775	\$ 26,000	76%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	5	9,600	5	\$ 15,000	\$ 15,300	98%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	5	1,875	2	750	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	-	\$ -	-	\$ -	5	\$ 1,875	2	\$ 750	\$ 1,875	40%
PLANNING & ZONING COMMITTEE										
Zoning Change	2	750	2	750	5	1,875	16	6,000	-	-
Conditional Use Permits	-	-	2	750	2	750	8	3,000	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	2	\$ 750	4	\$ 1,500	7	\$ 2,625	24	\$ 9,000	\$ 8,250	109%
MISC.										
Wisconsin Fund	-	-	-	-	1	100	1	6,266	-	-
Fines & Forfeitures	1	200	-	-	12	7,000	3	502	-	-
Total	1	\$ 200	-	\$ -	13	\$ 7,100	4	\$ 6,713	-	-
SURVEYOR										
Certified Survey Maps	4	675	5	870	29	5,070	27	5,025	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	-	1	9,500	9,500	-
Total	4	\$ 675	5	\$ 870	29	\$ 5,070	28	\$ 14,525	\$ 16,000	91%
GIS (Geographic Information System)										
Map Sales	-	-	1	30	-	-	1	30	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
Total	-	\$ -	1	\$ 30	-	\$ -	1	\$ 30	\$ 35,000	0%
GRAND TOTAL	40	9,550	38	10,450	256	74,065	297	115,923	\$ 142,425	
									Total	78%

For 08/01/21 - 08/31/21

Revenue Summary Report

FJRES01A

Periods 08 - 08

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	4,930.00	50,130.00	-10,130.00	125.33
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	1,500.00	8,625.00	-375.00	104.55
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	3,120.00	19,775.00	6,225.00	76.06
21-100-10-45110-000-000 Fines & Forfeitures	.00	.00	502.00	-502.00	.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	675.00	4,995.00	1,505.00	76.85
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	10,225.00	95,202.00	37,723.00	71.62

For 08/01/21 - 08/31/21

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

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						
21-100-10-53610-110-000 Salaries	309,000.00	.00	23,624.00	174,393.36	134,606.64	56.44
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	1,723.02	13,395.24	10,245.76	56.66
21-100-10-53610-153-000 Ret. Employer Share	20,861.00	.00	1,594.62	12,391.83	8,469.17	59.40
21-100-10-53610-154-000 Health Insurance	50,590.00	.00	4,988.62	36,844.86	13,745.14	72.83
21-100-10-53610-155-000 Life Insurance	276.00	.00	27.91	195.03	80.97	70.66
21-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	.00	3,950.00	5,550.00	41.58
21-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	-56.20	356.20	-18.73
21-100-10-53610-225-000 Phone Service	576.00	.00	65.03	436.39	139.61	75.76
21-100-10-53610-242-000 Print Management	300.00	.00	20.05	116.33	183.67	38.78
21-100-10-53610-307-000 Training	750.00	.00	609.71	882.94	-132.94	117.73
21-100-10-53610-310-000 Office Supplies	650.00	.00	.00	488.99	161.01	75.23
21-100-10-53610-312-000 Field Supplies	200.00	.00	.00	52.04	147.96	26.02
21-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	.00	510.25	239.75	68.03
21-100-10-53610-320-001 Publications-PZ Public Hearing	2,750.00	.00	315.25	1,518.00	1,232.00	55.20
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	51.15	313.36	324.64	49.12
53610 Code Enforcement	423,987.00	.00	33,019.36	245,540.42	178,446.58	57.91
10 Land Use Planning and Zoning	423,987.00	.00	33,019.36	245,540.42	178,446.58	57.91

Land Use Permits: 8/1/2021 - 8/31/2021

Town of Berlin

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12947	002008120000	N8645 SEWARD DR	8/13/2021	GAYLE LUEHR	\$11,000.00	Accessory Structure - Storage Buildings	Garden Shed		

Town of Brooklyn

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12937	004021190000	N5505 SHORE DR	8/4/2021	MICHAEL MYERS	\$400,000.00	Accessory Structures	Front Porch, 3-season room, attached garage	Principal Structure - Single Family	2,066 squ.ft. Single Family Home
12939	004017960000	W1714 WATSON CT	8/5/2021	LUKE AMEND	\$7,500.00	Accessory Structure - Porch	Converting deck into Porch		
12940	004002350200	W486 BROOKLYN J RD	8/9/2021	JEREMIAH HANSON	\$4,000.00	Ag building	Garlic Drying Shed		
12942	004005050100	N5944 LAKE STEEL ST	8/10/2021	LAKE TIME STORAGE GL LLC	\$883.00	Accessory Structure - Sign	3'6"x9' Non-lit exterior logo sign attached to building.		
12943	004003980300	N6199 COUNTY ROAD A	8/10/2021	CATHERINE GALSTER	\$40,000.00	Accessory Structure - Detached Garage	Detached Garage. One 8ft x 16ft overhead door.		
12953	004007340100	N5418 SHORE DR	8/30/2021	JAMES & LAURA KACMARCIC 2010 REVOCABLE TRUST	\$13,200.00	Accessory Structure - Stairs/Walkway	Permeable walkway. 2ft wide pavers, 4ft wide clear stone bed.		
12955	004004430300	W2354 STATE ROAD 23	8/30/2021	JULI REALTY LLC	\$20,000.00	Principal Structure - Single Family Dwelling	Mobile Home		
12957	004001990000	W995 BROOKLYN J RD	8/31/2021	MATHEW BOERSON	\$30,000.00	Green House	Pavillion for Storage and Solar Array on the Roof		

Town of Green Lake

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12935	006010980000	W1280 SPRING GROVE RD	8/2/2021	KURT REIHMANN	\$2,915.71	Accessory Structure - Detached Deck/Patio	Pad for Hot Tub.	Accessory Structure - Stairs/Walkway	Replace existing elevated platform.
12936	006021050000	N2755 WELK RD	8/4/2021	MARK D & PENNEY C WINIARSKI	\$6,000.00	Land Disturbing Activity - IMSTreatment Device	3/4" clear/washed stone infiltration trench.	Accessory Structure - Attached Deck/Patio	Attached Deck.
12952	006001580100	N4469 HORNER RD	8/27/2021	GLORI FRAHM	\$64,000.00	Accessory Structure - Detached Garage	Detached Garage		

Town of Kingston

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
NONE									

Town of Mackford

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12958	010001500100	W1696 COUNTY ROAD S	8/31/2021	LISA WALKER	\$154,000.00	Principal Structure - Single Family	2 Bedroom House	Addition/Alteration to Principal Structure	Four Season Room

Town of Manchester

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12951	012005630100	N463 COUNTY ROAD M	8/26/2021	PAUL REIHBANDT	\$35,000.00	Accessory Structure - Storage Buildings	Storage Building		

Town of Marquette

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
---------------	---------------	--------------	-------------	------------	----------------	------------------------	-----------------------	------------------------	-----------------------

12938	014003110100	W7270 PUCKAWAY RD	8/4/2021	GRAND FOX LLC	\$75,000.00	Principal Structure - Single Family	3 Bedroom Mobile Home		
-------	--------------	-------------------	----------	---------------	-------------	-------------------------------------	-----------------------	--	--

Town of Princeton

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
12946	016015820000	N4862 N LAKESHORE DR	8/13/2021	KYLE W & MARK J KLARICH REVOCABLE TRUST	\$790,000.00	Principal Structure - Single Family	2,850 squ.ft. Four Bedroom Home	Accessory Structures	detached garage, deck, patio, IMS treatment system.

Town of Saint Marie

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
---------------	---------------	--------------	-------------	------------	----------------	------------------------	-----------------------	------------------------	-----------------------

None

Town of Seneca

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
---------------	---------------	--------------	-------------	------------	----------------	------------------------	-----------------------	------------------------	-----------------------

None

August Estimated Cost: \$1,653,498.71
YTD Estimated Cost: \$32,986,980.00

Sanitary Permits: 8/1/2021 - 8/31/2021

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202124060	016006640205	W5280 COUNTY ROAD J	JOSHUA MADISON	08/03/2021	New System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	3 Bedroom House	280	100
202124061	014003110100	W7270 PUCKAWAY RD	GRAND FOX LLC	08/04/2021	Reconnect	Mound	Allen Logan	3 Bedroom Mobile Home	280	0
202124062	006000850400	W1817 LAKEVIEW RD	RICHARD WATERS	08/06/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	3 Bedroom House	280	100
202124063	006002750100	W1107 CENTER RD	KAITLYN FREDERICK	08/06/2021	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Ben Kinas	3 Bedroom House	150	0
202124064	016007590000	N5407 COUNTY ROAD C	STEVEN EMERY	08/11/2021	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Ben Kinas	2 Bedroom House	150	0
202124065	008000770300	W5747 GRAND MARSH RD	SUSAN LEAHY	08/16/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	2 Bedroom House	280	100
202124066	012001250000	W4376 STATE ROAD 44	HARLEY BONTRAGER	08/16/2021	Replacement System	Holding Tank	Gould, Mark	5 Bedroom House	355	100
202124067	014002350300	W5621 PINE RD S	NATHAN SCHULTZ	08/17/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Gould, Mark	3 Bedroom House	280	100
202124068	016009230000, 016009230000	N4904 RAY SHORTER RD , W5894 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	08/18/2021	Replacement System	Holding Tank	Ben Kinas	Serves N4904 Ray Shorter Rd and W5894 Walter William Rd	355	100
202124069	014005750000	N4091 WICKS LNDG	RICHARD G ZODROW	08/26/2021	Replacement System	Holding Tank	Daniel Egbert	3 Bedroom House	355	100
202124070	004004430300	W2354 STATE RD 23	JULI REALTY	08/30/2021	Reconnect	Conventional (Non-Pressurized In-Ground)	Luke Ladwig	Mobile Home	280	0
202124071	004005050100	N5944 LAKE STEEL ST	LAKE TIME STORAGE GL LLC	08/30/2021	Change of Plumbers	Holding Tank	Jeramiah Storer	Office	75	0
202124072	012003520100	N1229 SALEMVILLE RD	STEVEN W & MARY LOU BONTRAGER	08/31/2021	Replacement System	Mound	Hoffmann Plumbing	4 Bedroom House	280	100
Total:									3400	800

* There are additional properties associated with the permit

Land Use Violations

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
006007780000	W3140 Blackbird Point Ln	Max & Kelly Rawson	12905	Shoreland	Complaint received on 5-24-21. Complaint letter sent on 6-7-21. Office meeting on 6-14-21, confirmed the complaint that the shoreland vegetative buffer zone was removed and planted back into grass. Violation of Shoreland Mitigation Agreement (Doc #386377) and thus a violation of the Shoreland Zoning Ordinance. UPDATE 9/30/21 Waiting on plans from contractor	6/14/2021
014001940100	W5016 Cherry Rd.	Raymond Mielke	12948	Zoning	Recreational camper in the A-1 District. No buildings on the parcel.	8/19/2021
012001370500	W3805 Heritage Rd.	Cletus Bontrager	12944	Zoning	Operating a sawmill in A-1 zoning without a conditinal use permit. UPDATE 9/30/21 Public hearing November 4th.	8/13/2021
012000740000	None available	Robert and Linda Fischer	12945	Zoning	Operating a wood finishing/staining business in A-1 zoning without the building having a primary agricultural use and an approved CUP UPDATE 9/30/21 Working with lawyer to deed the building over to Mast's property.	8/13/2021
002001280100	N9259 32ND DR	Terrence Ducket	12796	Zoning	UPDATE 8/23: 2 out of 3 violations resolved. Improving, but still junk materials (mainly wood and lumber). Junk not allowed in C-2 District.	3/17/2021
014002770000	N3361 Hickory Point Rd	Millers Reort	12967	Zoning	Failure to obtain LUP for metal shelter.	9/17/2021
014001780000	N4474 Pine Rd E	Sammie Smith	12964	Zoning	Camper on A-1 zoned property	9/10/2021
004013410000	W3039 Orchard Ave	Kathleen Kuhlman	12956	Zoning	Hot tub placed without obtaining a permit and it is in the side yard set back	8/30/2021
012000730000	W3818 Heritage Rd	Daniel Bontrager	12925	Zoning	Operating a dog kennel in A-1 without a CUP. UPDATE 9/30/21 Public hearing December 2nd	

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. UPDATE 6/24/21: Surveyor to submit CSM and floodplain elevations by 7/12/21. UPDATE 8/25/21: Waiting for additional detail UPDATE 9/30/21 Waiting on land use permit application	4/5/2018
006014820000	W2680 Oakwood Beach Rd.	Gregg and Tracy Brewster	12917	Shoreland	Retaining walls inside of 75ft of the OHWM which created an area that was filled to create a flat grass fire ring area inside of 75ft of the OHWM. The dimensions were approximately a 16ft diameter area from the edge of the retaining wall area. Update: Brewsters working with Steve Sorenson (attorney) and also trying to get it resolved ASAP. UPDATE 8/18: second violation letter sent. UPDATE 9/30/21 LUP issued. To be resolved once project is complete.	7/1/2021
006010910000	W1210 Spring Grove Rd.	Sanjay & Kristin Hill	12918	Shoreland	Stairway within 75ft of the OHWM is greater than 60" (72") and the landing is greater than 40sqft (120sqft). No land use permit was issued for this. UPDATE: 7/12/21 violation letter sent UPDATE 8/18/21: Second violation letter sent. Owners have contractor set up for October.	6/15/2021
014009790000	N3129 Lakevie Drive W	James & Shawn Sanders	12912	Zoning	Aaron was able to view a few items that would indicate a contractors yard and something not allowed in the R-1 District. Aaron walked up the driveway to obtain permission to look at property and was asked to leave by the owner. What can be seen in the photos taken from the road are as follows: dump truck, wood chipper, bucket lift, mini front end loader and skid steer, attachments for mini front end loader and skid steer. Update: 7/8/21 violation letter sent. UPDATE: 8/18/21 Sanders said he might build structure to store equipment. second violation letter sent	6/25/2021
004002860200	W599 State Rd. 23&49	Arland Kirst	12926	Zoning	Operating a dog kennel/breeding facility in C2 zoning wich does not allow for this use at all. UPDATE 9/30/21 Owner has removed dogs. Will schedule inspection	7/21/2021

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 injuctive action will be made. UPDATE 6/24/2021: The patio must be removed by July 31st according to corporation counsel. UPDATE 8/23/21: patio not removed. Court hearing in October.	10/29/2020

POWTS Violation Report

First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
004009950000	N5552 OLD OAK LN	PAFF FREDERICKA	10024391	POWTS Failure	System is a Cesspool	Possibly working with Novak Exc.
018005690300	N6999 State Rd. 73	WALTER FERTIG	21127	POWTS Failure	Tank failure	Has new permit app
004002320000	N6698 Cty. Rd PP	GLEN & CAROLYN BENNETT	281	POWTS Failure	Possible cesspool	permit app expires 10/21
016008010300	N5591 Lock Rd	TAMI CALAMITA	37516	POWTS Failure	Tank overflow	Permit expired 7/21

Second Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
002002110000	N8725 WHITE RIDGE RD	BLOCK KELIE	131	POWTS Failure	Tank not watertight	
004008730000	W2692 ABBEY DR	AMERICAN BAPTIST ASSEMBLY	10024028	POWTS Failure	System is a Cesspool	Working with contractor. Will replace
004008740000	N5533 LAWSON DR	AMERICAN BAPTIST ASSEMBLY	398126	POWTS Failure	Tank not watertight	Working with a contractor. Will replace
006010220701	W1740 SANDSTONE AVE	WOOD SIMON	159178	POWTS Failure	Tank not watertight	Email from Pollesch. Plan to abandon system
006016040000	W1574 SANDSTONE AVE	WHELIHAN REVOCABLE TRUST EUGENIA	10024566	POWTS Failure	System is a Cesspool	Has new permit app
014001720000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	POWTS Failure	Tank not watertight	Working with Contractor. Waiting on soil test
014002350000	W5621 PINE RD S	SCHULTZ NATHAN	1969	POWTS Failure	Tank not watertight	Has new permit app
014008340000	W4052 COUNTY ROAD H	NOWATZSKI KATHY	1424052	POWTS Failure	Tank not watertight	
016001550100	W3464 OLD GREEN LAKE RD	HOME OF DIVINE MERCY INC	175	POWTS Failure	Tank not watertight	Talked with Richard Voss. Will abandon system
016002370000	N5549 COUNTY ROAD W	MILLIS NICHOLE	26761	POWTS Failure	Tank not watertight	Has new permit app
016002620600	N5193 COUNTY ROAD D	MARCOE ELYSE	1624026	POWTS Failure	Tank not watertight	Talked with owner. Will have neighbor(plumber) look at it.
016006780100	N5973 CANAL ST	WILSON SAVANNAH	25526	POWTS Failure	Tank not watertight	Permit expired 4/21
016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank not watertight	Talked with owner. Not known to be working with contractor
016014660000	W4827 CRADLE RD	KAVANAUGH FAMILY LLC	284	POWTS Failure	Tank not watertight	House is being renovating. No Plumbing inside currently
018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank not watertight	Working with Novak. Planning to install new system
018002040000	W3390 COUNTY ROAD J	SCHULTZ BERNARD J JR	273	POWTS Failure	Tank not watertight	Has new permit app
154000890000	150 W 2md St	KENNETH & JEAN KOERNER	593	POWTS Failure	probable surface discharge	Permit app expires 12/21
006001350000	N4474 LAKEVIEW DR.	GREGORY ZIER	18201	POWTS Failure	Tank failure	Permit app expires 12/21

Corp Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
016009230000	W5880 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	1002450	POWTS Failure	Tank unsound	
016009230000	W5886 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	10024249	POWTS Failure	Tank failure	
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	10024256	POWTS Failure	Tank failure	
016009230000	N4914 RAY SHORTER RD	PROG ROD-GUN CLUB	1002457	POWTS Failure	Tank failure	
016009230000	N4904 RAY SHORTER RD	PROG ROD-GUN CLUB	10024259	POWTS Failure	Tank compromised	
016009230000	W5894 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	10024095	POWTS Failure	Tank unsound	
016009230000	N4939 RAY SHORTER RD	PROG ROD-GUN CLUB	10024523	POWTS Failure	Tank failure	



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, October 7th, 2021, at 5:00 p.m.** to consider the following requests:

Item I: Owners: Christopher & Lyn Meilahn **Site location:** N6071 Killdeer Ln **General legal description:** Parcel 004-00470-0600, part of the NW1/4 of S20, T16N, R13E, Town of Brooklyn, 2 acres **Request:** Rezone 2 acres from R-3, Multiple-Family Residence District, to R-1, Single-Family Residence District.

Item II: Owner: Wingate Barraclough & Stephan F. Krentz **Site location:** 32nd Dr. **General legal description:** Parcels 002-00061-0300, -0400, -0500, -0600, part of the NW1/4 of S5, T17N, R13E, Town of Berlin, ±14 acres **Request:** Rezone ±1.9 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District; ±1.2 acres from R-1, Single-Family Residence District, to R-4. To be identified by certified survey map.

Item III: Owner: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd **General legal description:** Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** Rezone ±10.9 acres from A-1, Farmland Preservation District, to A-2, General Agriculture District. To be identified by certified survey map.

Item IV: Owner: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson **Site location:** W766 Sunnyside Rd **General legal description:** Parcel 004-00559-1000, part of the NW1/4 of S23, T16N, R13E, Town of Brooklyn, ±28.56 acres **Request:** CUP for RV and boat storage for rent within existing buildings.

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: September 23, 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, October 7th, 2021, at 5:00 p.m.** to consider the following:

Item I: Owner: Christopher & Lyn Meilahn **Site:** N6071 Killdeer Ln **Request:** Rezone 2 acres from R-3, Multiple-Family Residence, to R-1, Single-Family Residence.

Item II: Owner: Wingate Barraclough & Stephan F. Krentz **Site:** 32nd Dr. **Request:** Rezone ±3.1 acres from A-1, Farmland Preservation and R-1, Single-Family Residence to R-4, Rural Residential and A-1.

Item III: Owner: Farm & Hills Real Estate LLC **Site:** W766 Sunnyside Rd **Request:** Rezone ±10.9 acres from A-1, Farmland Preservation, to A-2, General Agriculture.

Item IV: Owner: Farm & Hills Real Estate LLC **Site:** W766 Sunnyside Rd **Request:** CUP for RV and boat storage for rent within existing buildings.

On September 23, 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, at www.wisconsinpublicnotice.org and the public meeting notices board at the Green Lake County Court Government Center.

Publish: September 30, 2021

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 7, 2021

ITEM I: ZONING CHANGE

OWNER:

Christopher Meilahn

APPLICANT:

Christopher Meilahn

REQUEST: The owner is requesting a zoning change from R-3, Multiple Family Residence District to R-1, Single Family Residence District, ±2.0 acres

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00470-0600 which is located in the northwest quarter of Section 20, T16N, R13E, Town of Brooklyn. The site proposed for the zoning change is located at N6071 Killdeer Ln.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel referenced above is R-3, Multiple Family Residence District. The lands surrounding this parcel to the south and west are zoned R-3, Multiple Family Residence District. The parcels to the north across Princeton Rd. are zoned A-1, Farmland Preservation District. The parcels to the east across Killdeer Ln. are R-1, Single Family Residence District, C-2, Extensive Commercial District, and R-3, Multiple Family Residence District. The parcel referenced above does not fall within shoreland, wetland, or floodplain jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is residential with one single family residence. The intention to have the parcel rezoned from R-3 to R-1 would be to increase the maximum allowed square footage for a detached accessory building. The affected parcel's zoning district allows a detached accessory building to have a maximum footprint of 600sqft. However the R-1 zoning district would allow for a detached accessory building to have a maximum footprint of 1,500sqft. If the rezone were to be approved, the parcel referenced above would be conforming to the R-1, Single Family Residence District by only having one residence on the parcel.

REZONING CRITERIA PER §350-75.A.: 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)**

The amendment is consistent with community land use plan (comprehensive plan). **The proposed rezone is consistent with the county's comprehensive plan as it would promote residential development in areas that are designated and suitable for residential purposes and compatible with neighboring uses.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **One of the main differences between the R-3 and R-1 zoning district are the number of residences allowed on the parcel. By rezoning to R-1 and allowing for only one residence on the parcel, it could be said that less residences on a single parcel would be less impactful to properties in the immediate vicinity than having multiple residences.**

The amendment will not have a significant adverse impact on the natural environment (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be mitigated by management practices on the site or in the immediate vicinity. **By allowing for less residences on the parcel, there will generally be less adverse impact on the natural environment. Less residences generally mean less energy consumption, water usage, noise, stormwater runoff, and wastewater entering the environment. By limiting the number of residences allowed on the parcel to just one, it could be said that there will be less of an impact on the water, air quality, wildlife, and vegetation.**

The amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services (i.e., highways, streets, water, sewage, drainage, schools, emergency services, etc.). **Rezoning a parcel from R-3 to R-1 should not adversely impact the ability to provide adequate public facilities or services. It could be said that by limiting a parcel to only one residence there would be less demand for public facilities or services when comparing to multiple residences on a parcel.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **The current zoning district allows for multiple family residences. There are adjacent parcels and parcels close by that also allow for multiple family residences. The transition from a multiple family residence district to a single family residence district would be viable as a limited R-3 zoned parcels are actually being used for multiple families. Most of the R-3 zoned parcels are currently being used as single family residences.**

The amendment will not result in inappropriate spot-zoning (i.e., use is inconsistent with surrounding properties and serves only a private, rather than public interests). **Spot-zoning would not be an issue as there is already a mix of agriculture, single family, multiple family, and commercial zoned parcels all within close proximity to the parcel referenced above. Single family residential use and multiple family residential use are the most common development near the parcel referenced above.**

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was emailed to the Town Clerk on 8/17/2021. At their September 15th meeting the Town Board did not object to and did recommended 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 7-19-21

Zone Change from R3 to R1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name CHRISTOPHER D MEILAHN

Mailing Address N6071 KILLDEER LN GREEN LAKE, WI. 54941

Phone Number 920-579-0986

Signature [Signature] Date 7-19-21

PROPERTY OWNER / APPLICANT (2)

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of BROOKLYN Parcel Number(s) 004-60470-0600

Acres 2 Lot 1 Block _____ Subdivision _____

Section 20 Town _____ North Range _____ East

Location of Property N6071 KILLDEER LN GREEN LAKE, WI

Legal Description _____

Current Zoning Classification R3 Current Use of Property SINGLE FAMILY

Detailed Description of Proposed Use I WOULD LIKE TO PUT UP A 960² FT. DETACHED GARAGE. AN R1 ZONING WOULD ALLOW THAT SIZE.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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



Green Lake County

1 inch = 65 feet

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

GIS Viewer Map
 Green Lake County, WI

Note:

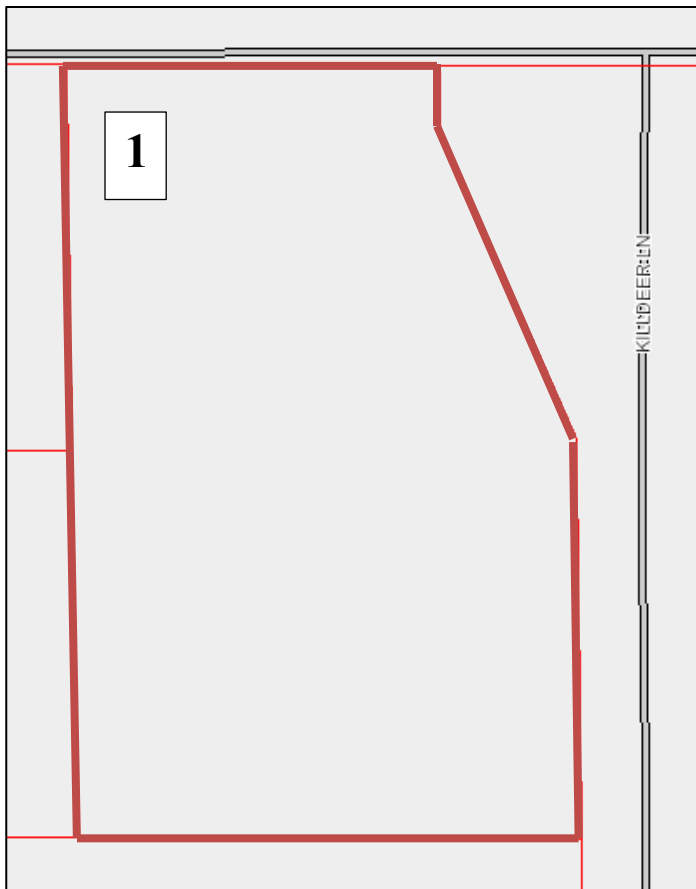
Time: 9:21:43 AM
 Date: 7/21/2021



**Christopher & Lyn Meilahn – Town of Brooklyn
N6071 Killdeer Ln. Parcel #004-00470-0600,
Part of the NW1/4 of Section 20, T16N, R13E**

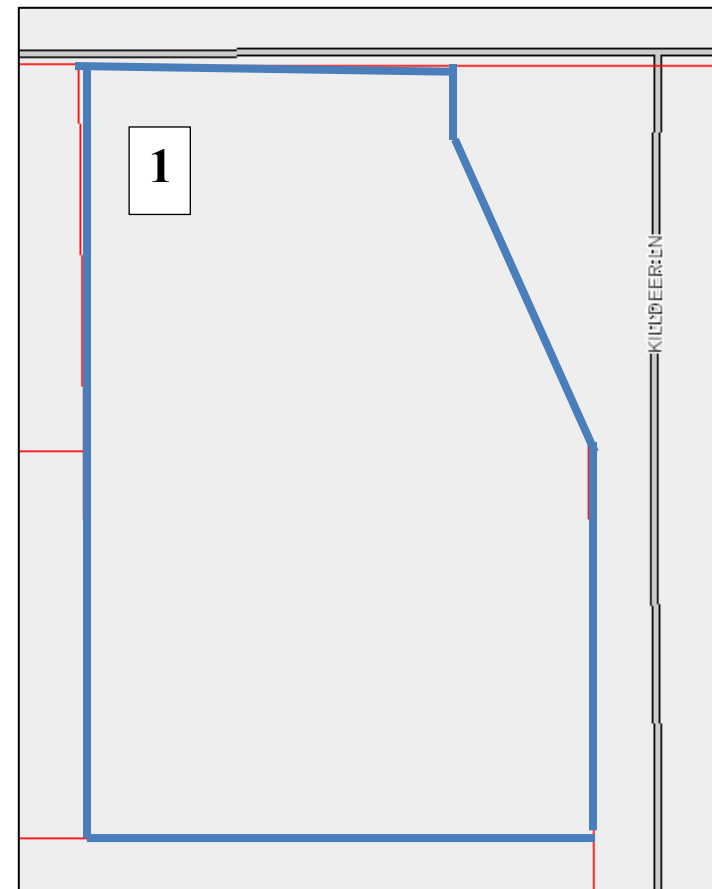
Existing Configuration

1 = 2 acre parcel zoned R-3, Multiple Family Resident



Proposed Configuration

1 = Newly created 2 acre parcel zoned R-1, Single Family Residential District



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

~~Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on~~
(Date) 9-15-21

Owner/Applicant: Christopher Meilahn

Site Location: W6071 Killdeer Lane, Green Lake

General legal description: Parcel 004-00470-0600, part of the NW1/4 of Sec.20, T16N, R13E, Town of Brooklyn, 2 acres.

Request: Rezone 2 acres from R-3, Multiple-Family Residence District, to R-1, Single-Family Residence District.

Planned public hearing date for the above requests: October 7, 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:

Michael West
Town Representative

9-15-21
Date Signed

NOTES: Administratively Resolved

Please return this form to the Land Use Planning & Zoning Office by: **September 24th, 2021**

294-4198

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 7, 2021

ITEM III: ZONING CHANGE

OWNER:

Farm and Hills Real Estate LLC

APPLICANT:

Dennis Duijsters
Sean Engebretson
Steven Sorenson

REQUEST: The applicant is requesting a zoning change from A-1, Farmland Preservation District to A-2, General Agriculture District, ±10.90 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00559-1000, located in the NE ¼ of the NW ¼ of Section 23, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at W766 Sunnyside Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is A-1, Farmland Preservation District. The adjacent lands to the east, west, and north are all zoned A-1 with the exception of one R-4 property. The adjacent lands to the south are zoned as A-2 and R-1. The proposed property does not fall under the Shoreland Zoning Ordinance, or the Floodplain Zoning Ordinance

ADDITIONAL INFORMATION / ANALYSIS:

There is a low spot on the property that according to previous aerial photos used to be roughly a 2.05 acre pond, but no longer holds any standing water. Going off our aerial photos the pond was dried between 2005 and 2011. The buildings currently on the property also occupy around 0.43 acres. Roughly ±2.94 acres of the Class II soils are currently unused agriculturally. These areas may have been deemed unsuitable to farming for any number of reasons other than the soil quality by the farmer.

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 four different types of soils on this proposed parcel. One soil type is Class I soils that have few limitations that restrict their use. Class I soils occupy ±0.01 acres. One soil type is Class II soils that have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Class II soils occupy ±5.46 acres excluding the buildings and the low spot/pond. There are two 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 ± 2.8 acres. Any farming restrictions on this property would be caused by slopes on this property which could lead to increased risks in erosion and runoff.

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. **The land would still be mainly farmed after the rezone in the A-2 district, but due to some of the slopes on the property it may be a little more difficult to farm these lands.**
- 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.**
- 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 BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was emailed to the Town Clerk on August 17th, 2021. At their September 15th meeting the Town Board did not object to and did recommended approval of this request.



Green Lake County

1 inch = 272 feet

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

GIS Viewer Map

Green Lake County, WI

Time: 10:37:45 AM
 Date: 9/28/2021

Note:



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 375.⁰⁰ (not refundable)

Date 8-2-21

Zone Change from A-1 to A-2

Conditional Use Permit for CC (see separate CUP application)

Other _____

PROPERTY OWNER / APPLICANT

Name Farm & Hills Real Estate LLC

Mailing Address 480 Walker Ave, Green Lake, WI, 54941

Phone Number 920-896-3396 (Dennis Duijsters) / 920-291-6155 (Sean Engebretson)

Signature _____ Date 0

AGENT IF OTHER THAN OWNER

Name Attorney Steven R Sorenson

Mailing Address PO Box 311, Ripon, WI 54971-0311

Phone Number 920-232-4846

Signature  Date 7/29/2021

PROPERTY INFORMATION

Town of Brooklyn Parcel _Number 004-00559-1000 Acres 28.59

Lot ___ Block _____ Subdivision _____

Section _____ Town _____ North Range _____ East

Location of Property W766 Sunnyside Rd

Legal Description LOT 1 CERTIFIED SURVEY MAP 3648 VOL 21

Current Zoning Classification A-1 Current Use of Property Agriculture

Detailed Description of Proposed Use: See Narrative A on page 2 and a Lot Plan on page 3.

Narrative A: Proposed Split and Re-zoning

Why a split?

The reasons we are requesting for the land-split as outlined in the CSM and changing zoning of Lot 2 to A-2 are two-fold:

1. The current zoning enables use of the lands, but despite efforts to do so, no interest has been identified in the market for A-1 use of the buildings. Most of the land within this parcel has been used within the A-1 use, it has been rented out to a local farmer, who is not interested in renting the building. For the buildings, however we have not been able to find other renters for use in line with the A-1 zoning.
2. Several neighbors are considered stake-holders by us in this application (The Kohlenberg Family (W730 SUNNYSIDE RD) and The Folsom Family (W744 SUNNYSIDE RD). They all stated that they would like for this land to not be developed in any way in the future and therefore want to find a way to secure the majority of the currently farmed land remains within A-1 zoning. Possibly this could be secured through Farmland Conservation in a next step, as indicated by Tom Folsom who has the intention of buying Lot 1 to prevent future development.

These two interests imply a split, also because we have an agreement with a neighbor that is interested in Lot 1 and has indicated the motive for buying is Farmland Conservancy.

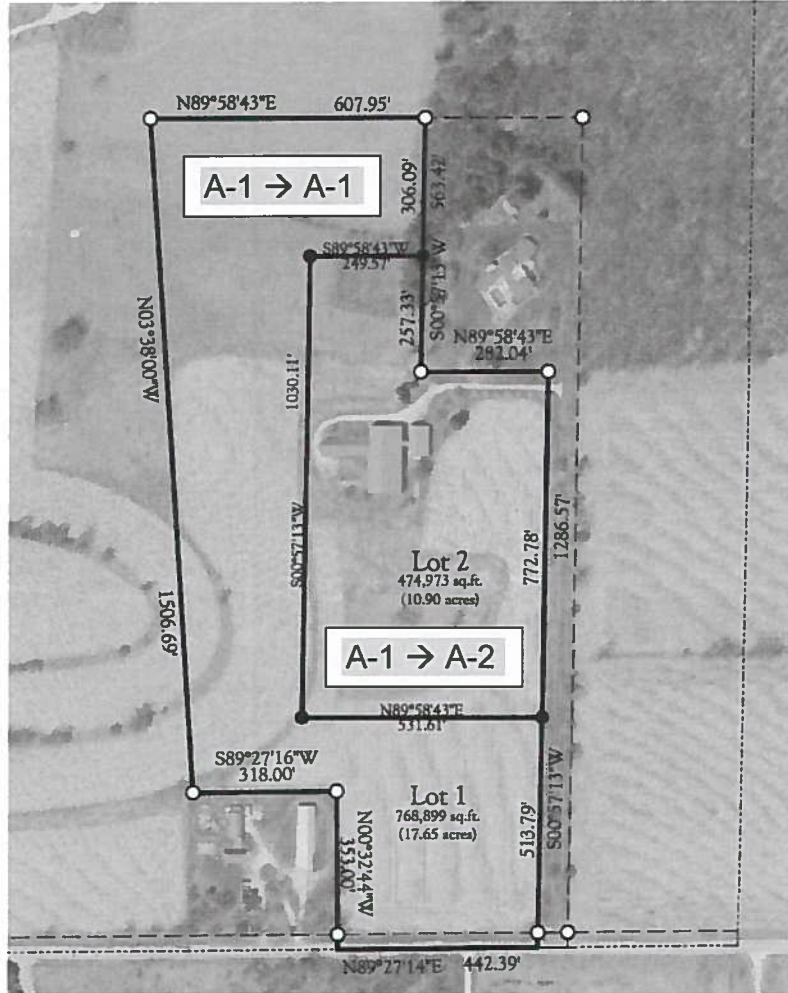
Why A-2 zoning?

The considerations that brought us to this particular split and the application to change the zoning of Lot 2 to A-2 are as follows:

1. Splitting off Lot 1 enables preserving the use of Lot 1 as A-1 for the long term, possibly in the future even by designating this as Farm Conservancy land and to prevent future development.
2. Splitting off Lot 2 assigning the A-2 zoning still enables farming the lands on this lot to remain the main land use, but the buildings can be used for a broader set of uses, that are un-intrusive to the neighbors in terms of safety, noise and traffic but still commercially viable. A use that matches this, has high demand in the area and supports the overall Green Lake commercial model, will be CC, storage of boats. We will ask for, and put forward arguments for, this designation in a separate application.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION: Map W766 Sunnyside Rd.

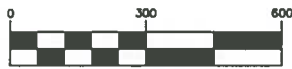
This is a preliminary map for discussion purposes. A CSM showing an ROW on the driveway leading up to the building will be provided.



Drawn By: DTB
Date: 20200518
Job Number: 20-0304
Sheet: 1 of 1

LEGEND

- SET 1" x 24" Iron Pipe Weighing 1.65 lbs/lin. ft.
- FOUND 1" Iron Pipe (Unless Noted)
- CMP Corrugated Metal Pipe Culvert



(IN FEET)
1 inch = 300 ft.

Surveyed By:
BOSSHARD SURVEYING, LLC
PO BOX 344 Neshkoro, WI 54960
Phone: 920-293-4001
www.SurveyWI.com

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

PZP-010 (04/09)

Applicant: Farm & Hill Real Estate LLC
Agent: Steven Sorenson, Town of Brooklyn
W766 Sunnyside Rd., Parcel# 004-00559-1000,
Part of the NW1/4 of Section 23, T16N, R13E

Existing Configuration

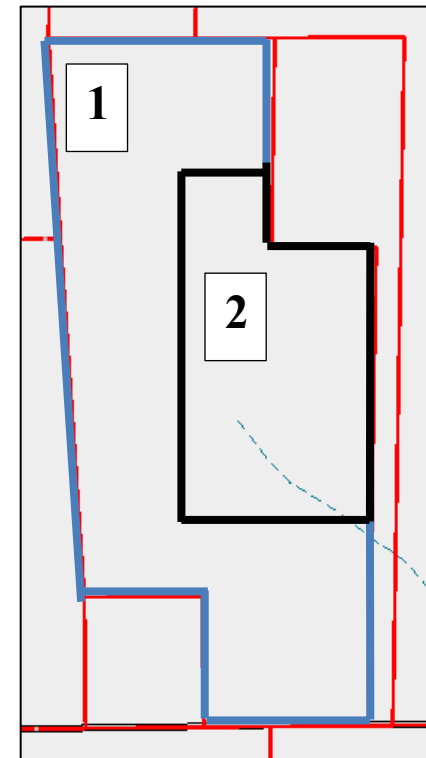
1 = ±28.56 acre parcel zoned A-1, Farmland Preservation District



Proposed Configuration

1 = Newly created ±17.65 acre parcel zoned A-1, Farmland Preservation District

2 = Newly created ±10.9 acre parcel zoned A-2, General Agricultural District



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

~~Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on~~ (Date)

9-15-21

Owner/Applicant: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson

Site Location: W766 Sunnyside Rd., Green Lake

General legal description: Parcel 004-00559-1000, part of the NW1/4 of Sec.23, T16N, R13E, Town of Brooklyn, ±28.56 acres.

Request: Rezone ±10.9 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: October 7, 2021

Town Does Not object to and Approves of request

No action taken

**NOTE: If denial – please enclose Town Resolution of denial
Objects to and requests denial of request**

- Reason(s) for objection:

Mike Wiest
Town Representative

9-15-21
Date Signed

NOTES: Administratively Resolved

Please return this form to the Land Use Planning & Zoning Office by: **September 24th, 2021**

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 7, 2021

ITEM IV: CONDITIONAL USE PERMIT (CUP)

OWNER:

Farm and Hills Real Estate LLC

APPLICANT:

Dennis Duijsters

REQUEST: The owner/ applicant is requesting a conditional use permit for boat and RV storage in an existing 160' x 240' building.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00559-1000, located in the NE ¼ of the NW ¼ of Section 23, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at W766 Sunnyside Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is A-1, Farmland Preservation District. The adjacent lands to the east, west, and north are all zoned A-1 with the exception of one R-4 property. The adjacent lands to the south are zoned as A-2 and R-1. The proposed property does not fall under the Shoreland Zoning Ordinance, or the Floodplain Zoning Ordinance

ADDITIONAL INFORMATION / ANALYSIS: Under the current A-1 Zoning a business could not be operated in a building on this property unless more than 50% of that building was dedicated towards an Agricultural use. In the A-2 Zoning district RV and boat storage is allowed as a conditional use.

The building and property was built and designed as a horse farm, however the owner currently cannot find anyone to rent the building for an agriculturally related use. The owner would rent out the existing building to Nortons Dry Dock who would then store boats and RV's on the property. The boat storage would primarily take place over winter which would limit any new traffic to a few weeks twice a year.

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

- a) Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; the persons or agencies responsible for the establishment of the proposed use shall be able to provide, adequately, any such service; and
- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

COUNTY STAFF COMMENTS: This request should be reviewed by the Committee to determine if it meets the general criteria for review as listed above. If the Committee wishes to approve this request, the following conditions may be appropriate:

1. The property must be rezoned to A-2, General Agriculture District
2. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
3. No outside storage of materials and other items is allowed.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was emailed to the Town Clerk on August 17th, 2021. At their September 15th meeting the Town Board did not object to and did recommend approval of this request.

Fee Received (Non-Refundable) 375.⁰⁰

Date 8-2-21

By signing and submitting this completed application with public hearing fee, the applicant or agent requests the Land Use Planning & Zoning Committee consider the conditional use permit request at the next available public hearing.

PROPERTY OWNER / APPLICANT

Name Farm & Hills Real Estate LLC

Mailing Address 480 Walker Av

Phone Number 920-896-3396 (Dennis Duijsters) Email dduijsters@gmail.com

Signature  Date 05/31/2021

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Location of Property W766 Sunnyside Rd

Section _____ Town _____ N Range _____ E

Affected Parcel Number(s) 004-00559-1000 Affected Acres _____

Subdivision _____ Lot _____ Block _____

CSM _____ Lot _____ or COS _____

Legal Description LOT 1 CERTIFIED SURVEY MAP 3648 VOL 21. Sec. 23, T16N, R13E LOT 1 CSM3648

Current Zoning Classification A-1

Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)

See attached map. Lot 1 en Lot 2 are currently one lot. The land is used for agricultural use, the buildings have been built for the purpose as a horse farm.

PROPOSAL - Use separate or additional sheet(s) IF necessary

Describe **specifically** the nature of this request (List all proposed uses of the parcel.) What do you plan to do? _____

(cc) RV and boat storage for rental. Rent out the main building to a local boat/lift supplier for winter storage for boats from local boat owners.

If this application is for a use that will be contained to a part of the parcel, specify the exact dimensions of the affected area. See attached map. The area of Lot 2 with the buildings and the driveway.

The total used building envelope is 160 ft by 240 ft.

If this box is checked, provide the following information:

Proposed use has additional minimum development standards in Section _____.

Explain how your proposal meets or exceeds these requirements.

OPERATIONAL PLAN NARRATIVE

See Map attached. Owner has been trying to rent out the buildings for A-1 related use. No interest identified in these buildings for (Horse-) Farming.

There is a high demand for boat storage in the area. Norton's Dry Dock wants to rent the main building (middle building) for boat storage.

For boat suppliers like Norton's Dry Dock there are several reasons why this particular building and location are suitable:

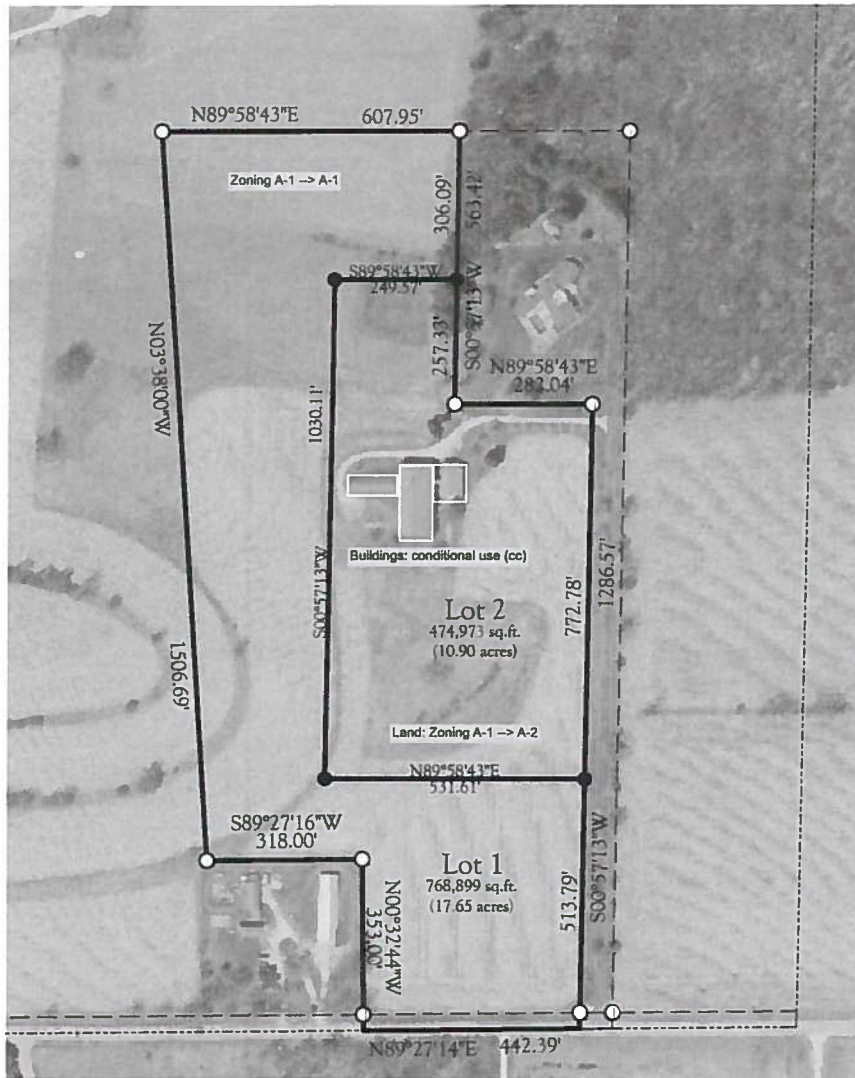
1. Traffic Safety in the area. There's not a lot of buildings of this size and accessibility that can be rented for storage. Otherwise, the boat supplier indicated he might need to rent several small buildings in the area. This one location for storage greatly reduces traffic through the area, also because there is one straight line from the public launch on South St to this location. Driving around with (e.g. Pontoon) boats can be considered a hazard.

2. On site Safety. Other locations would maybe be shared with other renters. In this location the renter is able to store and move the boats in and out in a controlled way since there is ample maneuvering space around the buildings and access through the driveway is exclusive to the renter and owner.

3. Low impact for the environment. Seasonal storages implies two yearly time frames of a few weeks each of activity on the lot, reducing the impact for the neighborhood in terms of noise, smell and pollution, leading to a very small impact for the environment in general, compared to commercial or agricultural activities.

4. The building has a high suitability for storage in it current form. The main building is high, is in a high and dry location, has large entry doors, and has been improved for pest-control (rodents), making it very suitable.

**PROPOSED
GREEN LAKE COUNTY CERTIFIED
SURVEY MAP # _____
V _____ P _____**



Drawn By: DTB
Date: 20200518
Job Number: 20-0304
Sheet: 1 of 1

LEGEND

- SET 1" x 24" Iron Pipe Weighing 1.65 lbs/lin. ft.
- FOUND 1" Iron Pipe (Unless Noted)
- CMP Corrugated Metal Pipe Culvert



(IN FEET)
1 inch = 300 ft.

Surveyed By:
BOSSHARD SURVEYING, LLC
PO BOX 344 Neshkoro, WI 54960
Phone: 920-293-4001
www.SurveyWI.com

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the ~~Town Board of Brooklyn, County of Green Lake~~, took the following action on ~~(Date)~~
9-15-21.

Owner/Applicant: Farm & Hills Real Estate LLC **Agent:** Steven R. Sorenson

Site Location: W766 Sunnyside Rd., Green Lake

General legal description: Parcel 004-00559-1000, part of the NW1/4 of Sec.23, T16N, R13E, Town of Brooklyn, ±28.56 acres.

Request: Conditional Use Permit for RV and boat storage for rent within existing buildings.

Planned public hearing date for the above requests: October 7, 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:

Michele West
Town Representative

9-15-21
Date Signed

NOTES: Administratively Resolved

Please return this form to the Land Use Planning & Zoning Office by: **September 24th, 2021**

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORTPUBLIC HEARINGOctober 7th, 2021**ITEM II: ZONING CHANGE****OWNER:**Wingate Barraclough
Stephan Krentz**APPLICANT:**

Same

REQUEST: The applicant is requesting a zoning change from A-1, Farmland Preservation District and R-1 Single- Family Residence district to R-4, Rural Residential District, ±3.3 acres.

PARCEL NUMBER / LOCATION: The affected parcel numbers are 002-00061-0300, 002-00061-0400, 002-00061-0500 and 002-00061-0600, located in the SE ¼ of the NW ¼ of Section 5, T17N, R13E, Town of Berlin. The site proposed for zoning change is west of 32nd Dr. and North of NW Cumberland St.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcels are A-1, Farmland Preservation District and R-1 Single- Family Residence. Currently all the parcels are empty lots and are being farmed. The lands to the North, west, and south are all zoned A-1, A-2, and R-4 and appear to be used agriculturally and with residences. The lands to the east are located in the city of Berlin and appear to be used as residences and agriculturally. The proposed property does not fall under the Shore land or Floodplain Zoning Ordinance

ADDITIONAL INFORMATION / ANALYSIS:

Currently the proposed parcels are not developed and are being used as agricultural farm fields. The R-1 Zoned parcels would occupy ± 1.39 acres and the A-1 Zoned parcel would occupy 1.91 acres of the proposed R-4 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. The soil survey was only conducted for the portion of the proposed parcel currently zoned as A-1. There are eight capability classes that indicate the amount of limitations that a soil has. There are three different types of soils on this proposed parcel. Two soil types are Class 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 ± 1.66 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 ± 0.21 acres. The limitations with the soils on this property are related to the risk of soil blowing and the need of irrigation in order to grow crops.

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 by dry soils that require irrigation to grow crops and are susceptible to soil blowing.**
- 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.**
- 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 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 BERLIN: An Action Form requesting the Town's input related to this zoning change request was emailed to the Town Clerk on August 17th, 2021. At their September 20th meeting the Town Board did not object to and did recommended 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

GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 27 July 2021

Zone Change from R1^{TA-1} to R4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Wingate Barraclough

Mailing Address 463 Hillside Dr Berlin, WI 54923

Phone Number 208 771 4568

Signature [Signature] Date 27 July 2021

OTHER OWNER

Name Stephan F. Krentz

Mailing Address WS61 Cumberland Ave, Berlin, WI 54923

Phone Number 920-572-2255

Signature [Signature] Date July 27-21

PROPERTY INFORMATION

Town of Berlin Parcel Number 002-00061-0300
002000610400;0500 Acres 0.75/2.25

Lot _____ Block _____ Subdivision -0600

Section 5 Town 17 North Range 13 East

Location of Property _____

Legal Description Lot 1, 2, 3, and 4 of CSM 3439V19

Current Zoning Classification R-1 + A-1 Current Use of Property Agricultural

Detailed Description of Proposed Use Personal residence / hobby farm (fruit trees along north, garden along south)

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

PZP-010 (04/09)

CONCEPT PLAN

DESCRIPTION OF LANDS BEING A DIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3439, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

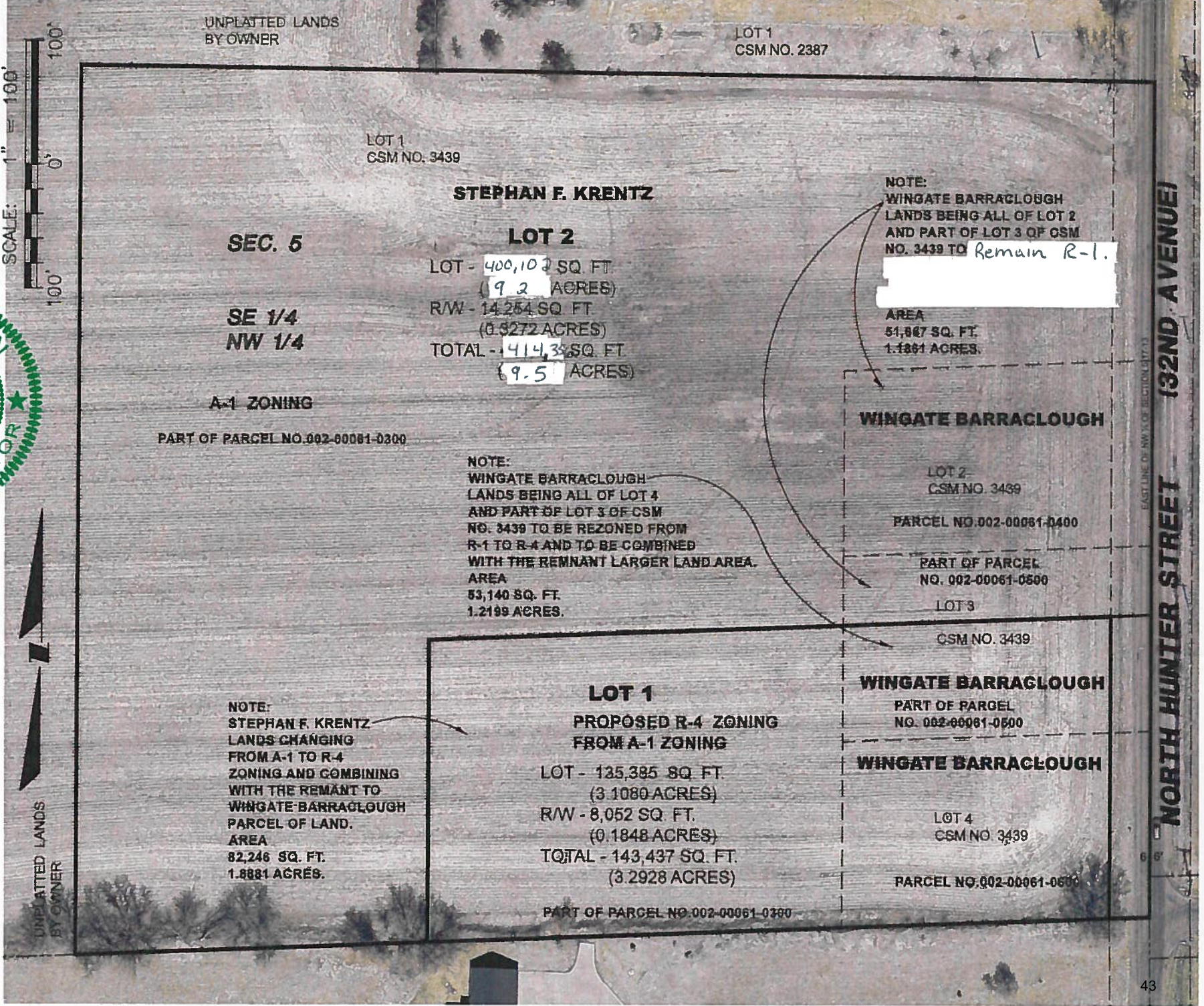
I, Donald W. Lenz, Professional Land and Surveyor of the State of Wisconsin, hereby certify that I have at the order of Wingate BarracloUGH, as owner thereof, surveyed lands being all of Lots 2, 3 and 4 of Certified Survey Map No. 3439 and Stephan F. Krentz as owner thereof surveyed lands being all of Lot 1 of Certified Survey Map No. 343, as recorded on May 17, 2013 in the office of the Register of Deeds for Green Lake County in Volume 19 of the Green Lake County Certified Survey Maps on Pages 3439, 3439A and 3439B located in part of Southeast 1/4 of the Northwest 1/4 of Section 5, Town 17 North, Range 13 East, Town of Berlin, Green Lake County, Wisconsin. Containing 13.9912 acres (609,409 sq. ft.) more or less. Being subject to North Hunter Street (32nd Avenue) right-of-way along the easterly 33 feet thereof. Also being subject to all easements and restrictions of record thereof if any.

I further certify that such survey thereof made, and that is a correct representation of all exterior boundaries of the land surveyed and the division I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes and Green Lake County Subdivision Ordinances in surveying and mapping the same, to the best of my knowledge and belief.

GREEN LAKE SURVEYING COMPANY
A Division of General Engineering Company
(Green Lake, Wisconsin)
Donald W. Lenz
Donald W. Lenz, P. L. S. No. S-2103
Dated this 28th day of July, 2021.



Green Lake Surveying Company
A Division of **GEC**
General Engineering Company
P.O. Box 131 • W1734 North St. • Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net



Applicant: Wingate Barraclough & Stephan Krentz - Town of Berlin

Parcel #002-00061-0300, -0400, -0500, -0600,

Part of the NW1/4 of Section 5, T17N, R13E

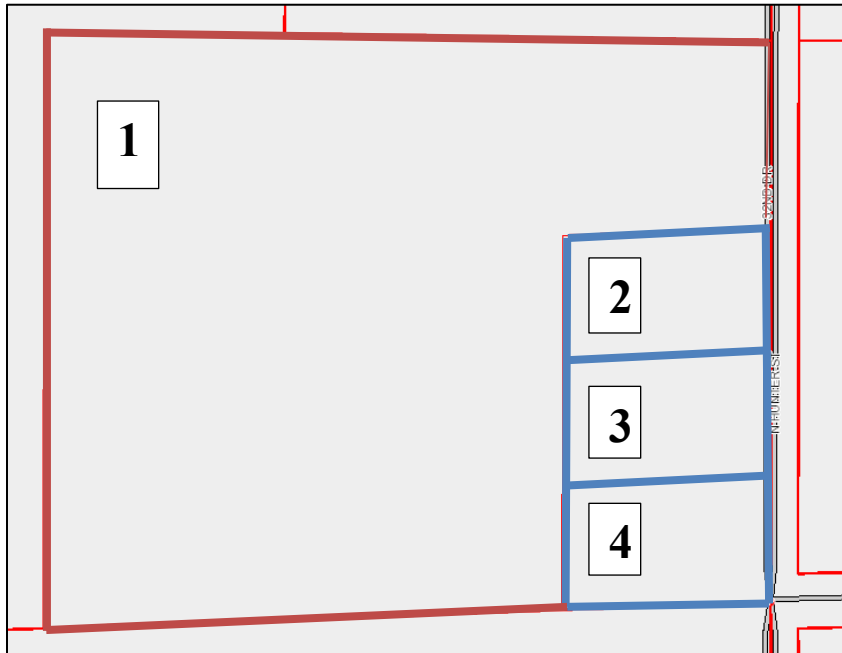
Existing Configuration

1 = ±11.41 acre parcel zoned A-1, Farmland Preservation District

2 = .86 acre parcel zoned R-1, Single-Family Residence District

3 = .86 acre parcel zoned R-1, Single-Family Residence District

4 = .86 acre parcel zoned R-1, Single-Family Residence District

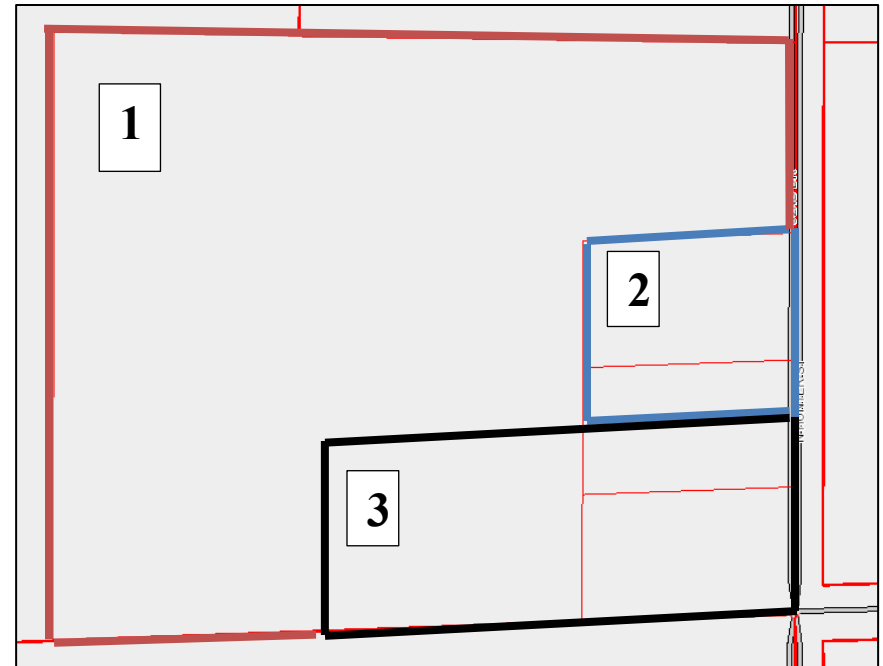


Proposed Configuration

1 = Newly created ±9.52 acre parcel zoned A-1, Farmland Preservation District

2 = Newly created ±1.19 acre parcel zoned R-1, Single-Family Residential District

3 = Newly created ±3.29 acre parcel zoned R-4, Rural Residential District



Land Use Planning & Zoning Public Hearing 10/7/21

TOWN BOARD ACTION

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) Sept. 20, 2021.

Owner/Applicant: Wingate Barraclough & Stephan Krentz

Site Location: 32nd Drive, Berlin

General legal description: Parcel 002-00061-0300, -0400, -0500, -0600, part of the NW1/4 Sec.5, T17N, R13E, Town of Berlin

Request: Rezone ±1.9 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District; ±1.2 acres from R-1, Single-Family Residence District, to R-4. To be identified by certified survey map.

Planned public hearing date for the above requests: October 7, 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:

Brenda Munkley
Town Representative

9/20/21
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: September 24th, 2021