



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, January 6, 2022.

Packet Pages:

- 2 Agenda
- 3-8 Draft Meeting Minutes from December 2, 2021
- 9-11 Financial Reports for November
- 12-14 Permit Reports for November
- 15-16 Violation Reports
- 17-18 Public Hearing Notice
- 19-63 Public Hearing Items

Item I: Owner: Glen & Edith Mast **Site location:** W5669 Puckaway Rd **General legal description:** Parcel 014-00494-0000 part of the SW1/4 of S35, T15N, R11E, Town of Marquette, ±20 acres **Request:** CUP to build portable log cabins.

Item II: Owner: Arlene Mason **POA:** Jim Lampman **Agent:** Randy Douglas **Site location:** W3946 Cty Rd H **General legal description:** Parcel 014-00835-0000 part of the NW1/4 of S33, T15N, R12E, Town of Marquette, ±40 acres **Request:** CUP to improve and expand current facility.

Item III: Owner: Eastridge Estates Storage LLC **Applicant:** Tyler Whitrock **Site location:** N9350 Eastridge Dr. **General legal description:** Parcel 002-00854-0000 part of the SW1/4 of S2, T17N, R13E, Town of Berlin, 1.92 acres **Request:** CUP to expand current mini-warehouse business.

Item IV: Owner: Richard Patin **Agent:** Don Lenz **Site location:** Twin Lakes Rd **General legal description:** Parcel 006-00094-0000 part of the SW1/4 of S5, T15N, R13E, Town of Green Lake, ±17.62 acres **Request:** Rezone ±2.5 acres from A-1, Farmland Preservation District, to R-1, Single-Family Residence District. To be identified by certified survey map.

Item V: Owner: All Saints Congregation **Agent:** John Silva **Site location:** N8566 State Rd 49 **General legal description:** Parcel 002-00272-0000 part of the SW1/4 of S15, T17N, R13E, Town of Berlin, ±58.6 acres **Request:** CUP to operate a church, to build a rectory and to build a school & religious education building.

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: January 6, 2022, Time: 4:30 PM

Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI

AGENDA 01/06/2022

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: 12/02/2021
5. Public Comments: 3 minute limit
6. Department Activity Reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
7. ARPA Funding Requests for Department
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

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Item II: Owner: Arlene Mason **POA:** Jim Lampman **Agent:** Randy Douglas **Site location:** W3946 Cty Rd H **General legal description:** Parcel 014-00835-0000 part of the NW1/4 of S33, T15N, R12E, Town of Marquette, ±40 acres **Request:** CUP to improve and expand current facility.

Item III: Owner: Eastridge Estates Storage LLC **Applicant:** Tyler Whitrock **Site location:** N9350 Eastridge Dr. **General legal description:** Parcel 002-00854-0000 part of the SW1/4 of S2, T17N, R13E, Town of Berlin, 1.92 acres **Request:** CUP to expand current mini-warehouse business.

Item IV: Owner: Richard Patin **Agent:** Don Lenz **Site location:** Twin Lakes Rd **General legal description:** Parcel 006-00094-0000 part of the SW1/4 of S5, T15N, R13E, Town of Green Lake, ±17.62 acres **Request:** Rezone ±2.5 acres from A-1, Farmland Preservation District, to R-1, Single-Family Residence District. To be identified by certified survey map.

Item V: Owner: All Saints Congregation **Agent:** John Silva **Site location:** N8566 State Rd 49 **General legal description:** Parcel 002-00272-0000 part of the SW1/4 of S15, T17N, R13E, Town of Berlin, ±58.6 acres **Request:** CUP to operate a church, to build a rectory, and to build a new school & religious education building.

9. Future committee activities
 - a. Future agenda items
 - b. Meeting date: February 3, 2022
10. Adjourn

Due to the COVID-19 pandemic, this meeting will be conducted 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:

Topic: Land Use Planning & Zoning Committee Meeting
Time: Time: January 6, 2022, 04:30 PM Central Time (US and Canada)

Join Zoom Meeting:

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, December 2, 2021**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 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: **Harley Reabe, Curt Talma, Chuck Buss, Bill Boutwell, Dawn Klockow**, Corporation Counsel (Zoom)

Absent: **Don Lenz**

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 (Reabe/Buss) to approve the minutes of the November 4, 2021, meeting. Motion carried with no negative vote.

PUBLIC COMMENTS:

No public comments

ARPA Funding:

Matt Kirkman, went over ARPA possible funding requests for future programs and services.

DEPARTMENT ACTIVITY REPORTS

- a. **Financial reports**
P&Z Director Matt Kirkman gave an update on the October expenses and revenues.
- b. **Permits**
Matt Kirkman stated there were 19 land use permits and 14 sanitary permits in October.
- c. **Violations**
Matt Kirkman outlined the current land use violations as well as the POWTS violations.

RECESS 4:43PM: ***Motion/second (Buss/Boutwell)*** to recess at 4:43PM. Motion carried with no negative vote.

Motion/second (Reabe/Boutwell) to return to the Public Hearing at 5:00PM.

PUBLIC HEARING – 5:00PM

Chair Talma read the rules for the Public Hearing

Item 1: Owner: Timothy & Carolyn Mast **Site location:** W4651 Winding Ln **General legal description:** Parcel 012-00572-0101, part of the NE1/4 of S30, T14N, R12E, Town of Manchester, 5 acres **Request:** CUP for a dog kennel as an agricultural accessory use.

- a) **Public Testimony/Comment:** Chair Talma called for public input.
Rhonda Klecz of W4707 County Rd. C, Montello spoke for the approval of the conditional use permit (CUP) request.

Tim Mast of W4651 Winding Ln. spoke for the approval of the CUP request.
Don Peters of W3972 Heritage Rd. spoke against the approval of the CUP request.
Al Vinz, Town Chairman for Town of Manchester, spoke for approval of the CUP request.
Samuel Mast of N971 Cty. Rd. HH spoke for the approval of the CUP request.
Rodger Sell of W3878 North Rd. spoke against the approval of the CUP request.
David Wright of IMEG, 8010 Englewood Rd, Indianapolis spoke for the approval of the CUP request.
Chair Talma closed the Public Hearing.

- b) Committee Discussion & Deliberation: Kirkman presented the Staff Report. All criteria for the conditional use permit to be considered by the Committee had been met. The Town of Manchester did not object to and approves of the request contingent on the applicant following their noise abatement plan.
- c) Committee Decision: **Motion/second (Reabe/Boutwell)** to approve the conditional use permit as presented. Roll call vote on motion to approve – Ayes-3(Boutwell, Reabe, Talma), Nays-1(Buss), Absent-1(Lenz)
Motion carried.

Item II: Owner: Daniel & Mary Bontrager **Applicant:** Wayne Bontrager **Site location:** W3818 Heritage Rd **General legal description:** Parcel 012-00073-0000 part of the SE1/4 of S4, T14N, R12E, Town of Manchester, ±39.5 acres **Request:** CUP for a dog kennel as an agricultural accessory use.

- a) Public Testimony/Comment: Chair Talma called for public input.
Don Peters of W3972 Heritage Rd. spoke against the approval of the CUP request.
Tyler Sell of N2353 Hilltop Rd. spoke against the approval of the CUP request.
Wayne Bontrager of W3818 Heritage Rd. spoke for the approval of the CUP request.
Al Vinz, Town Chairman for Town of Manchester, spoke for approval of the CUP request.
David Wright of IMEG, 8010 Englewood Rd. Indianapolis, spoke for the approval of the CUP request.
Chair Talma closed the Public Hearing.
- b) Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the conditional use permit to be considered by the Committee had been met. The Town of Manchester did not object to and approves of the request contingent on the applicant following their noise abatement plan.
- c) Committee Decision: **Motion/second (Buss/Boutwell)** to deny the conditional use permit as presented. Roll call vote on motion to deny – Ayes-1(Buss), Nays-3(Boutwell, Talma, Reabe).
Motion denied.

Motion/second (Reabe/Boutwell) to approve the conditional use permit as presented with the following conditions:

1. 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).
2. All building/structure standards of the agriculture district shall apply.
3. All building/structure standards for dog kennels under USDA/State shall apply.
4. All USDA/State regulations for dog kennel use must be met.
5. If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
6. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
7. The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.
8. The owner/applicant is responsible for obtaining permits from any other regulatory agency, if required.

9. In accordance with Section 350-57 of the County Zoning ordinance any citizen or official may submit a complaint to the Land Use Planning. In the event that this CUP is revoked, the use authorized herein shall be eliminated from the property and any subsequent CUP approval will be subject to the ordinance's standards in place at that time.
10. The operator authorized herein shall maintain compliance with ATCP 16. In the event that the property is found to be in violation of ATCP 16, Section 350-57 of the County ordinance may be enforced and ultimately this CUP may be revoked.
11. The operator authorized herein is required to obtain and show proof that they are licensed with the USDA APHIS and Wisconsin DATCP.
12. The operator authorized herein shall follow the Animal Welfare Act [United States Code, Title 7 (Agriculture), Chapter 54 (Transportation, Sale, and Handling of Certain Animals), Sections 2131– 2159]; and the Animal Welfare Regulations [Code of Federal Regulations, Title 9 (Animals and Animal Products), Chapter 1 (Animal and Plant Health Inspection Service, Department of Agriculture), Subchapter A (Animal Welfare), Parts 1–4].

Roll call vote on motion to approve – Ayes-3(Boutwell, Reabe, Talma), Nays-1(Buss), Absent-1(Lenz)
Motion carried.

Motion/second (Reabe/Boutwell) to reconsider item number one on the agenda. Motion carried with no negative vote.

Motion/second (Reabe/Boutwell) to make an amendment on the motion to include the following conditions:

1. 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).
2. All building/structure standards of the agriculture district shall apply.
3. All building/structure standards for dog kennels under USDA/State shall apply.
4. All USDA/State regulations for dog kennel use must be met.
5. If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
6. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
7. The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.
8. The owner/applicant is responsible for obtaining permits from any other regulatory agency, if required.
9. In accordance with Section 350-57 of the County Zoning ordinance any citizen or official may submit a complaint to the Land Use Planning. In the event that this CUP is revoked, the use authorized herein shall be eliminated from the property and any subsequent CUP approval will be subject to the ordinance's standards in place at that time.
10. The operator authorized herein shall maintain compliance with ATCP 16. In the event that the property is found to be in violation of ATCP 16, Section 350-57 of the County ordinance may be enforced and ultimately this CUP may be revoked.
11. The operator authorized herein is required to obtain and show proof that they are licensed with the USDA APHIS and Wisconsin DATCP.
12. The operator authorized herein shall follow the Animal Welfare Act [United States Code, Title 7 (Agriculture), Chapter 54 (Transportation, Sale, and Handling of Certain Animals), Sections 2131– 2159]; and the Animal Welfare Regulations [Code of Federal Regulations, Title 9 (Animals and Animal Products), Chapter 1 (Animal and Plant Health Inspection Service, Department of Agriculture), Subchapter A (Animal Welfare), Parts 1–4].

Roll call vote on motion to approve the amendment– Ayes-3(Boutwell, Reabe, Talma), Nays-1(Buss), Absent-1(Lenz)

Motion carried.

Vote on motion as amended Roll call vote on motion to approve – Ayes-3(Boutwell, Reabe, Talma), Nays-1(Buss), Absent-1(Lenz)

Motion carried.

Item III: Owner: Hargrave Family Irrevocable Trust **Site location:** W1470 Cty Rd AA **General legal description:** Parcel 002-00523-0000 part of the NE1/4 of S28, T17N, R13E, Town of Berlin, ±20 acres **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: Chair Talma called for public input. Robert Hargrave of N7812 Cty. Rd. A spoke for the approval of the rezone request. Chair Talma closed the Public Hearing.
- b) Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone had been met and the Town of Berlin approved of the request.
- c) Committee Decision: **Motion/second (Buss/Reabe)** to approve the rezone as presented. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

Item IV: Owners: Robert & Catherine Hargrave, Richard & Carla Hargrave **Site location:** N7812 Cty Rd A **General legal description:** Parcels 002-00534-0000, -0100 part of the SW1/4 of S28, T17N, R13E, Town of Berlin, 40 acres **Request:** Rezone 2 acres from R-1, Single-Family Residence District, and 1 acre 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. No public comment or testimony. Chair Talma closed the Public Hearing.
- b) Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the rezone had been met and the Town of Berlin approved of the request.
- c) Committee Decision: **Motion/second (Buss/Boutwell)** to approve the rezone request as presented. To be forwarded to County Board for final approval.
Motion carried with no negative vote.

Motion/second (Buss/Boutwell) to reconsider the CUP request for Cletus & Alma Bontrager from the 11/4/21 LUP&Z meeting. Motion carried with no negative vote.

Item V: Owner: Cletus & Alma Bontrager **Site location:** W3805 Heritage Rd **General legal description:** Parcel 012-00137-0500 part of the NW1/4 of S9, T14N, R12E, Town of Manchester, 21.15 acres **Request:** CUP to operate a sawmill as an agriculture-related use. This CUP was considered at the November 4, 2021, public hearing in conjunction with another CUP request and should have been considered separately. The committee may make a motion to reconsider the CUP.

- a) Public Testimony/Comment: Chair Talma called for public input. Cletus Bontrager of W3805 Heritage Rd. spoke for the approval of the CUP request. Chair Talma closed the Public Hearing.

- b) Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for conditional use permit to be considered by the Committee had been met and Town of Manchester did not object and recommended approval of this request.
- c) Committee Decision: **Motion/second (Buss/Boutwell)** to approve the conditional use permit as presented with the following conditions:
1. No additional expansion or addition of structures relating to the conditional use permit for the sawmill shall occur without review and approval through future conditional use permit(s).
 2. Hours of operation / manufacturing shall occur between 6:00am and 6:00pm Monday thru Saturday.
 3. If on-site lighting is proposed, only the subject sites shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties or adjacent traffic.
 4. All outdoor storage of logs and lumber will only be done in the designated areas shown on the site plan.
- Motion carried with no negative vote.

Motion/second (Reabe/Boutwell) to reconsider the CUP request for Cletus & Alma Bontrager from the 11/4/21 LUP&Z meeting. Roll call vote on motion to reconsider – Ayes-3(Boutwell, Reabe, Talma), Nays-1(Buss), Absent-1(Lenz).
Motion carried.

Item VI: Owner: Cletus & Alma Bontrager **Site location:** W3805 Heritage Rd **General legal description:** Parcel 012-00137-0500 part of the NW1/4 of S9, T14N, R12E, Town of Manchester, 21.15 acres **Request:** CUP to operate a dog kennel as an agricultural accessory use. This CUP was considered at the November 4, 2021, public hearing in conjunction with another CUP request and should have been considered separately. The committee may make a motion to reconsider the CUP.

- a) Public Testimony/Comment: Chair Talma called for public input.
Cletus Bontrager of W3805 Heritage Rd. spoke for the approval of the CUP request.
Rodger Sell of W3878 North Rd. would like the committee to consider not allowing dog breeding facilities in the A-2 Zoning District.
Tyler Sell of N2353 Hilltop Rd. commented that dog kennels are popping up all over the county.
Don Peters of W3972 Heritage Rd. commented on the change of rural atmosphere.
David Wright of 8010 Englewood, IN spoke for the approval of the CUP request.
Chair Talma closed the Public Hearing.
- b) Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for rezone to be considered by the Committee had been met and Town of Manchester did not object and recommended approval of this request contingent on the applicant following their noise abatement plan.
- c) Committee Decision: **Motion/second (Buss/no second)** to deny the conditional use permit as presented.
Motion dies.

Committee Decision: **Motion/second (Reabe/Boutwell)** to approve the conditional use permit as presented with the following conditions:

1. 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).
2. All building/structure standards of the agriculture district shall apply.
3. All building/structure standards for dog kennels under USDA/State shall apply.
4. All USDA/State regulations for dog kennel use must be met.
5. If on-site lighting is proposed, only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).

6. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
7. The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.
8. The owner/applicant is responsible for obtaining permits from any other regulatory agency, if required.
9. In accordance with Section 350-57 of the County Zoning ordinance any citizen or official may submit a complaint to the Land Use Planning. In the event that this CUP is revoked, the use authorized herein shall be eliminated from the property and any subsequent CUP approval will be subject to the ordinance's standards in place at that time.
10. The operator authorized herein shall maintain compliance with ATCP 16. In the event that the property is found to be in violation of ATCP 16, Section 350-57 of the County ordinance may be enforced and ultimately this CUP may be revoked.
11. The operator authorized herein is required to obtain and show proof that they are licensed with the USDA APHIS and Wisconsin DATCP.
12. The operator authorized herein shall follow the Animal Welfare Act [United States Code, Title 7 (Agriculture), Chapter 54 (Transportation, Sale, and Handling of Certain Animals), Sections 2131– 2159]; and the Animal Welfare Regulations [Code of Federal Regulations, Title 9 (Animals and Animal Products), Chapter 1 (Animal and Plant Health Inspection Service, Department of Agriculture), Subchapter A (Animal Welfare), Parts 1–4].

Roll call vote on motion to approve – Ayes-3(Boutwell, Reabe, Talma), Nays-1(Buss), Absent-1(Lenz)
Motion carried.

Item VII: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The Committee is requesting amendments to the Code of Green Lake County, Chapter 338, Shoreland Zoning Ordinance, more specifically to update allowances and restrictions related to boathouses, stairways and walkways, retaining walls, fences as well as near-shore land disturbing activities.

- a) Public Testimony/Comment: Chair Talma called for public input. No public comment or testimony. Chair Talma closed the Public Hearing.
- b) Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report.
- c) Committee Decision: **Motion/second (Buss/Reabe)** to approve the ordinance changes to Chapter 338- Shoreland Zoning as presented and forward to County Board for final approval.
Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items** – ARPA funding requests
- b. **Next meeting date** – January 6, 2022

ADJOURN

Chair Talma adjourned the meeting at 6:20 PM.

Respectfully submitted,

Karen Werlein, Land Use Planning Coordinator

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

FEES RECEIVED	NOVEMBER				YEAR-TO-DATE				BUDGET	
	2020		2021		2020		2021		2021	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	14	3,765	17	6,600	189	42,565	215	\$ 66,300	\$ 40,000	166%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	13	2,730	15	4,245	99	26,545	107	\$ 29,300	\$ 26,000	113%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	5	9,600	5	\$ 10,800	\$ 15,300	71%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	1	375	5	1,875	3	1,125	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	-	\$ -	1	\$ 375	5	\$ 1,875	3	\$ 1,125	\$ 1,875	60%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	-	-	5	1,875	18	6,750	-	-
Conditional Use Permits	-	-	4	1,500	5	1,875	16	6,000	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	-	\$ -	4	\$ 1,500	10	\$ 3,750	34	\$ 12,750	\$ 8,250	155%
MISC.										
Wisconsin Fund	-	-	-	-	1	100	-	-	-	-
Fines & Forfeitures	1	50	1	107	15	7,300	6	911	-	-
Total	1	\$ 50	1	\$ 107	16	\$ 7,400	6	\$ 911	-	-
SURVEYOR										
Certified Survey Maps	3	510	4	690	38	6,645	41	7,395	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	-	1	9,500	9,500	
Total	3	\$ 510	4	\$ 690	38	\$ 6,645	42	\$ 16,895	\$ 16,000	106%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	1	30	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	-	\$ -	1	\$ 30	\$ 35,000	0%
GRAND TOTAL	31	7,055	42	13,517	362	98,380	413	138,111	\$ 142,425	
									Total	97%

GREEN LAKE COUNTY

For 11/01/21 - 11/30/21

Revenue Summary Report

FJRES01A

Periods 11 - 11

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	7,125.00	66,625.00	-26,625.00	166.56
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	12,375.00	-4,125.00	150.00
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	4,245.00	30,350.00	-4,350.00	116.73
21-100-10-45110-000-000 Fines & Forfeitures	.00	107.00	966.00	-966.00	.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	690.00	7,560.00	-1,060.00	116.31
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	13,667.00	129,051.00	3,874.00	97.09

For 11/01/21 - 11/30/21

Expenditure Summary Report

FJEXS01A

Periods 11 - 11

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	244,908.72	64,091.28	79.26
21-100-10-53610-140-000 Meeting Payments	1,425.00	.00	.00	225.00	1,200.00	15.79
21-100-10-53610-151-000 Social Security	23,641.00	.00	1,710.75	18,527.81	5,113.19	78.37
21-100-10-53610-153-000 Ret. Employer Share	20,861.00	.00	1,594.62	17,151.61	3,709.39	82.22
21-100-10-53610-154-000 Health Insurance	50,590.00	.00	4,988.62	51,810.72	-1,220.72	102.41
21-100-10-53610-155-000 Life Insurance	276.00	.00	26.71	275.16	.84	99.70
21-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	.00	6,550.00	2,950.00	68.95
21-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	337.59	281.39	18.61	93.80
21-100-10-53610-225-000 Phone Service	576.00	.00	44.70	567.09	8.91	98.45
21-100-10-53610-242-000 Print Management	300.00	.00	.00	165.24	134.76	55.08
21-100-10-53610-307-000 Training	750.00	.00	.00	882.94	-132.94	117.73
21-100-10-53610-310-000 Office Supplies	650.00	.00	44.90	578.99	71.01	89.08
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	354.00	2,668.00	82.00	97.02
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	69.82	680.18	9.31
21-100-10-53610-352-000 Vehicle Maintenance	638.00	.00	.00	441.76	196.24	69.24
53610 Code Enforcement	423,987.00	.00	32,725.89	345,766.54	78,220.46	81.55
10 Land Use Planning and Zoning	423,987.00	.00	32,725.89	345,766.54	78,220.46	81.55

Land Use Permits: 11/1/2021 - 11/30/2021

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
13015	002002830200	N8532 COUNTY ROAD VV	11/10/2021	PINNACLE TOWERS INC	\$18,000.00	Accessory Structure	4'x10' Concrete pad for generator		

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
12999	004004220100	W2430 NORTHWEST RD	10/26/2021	RONALD KLINGBEIL	\$440,000.00	Principal Structure	3 bed 2.5 bath SFD	Assecory Structure	Attached Garage
13006	004022030000	No Address Available	10/29/2021	VICTORIA L STROBEL	\$1,200,000.00	Principal Structure	4 bed 4 bath SFD	Assecory Structure	Attached Garage, Attached patio/deck, Porch, Driveway.
13008	004009170100	W2955 HILLSIDE RD	11/05/2021	KELLY GREEN LAKE COUNTY	\$1,200,000.00	Principal Structure	6 bed 6.5 bath SFD	Accessory Structure	Attached Garage, Screen porch, West patio, East patio, Driveway
13020	004010620100	W3275 ORCHARD AVE	11/19/2021	JAMES VOURVOULIAS REVOCABLE TRUST	\$80,000.00	Addition/Alteration to Principal Structure	Bedroom Addition, New entry		
13019	004007300100	W2317 CARPENTER LN	11/17/2021	ZACH MILLER	\$40,000.00	Addition/Alteration to Accessory Structure	Enclosing lean to that is attached to the garage.	Other	Pouring concrete floor in the existing garage, attached shed, and lean to where gravel/dirt is currently there.

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
13007	16042	W1198 SPRING GROVE RD	11/02/2021	CAROL WODKA TRUST	\$60,000.00	Land Disturbing Activity - Impervious Surface Treatment Device	400cuft 3/4" clear stone trench. 1,054sqft of roof water will be captured and ran into the trench.	Addition/Alteration to Accessory Structure	Garage Addition
13010	16047	W1530 SANDSTONE AVE	11/09/2021	PNP INVESTMENT PARTNERSHIP	\$6,800.00	Driveway	Turfstone Driveway.	Accessory Structure	Walkway from home to lake, Attached patio
13023	16075	W1325 SPRING GROVE RD	11/23/2021	SOUTHSHORE TERRACE HOME OWNERS ASSOC INC	\$195,000.00	Principal Structure	3 bed 2 bath SFD	Accessory Structure	Relocate Garden Shed
13024	16076	No Address Available	11/29/2021	TERRY RUCHTI	\$675,000.00	Principal Structure	4 bed 3 bath SFD	Accessory Structure/Driveway	Attached Garage/Gravel Parking area. 404sqft

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
13025	010006370100	N159 COUNTY ROAD O	11/30/2021	THE GRAMS LIVING TRUST FOR THE BENEFIT OF DOUGLAS GRAMS	\$25,000.00	Addition/Alteration to Accessory Structure	Garage Addition. Same height as existing garage.		

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
13012	012002440000	N1546 COUNTY ROAD S	11/10/2021	RUBY SCHROCK	\$10,000.00	Accessory Structure - Detached Garage	Wood Finishing Shop/ Ag Storage		

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
12998	014003940200	No Address Available	10/25/2021	BRIAN ZIMMERMANN	\$140,000.00	Principal Structure - Single Family	2 Bed 2 bath SFD	Accessory Structure	Attached Garage
13009	014000240000	No Address Available	11/05/2021	JOHN C & CONSTANCE R BOBEK LLC	\$140,000.00	Ag storage	Machine Storage Shed		

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
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13018	016001310600	N5846 ELYSIUM CT	11/15/2021	AARON G & ALICIA WEGNER	\$5,486.00	Accessory Structure	Storage Shed		
13022	016016270000	W5522 OXBOW TRL	11/23/2021	NEVIN DULABAUM	\$5,000.00	Accessory Structure - Detached Deck/Patio	Replacing Existing NC deck.		

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
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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
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None

November Estimated Cost: \$4,240,286.00

YTD Estimated Cost: \$42,422,598.00

Sanitary Permits: 11/1/2021 - 11/30/2021

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202124096	014003940200	N3149 CENTRAL AVE	BRIAN ZIMMERMANN	11/05/2021	New System	Conventional (Non-Pressurized In-Ground)	Patrick Hughes	2 Bedroom House	280	100
202124097	016014290000	W5694 OXBOW TRL	CLAY WENNINGER	11/03/2021	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Harry Handle	2 Bedroom	150	0
202124098	004007040300	W2223 LEDGEVIEW RD	ROBERT NORTON	11/10/2021	Replacement System	At-Grade	Jeffrey Novak	3 Bedroom	280	100
202124099	004004220100	W2430 NORTHWEST RD	RONALD KLINGBEIL	11/11/2021	New System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	3 Bedroom House	280	100
202124100	014006900102	N3346 STATE ROAD 73	SUZANNE SWANSON	11/15/2021	New System	Mound	Daniel Egbert	3 Bedroom House	280	100
202124101	016011110000	N4580 ELM ST	DAVID NOTHEM	11/17/2021	Replacement System	Mound	Jorgensen, P	3 Bedroom House, but Sized for 2 Bedroom House	280	100
202124102	002002510000	N8570 COUNTY ROAD F	TRILLIUM HILL LAND LLC	11/15/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	5 Bedroom House	280	100
202124103	014006850300	N3354 STATE ROAD 73	DANIEL DAVISON	11/17/2021	New System	Conventional (Non-Pressurized In-Ground)	Jeremiah Storer	3 Bedroom House	280	100
202124104	016014660000	W4827 CRADLE RD	KAVANAUGH FAMILY LLC	11/18/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Lichtfeld, T	3 Bedroom House	280	100
202124105	004005480000	N6019 SUNNYSIDE RD	FOLSOM FARMS INC	11/18/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	4 Bedroom House	280	100
202124106	012005440000	N588 LANE 4	DALE G & DIANA L KRINKE	11/19/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	4 Bedroom House	280	100
202124107	020000230500	W2501 COUNTY ROAD F	ROBERT DROVER	11/19/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	3 Bedroom House	280	100
202124108	008003130100	N1188 COUNTY ROAD HH	PERRY MAST	11/29/2021	New System	Holding Tank	Dustin Hoffmann	Shop Bathroom	355	100
202124109	008002640100	N1393 COUNTY ROAD FF AND H	STEVEN SCHWARTZ	11/30/2021	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann	5 Bedroom House	280	100
Total:									3865	1300

* There are additional properties associated with the permit

Land Use Violations Report

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
012000740000	None available	Paul Mast	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 10/29/21 Buiding is deeded to Mast. New violation letter to be sent for need of conditional use permit. UPDATE 12/03/21 Working with attorney to obtain CUP.	8/13/2021
014001780000	N4474 Pine Rd E	Sammie Smith	12964	Zoning	Camper on A-1 zoned property. Update 12/27/21: Need to verify that camper is moved.	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. Update 10/15/21: Heard through another contractor that the hot tub was planned to be moved to the other side of the home after purchasing the neighboring lot. Update 11/16/21: Once deck project is done, hot tub will be moved.	8/30/2021
006007780000	W3140 Blackbird Point L	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. Update 10/15/21: Badger Engineering has come up with an impervious surface treatment plan for the site, it did not appear to be completed and the Dept. has not yet approved the plan. Update 11/24/21: 05/15/2022 was the date determined by LUPZ dept. to have violation resolved.	6/14/2021
010003910200	W2194 Cty Rd X	David Cotterill	12995	Zoning/Vehicles	Three Structures built without permits (Barn/cabin, Shipping Container, Shed). Update 11/24/21: Spoke with David Cotterill regarding his violations. He said that he is on revision number 3 of his dwelling building plans. He intends to build a new house and a new shed in 2022. I instructed him to apply for a sanitary permit, and a land use permit by the end of the year. He is to include the ice shanty and storage barn structure on that application. The metal shipping container is not allowed on site once the shed is completed.	10/22/2021

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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. Update 10/15/21: Blooms N Scapes has solved the wall issue on the downslope side, Dept. still waiting one one layer of bricks to be removed on upslope side so it looses the wall function and becomes landscaping. Update: VIO to be resolved by 11/12/2021 according to Blooms N Scapes. Final notice sent.	7/1/2021
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. Update 10/15/21: second violation letter sent for contractors yard in R-1. Final notice sent.	6/25/2021
014002770000	N3361 Hickory Point Rd	Millers Reort	12967	Zoning	Failure to obtain LUP for addition to structure, placement of a structure, placement of a camper with metal shelter covering the top, placement of a storage tent. Final notice sent.	10/13/2021

Corporation Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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POWTS Violation Report

First Notice:

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
016008010300	N5591 Lock Rd	TAMI CALAMITA	37516	POWTS Failure	Tank overflow	Unknown when installed, discovered system on 1-8-2020

Second Notice:

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	
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
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	
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
018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank not watertight	Working with Novak. Planning to install new system
154000890000	150 W 2nd 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

Corporation 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	Will abandon in spring
016009230000	W5886 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	10024249	POWTS Failure	Tank failure	Has new permit
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	10024256	POWTS Failure	Tank failure	Will abandon in spring
016009230000	N4914 RAY SHORTER RD	PROG ROD-GUN CLUB	1002457	POWTS Failure	Tank failure	Will abandon in spring
016009230000	N4904 RAY SHORTER RD	PROG ROD-GUN CLUB	10024259	POWTS Failure	Tank compromised	Has new permit
016009230000	W5894 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	10024095	POWTS Failure	Tank unsound	Has new permit
016009230000	N4939 RAY SHORTER RD	PROG ROD-GUN CLUB	10024523	POWTS Failure	Tank failure	Has new permit
206017580000	271 MCKITTRICK ST	JERRY NEWTON	20624022	Failure to maintain	Failure to maintain POWTS	

**Land Use Planning & Zoning Committee
Meeting Notice**

Date: January 6, 2022, Time: 4:30 PM

Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI

AGENDA 01/06/2022

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: 12/02/2021
5. Public Comments: 3 minute limit
6. Department Activity Reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
7. ARPA Funding Requests for Department
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: Owner: Glen & Edith Mast **Site location:** W5669 Puckaway Rd **General legal description:** Parcel 014-00494-0000 part of the SW1/4 of S35, T15N, R11E, Town of Marquette, ±20 acres **Request:** CUP to build portable log cabins.

Item II: Owner: Arlene Mason **POA:** Jim Lampman **Agent:** Randy Douglas **Site location:** W3946 Cty Rd H **General legal description:** Parcel 014-00835-0000 part of the NW1/4 of S33, T15N, R12E, Town of Marquette, ±40 acres **Request:** CUP to improve and expand current facility.

Item III: Owner: Eastridge Estates Storage LLC **Applicant:** Tyler Whitrock **Site location:** N9350 Eastridge Dr. **General legal description:** Parcel 002-00854-0000 part of the SW1/4 of S2, T17N, R13E, Town of Berlin, 1.92 acres **Request:** CUP to expand current mini-warehouse business.

Item IV: Owner: Richard Patin **Agent:** Don Lenz **Site location:** Twin Lakes Rd **General legal description:** Parcel 006-00094-0000 part of the SW1/4 of S5, T15N, R13E, Town of Green Lake, ±17.62 acres **Request:** Rezone ±2.5 acres from A-1, Farmland Preservation District, to R-1, Single-Family Residence District. To be identified by certified survey map.

Item V: Owner: All Saints Congregation **Agent:** John Silva **Site location:** N8566 State Rd 49 **General legal description:** Parcel 002-00272-0000 part of the SW1/4 of S15, T17N, R13E, Town of Berlin, ±58.6 acres **Request:** CUP to operate a church, to build a rectory, and to build a new school & religious education building.

9. Future committee activities
 - a. Future agenda items
 - b. Meeting date: February 3, 2022
10. Adjourn

Due to the COVID-19 pandemic, this meeting will be conducted 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:

Topic: Land Use Planning & Zoning Committee Meeting
Time: Time: January 6, 2022, 04:30 PM Central Time (US and Canada)

Join Zoom Meeting:

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, January 6, 2022, at 5:00 p.m.** to consider the following requests:

Item I: Owner: Glen & Edith Mast **Site location:** W5669 Puckaway Rd **General legal description:** Parcel 014-00494-0000 part of the SW1/4 of S35, T15N, R11E, Town of Marquette, ±20 acres **Request:** CUP to build portable log cabins.

Item II: Owner: Arlene Mason **POA:** Jim Lampman **Agent:** Randy Douglas **Site location:** W3946 Cty Rd H **General legal description:** Parcel 014-00835-0000 part of the NW1/4 of S33, T15N, R12E, Town of Marquette, ±40 acres **Request:** CUP to improve and expand current facility.

Item III: Owner: Eastridge Estates Storage LLC **Applicant:** Tyler Whitrock **Site location:** N9350 Eastridge Dr. **General legal description:** Parcel 002-00854-0000 part of the SW1/4 of S2, T17N, R13E, Town of Berlin, 1.92 acres **Request:** CUP to expand current mini-warehouse business.

Item IV: Owner: Richard Patin **Agent:** Don Lenz **Site location:** Twin Lakes Rd **General legal description:** Parcel 006-00094-0000 part of the SW1/4 of S5, T15N, R13E, Town of Green Lake, ±17.62 acres **Request:** Rezone ±2.5 acres from A-1, Farmland Preservation District, to R-1, Single-Family Residence District. To be identified by certified survey map.

Item V: Owner: All Saints Congregation **Agent:** John Silva **Site location:** N8566 State Rd 49 **General legal description:** Parcel 002-00272-0000 part of the SW1/4 of S15, T17N, R13E, Town of Berlin, ±58.6 acres **Request:** CUP to operate a church, to build a rectory and to build a school & religious education building.

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: December 23, 2021

Land Use Planning and Zoning Committee Staff Report

Public Hearing

January 6, 2022

Item I: Conditional Use Permit (CUP)

Owner:

Glen Mast

Applicant:

Glen Mast

Request: The owner/applicant is requesting a conditional use permit to manufacture, assemble, sell, and store portable log cabins on their property as well as to store associated materials.

Parcel Number/ Location: The request affects part of parcel 014-00494-0000 (±0.25 acres). The parcel is located in the NW ¼ of the SW ¼ of Section 35, T15N, R11E, Town of Marquette. The site address is W5669 Puckaway Rd.

Existing Zoning and Uses of Adjacent Area: The ±20.0 acre parcel referenced above is zoned A-1, Farmland Preservation District. The property is primarily used for pasture with some wooded area for firewood. It also has a single-family residence where the owner resides. All parcels surrounding the parcel referenced above are zoned A-1, Farmland Preservation District and A-2, General Agriculture District.

Additional Information/Analysis: There has been no history of log cabin manufacturing on the property. The owner/applicant is requesting a conditional use permit to allow for a manufacturing use. There would be no buildings associated with this use but would require an area 100ft x 100ft in the existing pasture. At this time there are no plans to build a structure according to the applicant. The plan for the time being would be to work most of the time on Saturday evenings but would like to have the option to work between 6:00am and 8:00pm. The cabins are made to order so the owner does not expect to be storing cabins on the parcel. There may be one finished cabin and one started at a single time. This manufacturing use would meet the requirements to be allowed in the A-1, Farmland Preservation District by a conditional use permit.

It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The following criteria are to be used by the Committee when making conditional use permit decisions:

General Standards for Review of Conditional Use Requests: When reviewing a conditional use permit, the Committee shall take into consideration, among other things, the recommendation of the affected town and the particular facts and circumstances of each proposed use in terms of the following standards:

- a) If an applicant meets or agrees to meet all of the requirements specified in this chapter and any conditions imposed by the Committee, based on substantial evidence, the Committee shall grant the conditional use permit.
- b) Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- c) The requirements and conditions must be reasonable and, to the extent practicable, measurable, and may include conditions such as the permit's duration, transfer, or renewal.
- d) The applicant must demonstrate that the application and all requirements and conditions related to the conditional use, are or shall be satisfied, and supported by substantial evidence. The Committee's decision to approve or deny the conditional use permit must be supported by substantial evidence.

Substantial evidence is defined as: facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and 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. 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).
2. Hours of operation / manufacturing shall occur between 6:00am and 6:00pm.

3. Outside storage / staging of materials, finished products, etc. shall be limited to the designated areas on the CUP site plan.
4. Storage of materials must comply with standards listed in Chapter 350, Zoning Ordinance, of the Code of Green Lake County. *This implies that no vehicles without proper registration may be stored on the property, unless fully enclosed in a structure. Similarly, no materials or equipment shall be stacked or stored in a manner that shall be of such character as to adversely affect the property values and general desirability of the neighborhood.*
5. All motor vehicles stored on site must be in roadway worthy condition and have current WDOT registration.
6. All accessory equipment stored on site must be in workable condition.
7. All construction materials stored on site must be suitable for future use.
8. Storage of construction debris and other material not suitable for future use is prohibited.
9. Anything stored on site that does not meet the above conditions must be stored within an enclosed structure.

Town of Marquette: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on November 15, 2021. The Town Board did recommend approval of the conditional use request.

Fee Received (Non-Refundable) \$375.00

Date 9-10/18/21

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 Glen P Mast

Mailing Address W 5669 Puckaway Rd. Markesan Wi. 53946

Phone Number _____ Email _____

Signature Glen P Mast Date 9-6-21

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Marquette Location of Property W5669 Puckaway Rd

Section 35 Town 15 N Range 11 E

Affected Parcel Number(s) 014004940000 Affected Acres 1/2 acre

Subdivision _____ Lot _____ Block _____

CSM _____ Lot _____ or COS _____

Legal Description West half map Northwest quarter of Southwest quarter sec, 35

Current Zoning Classification _____

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

mostly pasture with 2 acres of woods used for fire wood.

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? Build portable log cabins

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. 100' x 100'

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

There is no history on the Log Cabin business as this is something new. As for history on the property, we have it in pasture for the last 4 yrs. I would then use one corner of the pasture to build these cabins. As for when the property will be used it would as of now be in the eve. on/or Sat. (as time allows) There is no current structures involved, and I have no plan to build one for the time being.

As for hazards I don't see any thing as I plan to clean up as I go. If anyone has any concerns we want to consider, or do what it takes on our end. This property was chosen as I want to make a living at home with my children (eventually).

OPERATIONAL PLAN NARRATIVE (continued)

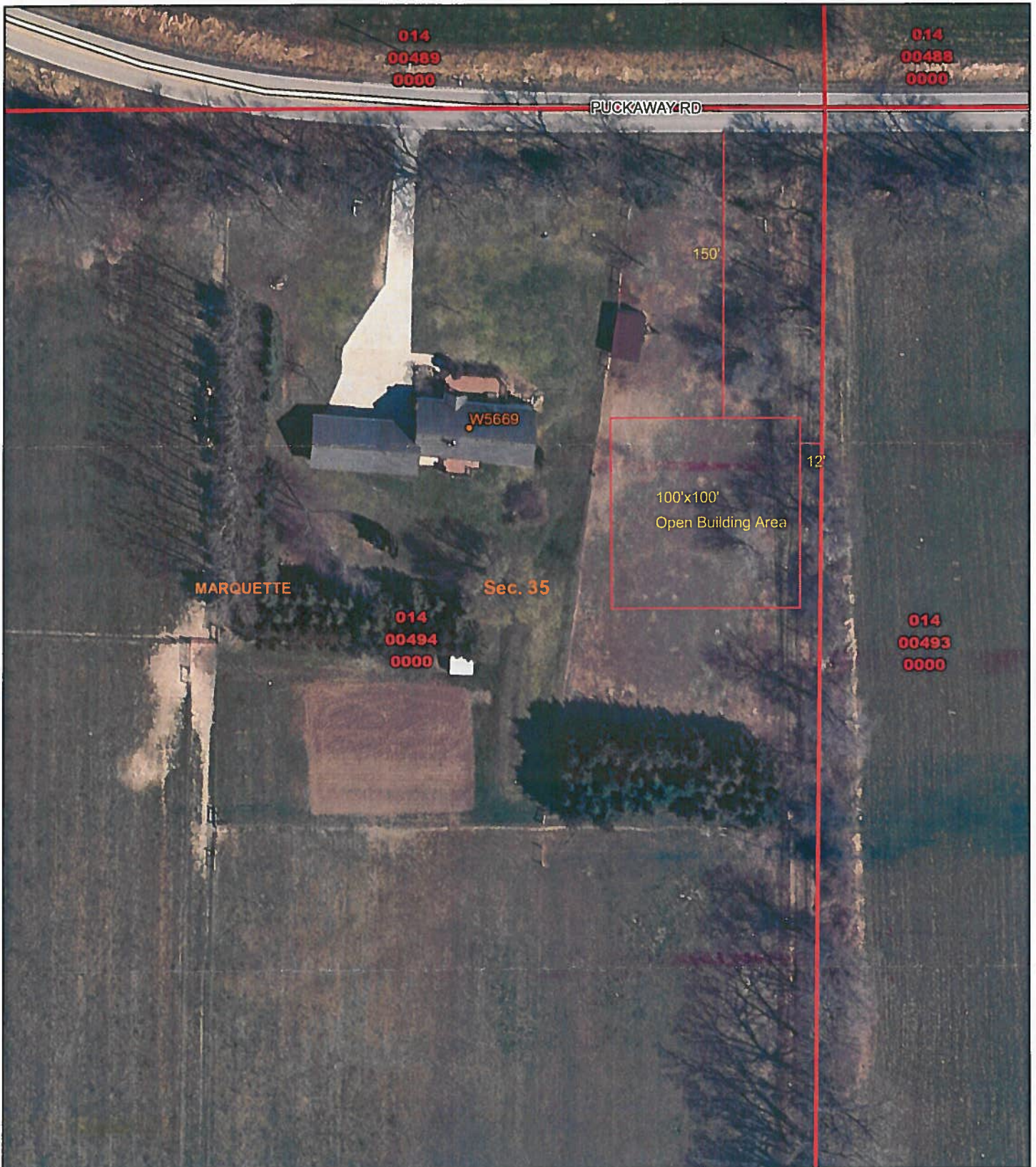
6:00 A.M to 8:00 P.M

Question 1 Days and hrs. of operation: For the time being it would most likely be in the eve. an (or) Sat. Question 2 What would you do with any left overs. The wood I burn in the water heater or recycle what I could or keep the left over stain if I have some. (? 3) Will the cabins be made to order. As of now all cabins will be made on order and I don't expect to be storing or having cabins on the lot. Maybe there would be one finished and another one started or something like that.

Hope this makes sense and I hope we can move on with this. Thank you for your help and cooperation so far. I appreciate it very much.

Sincerely

Glen Mast



1 inch = 72 feet



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

GIS Viewer Map

Green Lake County, WI

Time: 3:58:12 PM
 Date: 10/20/2021

Note: *Blend Edith Mast*
 It all looks good to the best of my knowledge.
 Thanks for the help you've been an my apologise
 on the changes! *Blend*



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

Wed Dec 8, 2021

Owner/Applicant: Glen & Edith Mast

Site Location: W5669 Puckaway Road, Markesan

General legal description: Parcel 014-00494-0000, part of the SW1/4 of S35, T15N, R11E, Town of Marquette, ±20 acres

Request: CUP to build portable log cabins.

Planned public hearing date for the above requests: January 6, 2022

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:

James A Tellmacher
Town Representative

12/8/21
Date Signed

NOTES: No objections by the town board.

Please return this form to the Land Use Planning & Zoning Office by: **December 22, 2021**

Land Use Planning and Zoning Committee Staff Report

Public Hearing

January 6, 2022

Item II: Conditional Use Permit (CUP)

Owner:

Arlene Mason, POA Jim Lampman

Applicant:

Badger Engineering & Construction LLC

Request: The owner/applicant are requesting a conditional use permit to manufacture, assemble, sell, and store aluminum signs and sandbags on their property as well as to store associated materials.

Parcel Number/ Location: The request affects part of parcel 014-00835-0000 (±7.0 acres). The parcel is located in the SE ¼ of the NW ¼ of Section 33, T15N, R12E, Town of Marquette. The site address is W3946 County Road H.

Existing Zoning and Uses of Adjacent Area: In December of 2021 a rezone was approved to take ±7.0 acres out of the parcel referenced above and a CSM will be recorded to finalize the rezone. The new ±7.0 acre parcel will be zoned I, Industrial District. All parcels surrounding the parcel referenced above are zoned A-1, Farmland Preservation District and appear to be used agriculturally.

Additional Information/Analysis: Barricade Flasher has been around the area for the last 58 years and operating in its current location and function since the 1960's. They manufacture traffic signage and sandbags.

The owner/applicant is requesting a conditional use permit to expand and improve the location. Barricade Flasher improvements would include a building and parking expansion, razing of the existing farmhouse, consolidation of existing equipment and supplies near the manufacturing facility, construction of security and screening fencing, and entrance improvements and enhancements. Barricade Flasher is also incorporating a robotic sandbag production facility. This manufacturing use is only allowed in the I-Industrial District and then only by a conditional use permit.

It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The following criteria are to be used by the Committee when making conditional use permit decisions:

General Standards for Review of Conditional Use Requests: When reviewing a conditional use permit, the Committee shall take into consideration, among other things, the recommendation of the affected town and the particular facts and circumstances of each proposed use in terms of the following standards:

- a) If an applicant meets or agrees to meet all of the requirements specified in this chapter and any conditions imposed by the Committee, based on substantial evidence, the Committee shall grant the conditional use permit.
- b) Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- c) The requirements and conditions must be reasonable and, to the extent practicable, measurable, and may include conditions such as the permit's duration, transfer, or renewal.
- d) The applicant must demonstrate that the application and all requirements and conditions related to the conditional use, are or shall be satisfied, and supported by substantial evidence. The Committee's decision to approve or deny the conditional use permit must be supported by substantial evidence.

Substantial evidence is defined as: facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and 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. 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).
2. Hours of operation / manufacturing shall occur between 6:00am and 6:00pm.

3. If on-site lighting is proposed, only the subject sites shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties or adjacent traffic.
4. Outside storage / staging of materials, finished products, etc. shall be limited to the designated areas on the CUP site plan.
5. Storage of materials must comply with standards listed in Chapter 350, Zoning Ordinance, of the Code of Green Lake County. *This implies that no vehicles without proper registration may be stored on the property, unless fully enclosed in a structure. Similarly, no materials or equipment shall be stacked or stored in a manner that shall be of such character as to adversely affect the property values and general desirability of the neighborhood.*
6. All motor vehicles stored on site must be in roadway worthy condition and have current WDOT registration.
7. All accessory equipment stored on site must be in workable condition.
8. All construction materials stored on site must be suitable for future use.
9. Storage of construction debris and other material not suitable for future use is prohibited.
10. Anything stored on site that does not meet the above conditions must be stored within an enclosed structure.

Town of Marquette: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on November 15th, 2021. The Town Board did recommend approval of the conditional use request.

Fee Received (Non-Refundable) \$375

Date _____

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 Barricade Flasher Service

Mailing Address 6610 South 13th Street, Oak Creek, WI 53154

Phone Number (414)764-1790 Email _____

Signature _____ Date _____

AGENT IF OTHER THAN OWNER

Name Badger Engineering & Construction, LLC

Mailing Address 1432 Country Club Lane, Watertown, WI 53098

Phone Number 920.229.7128 Email BadgerEngineeringWI@gmail.com

Signature Randy C. Douglas Date 10/28/21

PROPERTY INFORMATION

Town of Marquette Location of Property W3946 Cty H, Markesan, WI

Section 33 Town 15 N Range 12 E

Affected Parcel Number(s) _____ Affected Acres 40

Subdivision _____ Lot _____ Block _____

CSM _____ Lot _____ or COS _____

Legal Description SE-NW, Sect. 33, T15N, R12E

Current Zoning Classification Split

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

See CUP Report

OPERATIONAL PLAN NARRATIVE

Business History

Barricade Flasher Service (BFS) is a family-owned business that provides traffic control services in the State of Wisconsin. They have facilities in Oak Creek, Mazomanie and Markesan. The Markesan facility employs 12 full time employees and has been a part of the area for the last 58 years.

History of the Property and Current Use

Barricade Flasher Service (BFS) has been operating in its current location and function since the 1960's.

Historically, the Markesan, Barricade Flasher Service (BFS) Facility, manufactured traffic signage constructed of plywood (cut to size and painted), angle iron (cut to size, punched and painted), sheeting with retro reflective materials and finished by screen printing with a border and message.

The process has been updated and simplified by purchasing aluminum signs that have been sheeted and then messaged by application of vinyl adhesive lettering. This produces much less waste, and no hazardous materials are used.

The facility also has a sandbag production area that is being modernized with robotics.

All the manufacturing is completed indoors and under controlled and monitored conditions. Trailer maintenance and light repair is performed in the shop, but all vehicle maintenance is performed by area providers. No hazardous waste is stored on the site nor are there any hazards to the community.

Proposed Use

The owners of the company are looking to expand and improve the Markesan location. This location for expansion was chosen for its central location and availability of qualified employees.

These improvements would include a building and parking expansion, razing of the existing farmhouse, consolidation of the existing equipment and supplies near the manufacturing facility, construction of security and screening fencing and entrance improvements and enhancements. Additionally, BFS is incorporating a robotic sandbag production facility to meet demand.

Upon completion of the improvements, additional staff will potentially be added.

Current Structures

The facility buildings include an office, a manufacturing and assembly area, indoor storage building, sandbag production building, maintenance shop and a stand-alone storage building. Additional structures include the original farmhouse (to be razed) and a rock wellhouse (dated 1903) that will be refurbished as part of the facility improvement project.



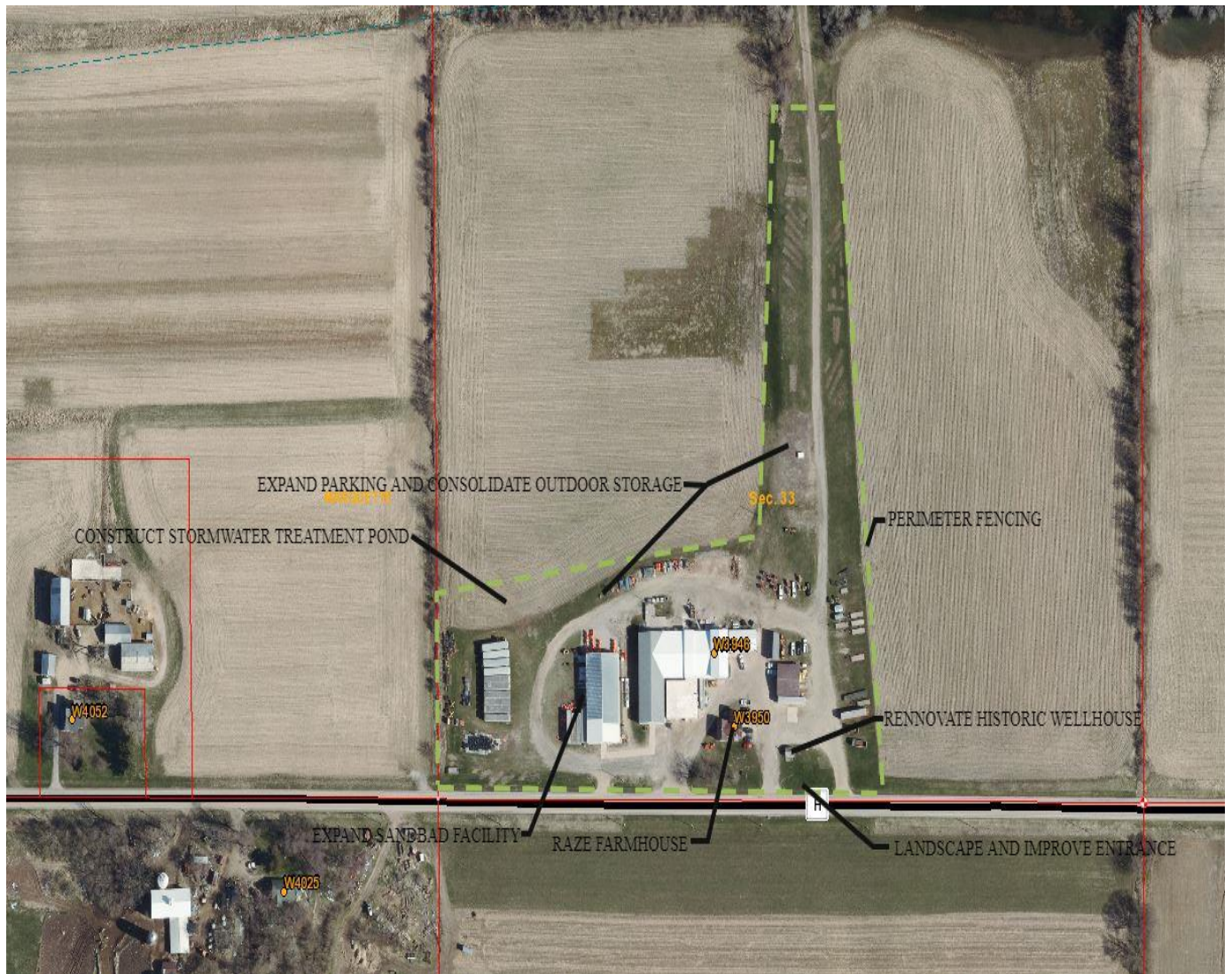
Existing Site Map



Proposed Facility Improvements

If the CUP is approved, BFS will expand the facility and consolidate parking on the facility site. This will include removal of the semi-trailers currently stored on the north forty acres to a fenced area within the southern parcel, expand the gravel parking area west of the sandbag building and provide a stormwater treatment pond to accommodate runoff from impervious surfaces. Provide perimeter security and privacy fencing as approved by Green Lake County that will enclose the entire rezoned parcel. Raze the existing farmhouse, abandon the non-conforming well and install a new drilled well to service the facility. Renovate the existing historic wellhouse and provide landscaping improvements to the entrance area.

Future improvements include expansion of the sandbag facility and construction of a new indoor storage facility.



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

Wed Dec 8, 2021

Owner/Applicant: Arlene Mason **POA:** Jim Lampman **Agent:** Randy Douglas

Site Location: W3946 County Road H, Markesan

General legal description: Parcel 014-00835-0000, part of the NW1/4 of S33, T15N, R12E, Town of Marquette, ±40 acres

Request: CUP to improve and expand current facility.

Planned public hearing date for the above requests: January 6, 2022

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:

James A. Tellmacher
Town Representative

12/8/21
Date Signed

NOTES: No objections by the town board

Please return this form to the Land Use Planning & Zoning Office by: **December 22, 2021**

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

January 6, 2022

ITEM IV: ZONING CHANGE

OWNER:

Richard Patin

APPLICANT:

Richard Patin

REQUEST: The applicant is requesting a zoning change for ±2.5 acres from A-1, Farmland Preservation District to R-1, Single-Family Residence District.

PARCEL NUMBER / LOCATION: The affected parcel number is 006-00094-0000 located in the SE quarter of the SW quarter of Section 5, T15N, R13E, Town of Green Lake. The site proposed for the zoning change does not have a fire number.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel referenced above is A-1, Farmland Preservation District. The lands surrounding this parcel are zoned A-1, Farmland Preservation District and R-1, Single Family Residence District. The parcel referenced above falls within wetland and shoreland jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: ±15.12 acres of the parcel referenced above are being farmed. The remaining ±2.5 acres are used recreationally as it is adjacent to Little Twin Lake. Looking at the shape and location of the parcel, there is a ±10ft wide by ±230ft long area of the parcel referenced above that acts as a separation between the agricultural and recreational use. There are no buildings on the site but Twin Lakes Road ends inside of the parcel that is being used recreationally. There has not been an agricultural use history done on the area subject for the rezone.

The soils on this property fall between class II which is defined as “soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices” and class VI which is defined as “soils have severe limitations that make them generally unsuitable for cultivation.” Typically soils with a class III or above have a better use outside of agriculture. Approximately 52% of the proposed rezone is a class II soil the other 48% being class VI. See soil details below:

*St. Charles silt loam (ScB), 2 to 6 percent slopes occupy approximately 12% of the parcel. According to **Soil Survey of Green Lake County, Wisconsin** this soil is suitable for all the farm and vegetable crops commonly grown in the county. Kidder loam (KeE), 20 to 30 percent slopes occupy the remaining 48% of the parcel. This soil type is generally not suited for row crops because the erosion hazard is very severe. Ossian silt loam (Os), near level slopes occupy 40% of the parcel. Where properly managed and whether drained or undrained, the soil is suitable for most farm crops and vegetables 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. **The soils found on the subject area varies from the ability to grow all farm crops commonly found in the County to severe limitations in order to grow the crops commonly found in the county. Approximately half of the soils**

proposed in the rezone are on steeper slopes that are subject to severe erosion. The area subject to this rezone is also adjacent to Little Twin Lake. It could be argued that the lands associated with the proposed parcel are better suited to a single-family residential use than the uses allowed in the Farmland Preservation District.

- b) The rezoning is consistent with any applicable comprehensive plan. The proposed rezone is consistent with the county's comprehensive plan. As the property proposed for rezone is neither farmlands, forest, or a scenic / historic place, and the existing wetlands are protected, the rural character of the subject site is, for all intents and purposes, preserved. The rezone would meet the goal to promote residential development in areas that are designated and suitable (adjacent to another single-family home and near others). It could be said the most important goal relating to this rezone is to protect the natural resources. Single-family residential use may be less impactful on the water resource than an agricultural use.
- 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 the proximity to valuable water resources, severity of erosion, and a lack of historic or current agricultural use, it is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the county's certified Farmland Preservation Plan.
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. The R-1, Single-Family Residence District is not intended for any agricultural uses. That being said, the R-1 District does not limit the current or future agricultural uses of surrounding parcels that are zoned for or allowed for agricultural use.

TOWN OF GREEN LAKE: An Action Form requesting the Town's input related to this zoning change request was mailed to the Town Clerk on November 15, 2021. The Town Board **did** recommend approval of this request.

Please type or use black ink

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

GENERAL APPLICATION

Fee: 375.00 (not refundable)

Date 11/1/2021

Zone Change from A-1 to R-1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Richard Patin

Mailing Address W1965 Twin Lake Road, Markesan WI 53946

Phone Number _____

Signature Richard J. Patin Date 11-1-2021

AGENT IF OTHER THAN OWNER

Name Don Lenz

Mailing Address W1734 North Street, Green Lake WI 54941

Phone Number 920-294-6666

Signature Don Lenz Date Nov. 1, 2021

PROPERTY INFORMATION

Town of Green Lake Parcel Number 006-00094-0000 Acres ±17.62

Lot ___ Block _____ Subdivision _____

Section 5 Town 15 North Range 13 East

Location of Property _____

Legal Description The fractional SE1/4 of the SW1/4(GL3) & that part of the SW1/4 of the SE1/4(GL4)

lying N of creek Sec. 5 Exc. Patins Hickory Shores Exc. PCL 97.1 & Exc. Lot 1 CSM 2474 V11

Current Zoning Classification A-1 Current Use of Property ±15.12 acres used as farmland. ±2.5 acres wanting to be re-zoned is used as recreation.

Detailed Description of Proposed Use Rezone ±2.5 acres from A-1, Farmland Preservation District, to R-1, Single-Family Residence District. To be identified by certified survey map.

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)

Owner: Richard Patin Agent: Don Lenz
Town of Green Lake, Parcel #006-00094-0000
Part of the SW1/4 of Section 5, T15N, R13E

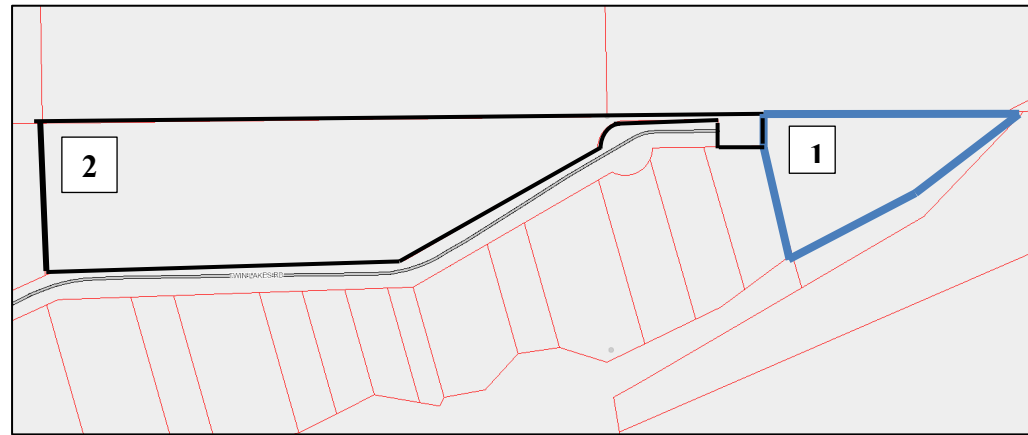
Existing Configuration

1 = ±12.98 acre parcel zoned A-1, Farmland Preservation District

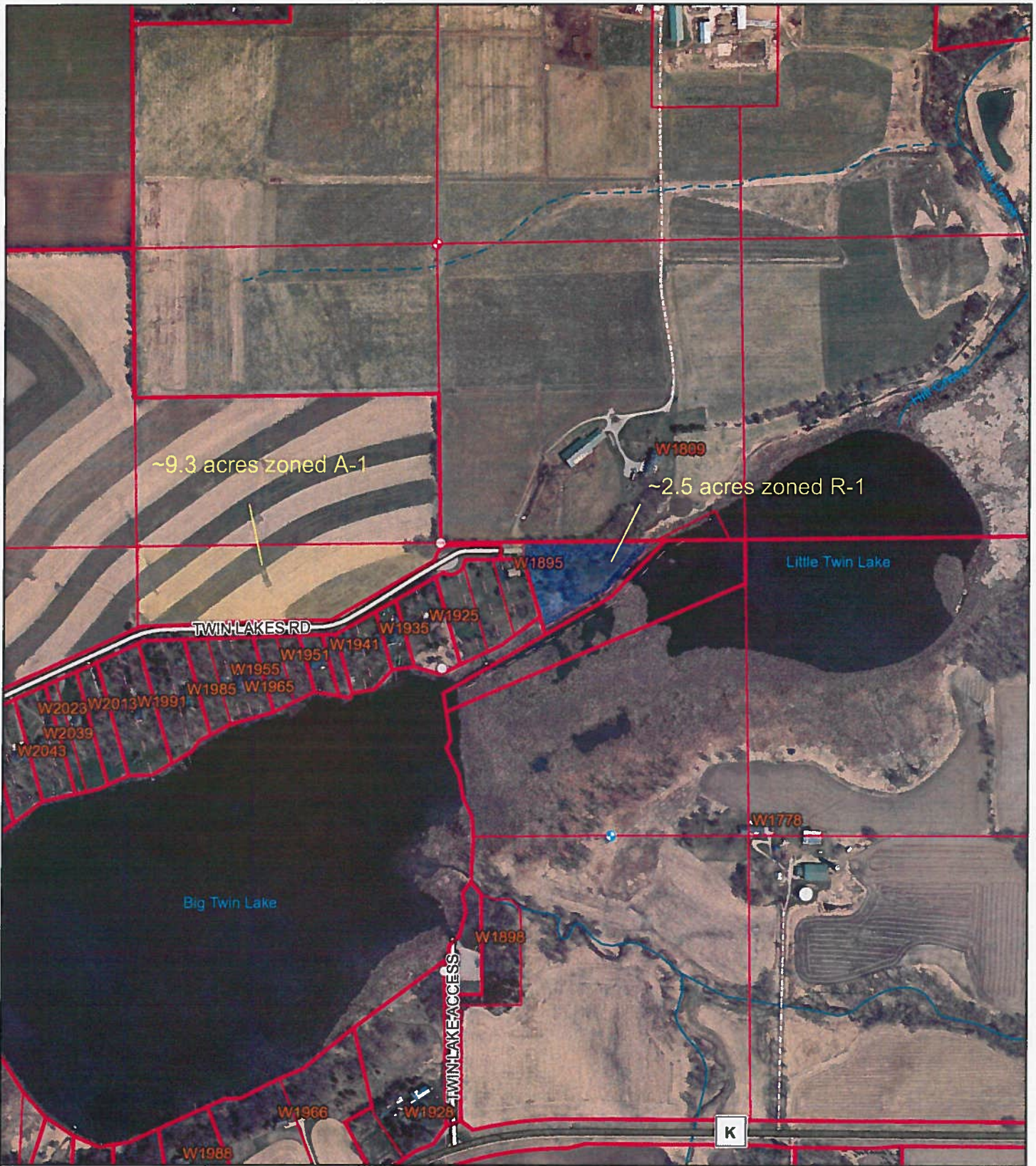
Proposed Configuration

1 = ±2.5 acre parcel zoned R-1, Single-Family Residence District

2 = ±9.3 acre parcel zoned A-1, Farmland Preservation District



Land Use Planning & Zoning Public Hearing 01/06/21



~9.3 acres zoned A-1

~2.5 acres zoned R-1

TWIN LAKES RD

TWIN LAKES ACCESS

Little Twin Lake

Big Twin Lake

K



1 inch = 611 feet



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

GIS Viewer Map

Green Lake County, WI

Time: 3:37:54 PM
 Date: 11/4/2021

Note
Rezone ~2.5 acres from A-1 to R-1



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on –
(Date) 12-13-2021.

Owner/Applicant: Richard Patin

Site Location: Twin Lakes Rd.

General legal description: Parcel 006-00094-0000 part of the SW1/4 of S5, T15N, R13E, Town of Green Lake, ±12.98 acres.

Request: Rezone ±2.5 acres from A-1, Farmland Preservation District, to R-1, Single-Family Residence District. To be identified by certified survey map.

Planned public hearing date for the above requests: January 6, 2022

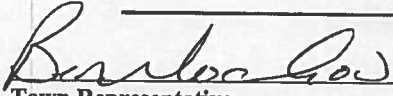
Town Does Not object to and Approves of request

No action taken

Objects to and requests denial of request

NOTE: If denial – please enclose Town Resolution of denial

- Reason(s) for objection:


Town Representative

12-13-2021
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **December 22, 2021**

Land Use Planning and Zoning Committee Staff Report

Public Hearing

January 6, 2022

Item III: Conditional Use Permit (CUP)

Owner:

East Ridge Estates Storage LLC

Applicant:

Tyler Whitrock

Request: The owner/applicant is requesting a conditional use permit to expand a storage unit business by building two additional storage unit buildings.

Parcel Number/ Location: The request affects parcel 002-00854-0000 (±1.92 acres). The parcel is located in the SW ¼ of the SW ¼ of Section 2, T17N, R13E, Town of Berlin. The site address is N9350 Eastridge Dr.

Existing Zoning and Uses of Adjacent Area: The ±1.92 acre parcel referenced above is zoned C-2, Extensive Commercial District. The property currently has one storage building located on it and is being ran as a storage unit business. In 2021 the existing storage building was approved through a conditional use permit. Parcels to the east and south are zoned as C-2 with one parcel zoned as R-3 Multiple- family Residential district. The property to the north is zoned as A-1 Farmland Preservation district. The property to the west is in the City of Berlin, but it appears to be used as apartments or condos.

Additional Information/Analysis: Currently the property is operating a storage unit business under a conditional use permit that was approved September 3rd of 2020. They built their first building containing 40 storage units and started business in February of 2021. The applicant is now looking to add two new storage unit buildings with electricity to the property. One building on the north end of the property will be 40'x200' and will contain 40 storage units. Another building will be built to the west of the property and will be 45'x200' and will also contain 40 storage units. The applicant is also working with Excel Engineering to develop a stormwater management plan to ensure that the stormwater runs into the ponds located east of the property for the two proposed buildings. The applicant currently has a stormwater permit from the Wisconsin DNR for the existing building.

It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The following criteria are to be used by the Committee when making conditional use permit decisions:

General Standards for Review of Conditional Use Requests: When reviewing a conditional use permit, the Committee shall take into consideration, among other things, the recommendation of the affected town and the particular facts and circumstances of each proposed use in terms of the following:

- a) If an applicant meets or agrees to meet all of the requirements specified in this chapter and any conditions imposed by the Committee, based on substantial evidence, the Committee shall grant the conditional use permit.
- b) Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- c) The requirements and conditions must be reasonable and, to the extent practicable, measurable, and may include conditions such as the permit's duration, transfer, or renewal.

- d) The applicant must demonstrate that the application and all requirements and conditions related to the conditional use, are or shall be satisfied, and supported by substantial evidence. The Committee's decision to approve or deny the conditional use permit must be supported by substantial evidence.

Substantial evidence is defined as: facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: 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. 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).
2. No outside storage of materials and other items is allowed.
3. Prior to Land Use Permit issuance, the owner shall submit a grading plan (with site elevations) that will utilize Excel Engineering's 2006 Stormwater Management Plan, to the Land Use Planning & Zoning Department for review and approval.
4. Buildings #2 and #3 shall be laid out by a professional surveyor so as to assure these buildings will meet required building setbacks.
5. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
6. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.

Town of Berlin: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on November 15, 2021. The Town Board does not object to and approves of the conditional use request.

Fee Received (Non-Refundable) paid 375.00

Date 10/29/21

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 Tyler Whitrock - Eastridge Estates Storage, LLC
Mailing Address 917 Watson St. Ripon, WI 54971
Phone Number (920) 658-5593 Email thelwhitrocks@gmail.com
Signature [Signature] Date 10/28/21

AGENT IF OTHER THAN OWNER

Name _____
Mailing Address _____
Phone Number _____ Email _____
Signature _____ Date _____

PROPERTY INFORMATION

Town of Berlin Location of Property N9350 E. Ridge Dr.
Section 2 Town 17 N Range 13 E
Affected Parcel Number(s) 002008540000 Affected Acres .90
Subdivision Eastridge Lot #8 Block _____
CSM _____ Lot _____ or COS _____
Legal Description _____

Current Zoning Classification Commercial - C-2

Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)
Eastridge Estates Storage, LLC currently has one building containing 40 mini-storage units built on a concrete slab with electricity. Proposed building #2 will be built on a concrete slab with electricity on West side of the lot measuring 45ft x 200ft. Proposed building #3 will be built on a concrete slab with electricity on North side of lot measuring 40ft x 200ft.

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? Eastridge Estates Storage is expanding its existing business from one building containing 40 mini-storage units to three mini-storage unit buildings. This expansion will help answer the current demand of tenants needing storage with all storage businesses in the area with no vacancy. I currently have a waitlist with six individuals on it from Fond du Lac, Oshkosh, Princeton and Portia.
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.

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

Eastridge Estates Storage, LLC was established in February 2021. By July, our 40 mini-units were full with no vacancies. As I mentioned in the Conditional Use Permit hearing in Sept. 2020, it was my hope that demand would exist to justify future phase development of more units. Our current waiting list, with numerous calls per week for a unit that I don't have available for rent has justified this request for growth. I am a retired WI. State Probation/Parole Agent and my wife Mary is the Ripon Area School District Superintendent since 2013.

Our proposed request for this permit is for constructing two additional storage unit buildings both containing 40 units. Building #1 built in Dec. 2020 was 40ft x 200ft. Building #3 would mirror this building on the North side of the lot running East/West. Building #2 would be 45ft x 200ft on the West side of our lot, running North/South. Building #2 will offer 4 different sizes of mini-units while building #3 will offer 3 different sizes as does #1 building. All setbacks are established, marked and outlined per Greenbake Co Zoning Department specifications.

OPERATIONAL PLAN NARRATIVE (continued)

Our business operates from dawn to dusk for our tenets. As we close on our first year of operation, no complaints, concerns or issues have occurred to date. Our LED Security lights illuminating our building assists in deterring issues from arising. I have worked closely with Mike Monahan, developer across the street to ensure our businesses complement each other. As owner, my regular presence on-site caring for the grounds helps create a positive sense of community. Numerous tenets ^{from} Mike's development rent storage units from us with requests for more units that we currently do not have available. The close proximity, quality construction, cleanliness of property and aesthetics of the area sets our business apart from other mini-storage businesses in the area.

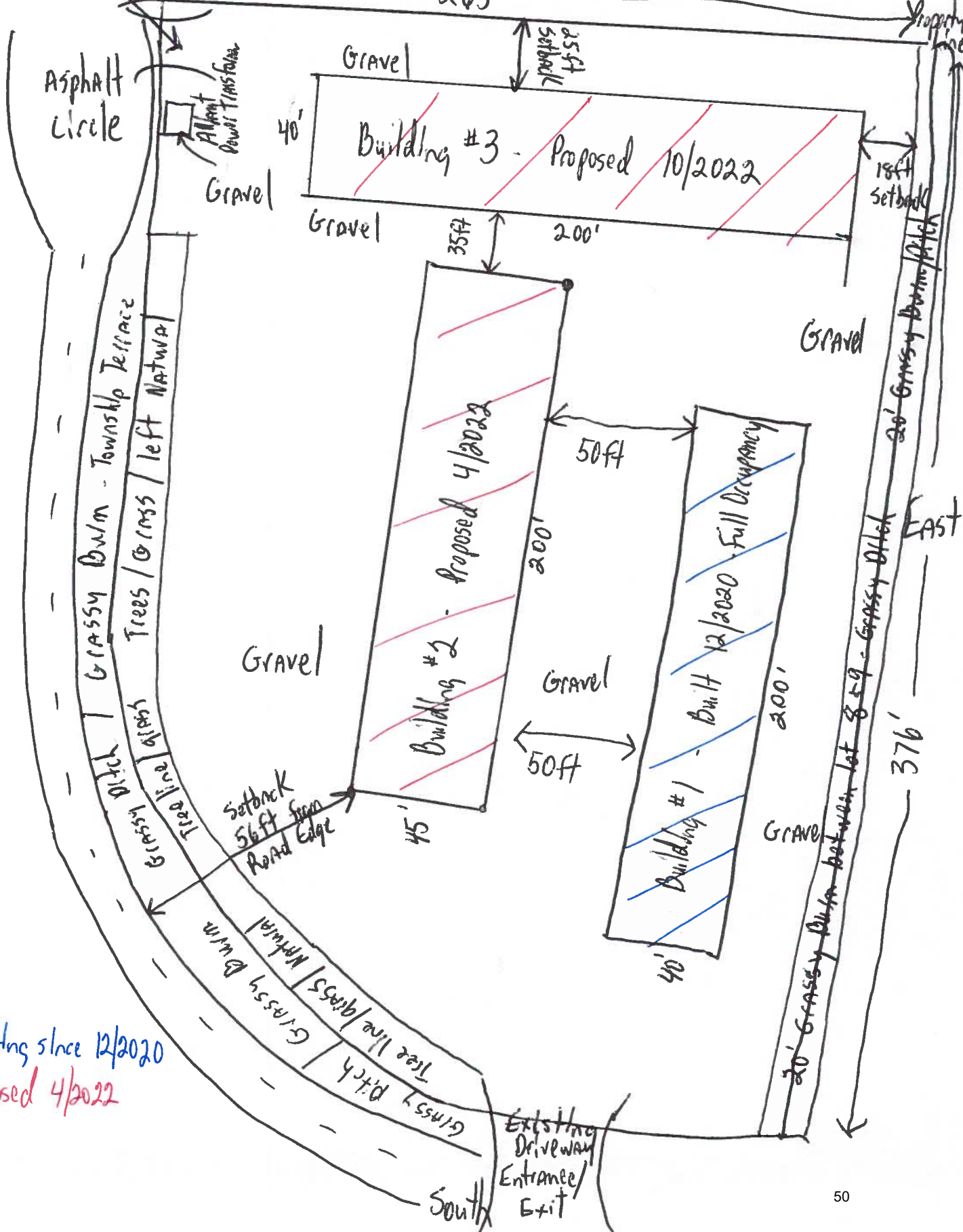
In regards to protecting human environment health of surrounding area from negative impacts of use as mini-storage units, we have obtained and utilized the DNR Stormwater Management Permit from Agent Tony Fischer in Wautoma, WI as well as gaining consultation from Excel Engineering as we did when we completed building #1 in Dec. 2020. Excel will again provide the plan for both buildings to have stormwater directed to the existing ponds, within the existing subdivision that which they developed in 2006. Dan Egbert will again provide excavating needs as he was also the original excavator in 2006 with its development. Need for mini-storage units in the Bullin Area remains high. This proposed development will answer the need and help complement the nearby condominium development by Mike Monahan's company.

This location is easily accessible for tenets in the surrounding area as we have tenets from Wautoma, Princeton, Fond du Lac, Winneconne and Berlin. Our current business and expansion meets the goals and objectives of the Green Lake Co. Comprehensive Plan by balancing future business and economic growth with Land Conservation policies and the county's vision for the future. Gravel will be used for surfaces as it currently is, providing a more pervious surface. James Sillaway builders will again be our contractor with all permits, setbacks and requirements met.

North

Possible rear Driveway Exit/Entrance due to Alliant Transformer

265'



West

East

376'

Blue - Existing since 12/2020
Red - Proposed 4/2022





 1 inch = 59 feet



 Geographic Information System (GIS)

<https://gis.co.green-lake.wi.us/>

GIS Viewer Map
 Green Lake County, WI

Time: 10:19:52 AM
 Date: 2/9/2021

Note: 



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) Dec. 20, 2021.

Owner/Applicant: Eastridge Estates Storage LLC **Applicant:** Tyler Whitrock

Site Location: N9350 Eastridge Drive, Berlin

General legal description: Parcel 002-00854-0000 part of the SW1/4 of S2, T17N, R13E, Town of Berlin, 1.92 acres

Request: CUP to expand current mini-warehouse business.

Planned public hearing date for the above requests: January 6, 2022

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 Muckley
Town Representative

12/20/2021
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **December 22, 2021**

Land Use Planning and Zoning Committee Staff Report

Public Hearing

January 6, 2022

Item V: Conditional Use Permit (CUP)

Owner:

All Saints Congregation

Applicant:

Father John Silva

Request: The owner/applicant is requesting a conditional use permit to build and operate a rectory and school. They are also requesting to operate an existing church.

Parcel Number/ Location: The request affects parcel 002-00272-0000 (±58.63 acres). The parcel is located in the SW ¼ of the SW ¼ of Section 15, T17N, R13E, and the NW ¼ of the SW ¼ of Section 15, T17N, R13E Town of Berlin. The site address is N8566 State Road 49.

Existing Zoning and Uses of Adjacent Area: The ±58.63 acre parcel referenced above is zoned A-2, General Agriculture District. The property currently has a church located on the property. The properties to the west are mainly zoned as R-3, Multiple Family Residence District and appear to be used for houses or are empty lots. The properties to the north are zoned as R-4, Rural Residential District and R-1 Single Family Residential District. These properties appear to either have houses on them or are empty lots. The properties to the west are zoned as R-4, A-1 Farmland Preservation District, and A-2. These properties mostly have houses and appear to be used residentially, but the A-1 properties are also farmed. The properties to the south are mainly zoned as R-1 with one property being zoned as C-2, Extensive Commercial District. Most of these lots have houses on them or are empty.

Additional Information/Analysis: The City of Berlin used to have Extraterritorial Zoning Area (ETZA) over this property. This allowed the city to control the zoning at this property which is how the church was built without a conditional use permit from the county. In 2018 the City of Berlin decided to dissolve their ETZA and in 2019 the county took over zoning authority. Currently the church is open daily for community events, celebrating mass, and religious education classes. Currently there are around 900 families that attend this church.

The applicant is also looking to build a rectory on the property. The rectory house will be used to house the Pastor, Associate pastor, clergy or any seminarian that would be assigned to serve the Parish community.

The applicant is also looking to build and operate a school on this property. The school would teach 3k, 4k, and 1st to 8th grades. The classrooms would be sized for 25 students each and the total amount of students would be around 300. The applicant is working with a bussing company to plan future bus routes and logistics. The applicant is hoping to have the school start operating in the 2023 school year. This property was chosen because it will allow a religious campus area for the church and due to the size of the property it can be expanded upon if needed in the future. This school would be built to replace the existing All Saints Catholic School in Berlin which is already listed with the Wisconsin Department of Public Instruction.

It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The following criteria are to be used by the Committee when making conditional use permit decisions:

General Standards for Review of Conditional Use Requests: When reviewing a conditional use permit, the Committee shall take into consideration, among other things, the recommendation of the affected town and the particular facts and circumstances of each proposed use in terms of the following standards:

- a) If an applicant meets or agrees to meet all of the requirements specified in this chapter and any conditions imposed by the Committee, based on substantial evidence, the Committee shall grant the conditional use permit.
- b) Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- c) The requirements and conditions must be reasonable and, to the extent practicable, measurable, and may include conditions such as the permit's duration, transfer, or renewal.
- d) The applicant must demonstrate that the application and all requirements and conditions related to the conditional use, are or shall be satisfied, and supported by substantial evidence. The Committee's decision to approve or deny the conditional use permit must be supported by substantial evidence.

Substantial evidence is defined as: facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: 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. 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).

2. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
3. The proposed school be listed/updated with the Wisconsin Department of Public Instruction and registered with the State of Wisconsin School System.
4. That the owners/applicants are responsible for obtaining permits from any other regulatory agency, if required.
5. That the owners/applicants apply for and receive a County Land Use Permit prior to commencing any work related to the rectory or school construction project.
6. A separate fire number should be applied for and obtained for the Rectory and the School.

Town of Berlin: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on November 15, 2021. The Town Board does not object to and approves of the conditional use request.

Fee Received (Non-Refundable) _____

Date _____

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 All Saints Congregation

Mailing Address N8566 State Road 49 Berlin, Wi 54923

Phone Number (920)361-5252 Email parishoffice@allsaintsberlin.org

Signature *Arthur John Silva* Date 11/19/21

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Berlin Location of Property N8566 State Road 49 Berlin, Wi 54923

Section 15 Town 17 N Range 13 E

Affected Parcel Number(s) 002-00272-0000 Affected Acres 1.5Ac

Subdivision _____ Lot _____ Block _____

CSM _____ Lot _____ or COS _____

Legal Description Lot 4 Certified Survey map 1213 V5 Sec15

Current Zoning Classification A2

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

School, Rectory

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?

Our Church would like to build a rectory house for our Pastor for living quarters and to build a new All Saints Catholic School & Religious Education Center building as part of our original building plan.

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.

The rectory house will be built to the west of the Current Church Building. Please see site plans for the outlined layout and placement. Rectory House will be at most approximately 2400 square feet - a first floor, raised roof one story home with basement and attached three car garage. The New School is planned to be built to the East of the current existing social hall structure.

Explain how your proposal meets or exceeds these requirements.

OPERATIONAL PLAN NARRATIVE

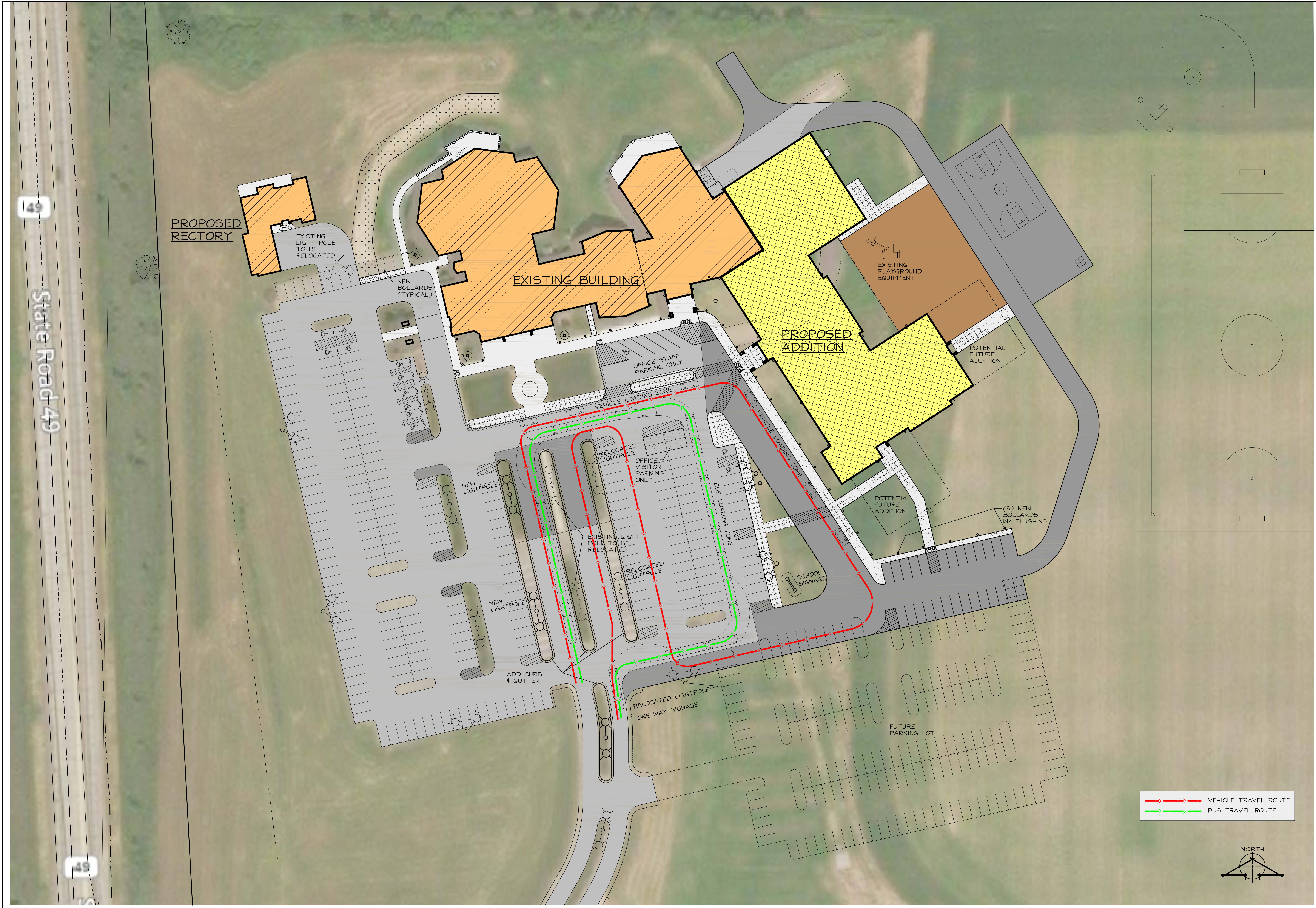
Operational Plan Narrative:

The History of the three Catholic churches in Berlin dates back over 150 years. It was July 1, 2001 that all three churches: St. Joseph, St. Michael, and St. Stanislaus merged into one church; All Saints Catholic Church to meet the needs of the Berlin Catholic Community. With approximately 900 Catholic families in Berlin and surrounding areas, we continue the tradition of building, sustaining and growing the Catholic Faith in Green Lake County. A new church was built and opened on July 22, 2007 on the current property located at N8566 State Road 49, Berlin. Followed by a social hall/multipurpose room and office wing which was built and completed in April 2014. Currently the church is open daily specifically for prayer and worship, the celebration of Mass, religious education classes, and many other community events and activities to create community and fellowship.

It was the goal of Parish Advisory Council and Parish Leadership, when the church was built, that there would be phases in the building process in order to relocate all entities of the All Saints Catholic Church to the top of the hill which includes a rectory house and school/religious education center building. The new rectory would house the Pastor, Associate Pastor, clergy or any seminarian that would be assigned to serve the Parish community. This rectory house would be used daily. The old rectory house, which was located on the old St. Stanislaus church site at 167 N Wisconsin St. was recently sold to a private party on November 1st, 2021. The plan is to build a new rectory house to the west of the existing church building. There are no foreseen disruptions in the building of a rectory house at this site as parishioners are in favor of the new rectory house to be built there.

In addition to the rectory house, as mentioned above, it is in the Church's future plan to build a new All Saints Catholic School & Religious Education Center. We would like to operationally open the school in the Fall of 2023 in order to conduct and serve the daily school needs of our All Saints Catholic School families and children. The new school vision is to provide classroom spaces for grades 3K, 4K, and 1st - 8th grade with a capacity to fit 25 students per classroom (300 students) There are no foreseen hazards or concerns in the proposed neighborhood/property that we feel would be of concern to the surrounding neighbors. There will be an increased amount of bus traffic on highway 49, once the new school opens. We are already working with the Bussing Company to anticipate and plan future bus routes and logistics. This property of 59 acres was intentionally chosen in 2002, to create a campus and house all entities of the church in one location with additional room for future expansion and parking. The current school building, which is located at 151 S. Grove Street, Berlin, is in need of much repair and a new boiler. It has been recommended and approved by the leadership and councils of the parish to proceed forward with the building of a new regional All Saints Catholic School & Religious Education Center, rather than renovate and rebuild the school at its current location because of the lack of parking, playground/green space, and expansion space to house more students. We are at capacity in the old, existing building. The church will plan to sell the old school building once the new school building is built.

Conditional Use Permit Application Page 4



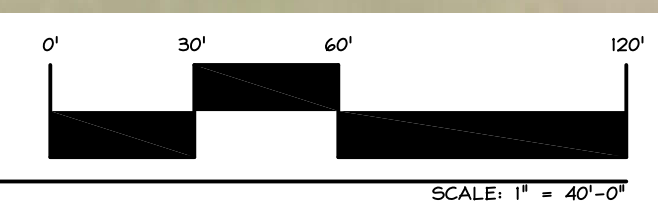
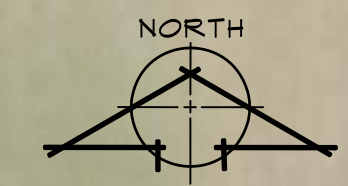
State Road 49

PROPOSED RECTORY

EXISTING BUILDING

PROPOSED ADDITION

VEHICLE TRAVEL ROUTE
 BUS TRAVEL ROUTE



SITE PLAN W/ AERIAL

REVISIONS	
BY	DATE

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 Email: info@birschbach.com
 Website: www.birschbach.com

BIRSCHBACH ASSOCIATES, LTD.
 a r c h i t e c t u r e
 P.O. BOX 1216 Appleton, Wisconsin 54912-1216

PROPOSED SCHOOL ADDITION FOR ...
ALL SAINTS PARISH
 BERLIN, WISCONSIN

DRAWN BY
APPROVED BY
PROJECT NO. 2014-00100
DATE 11-17-2021
SHEET TITLE
SHEET

"11-17-21 PRELIMINARY - NOT FOR CONSTRUCTION"



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

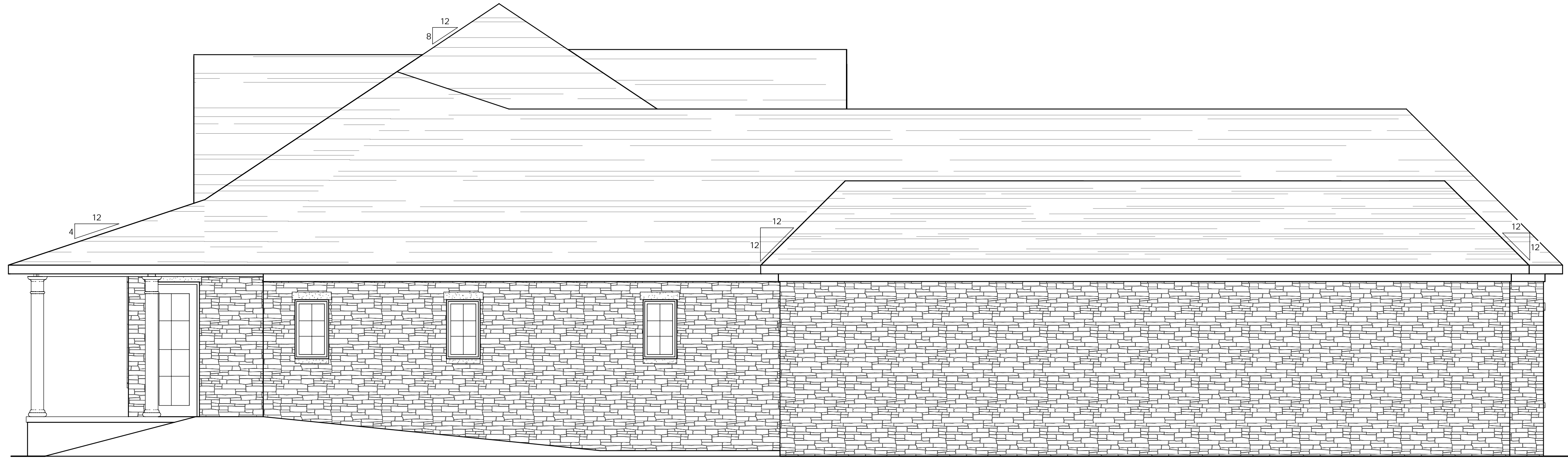
REVISION	DATE	BY	DESCRIPTION
PRELIMINARY PLAN	8/16/21	SJK	
REVISION 1	9/7/21	SJK	
REVISION 2	9/24/21	SJK	
REVISION 3	09/27/21	ZWH	
BID PLAN	10/05/21	ZWH	
REVISION 4	11/12/21	ZWH	

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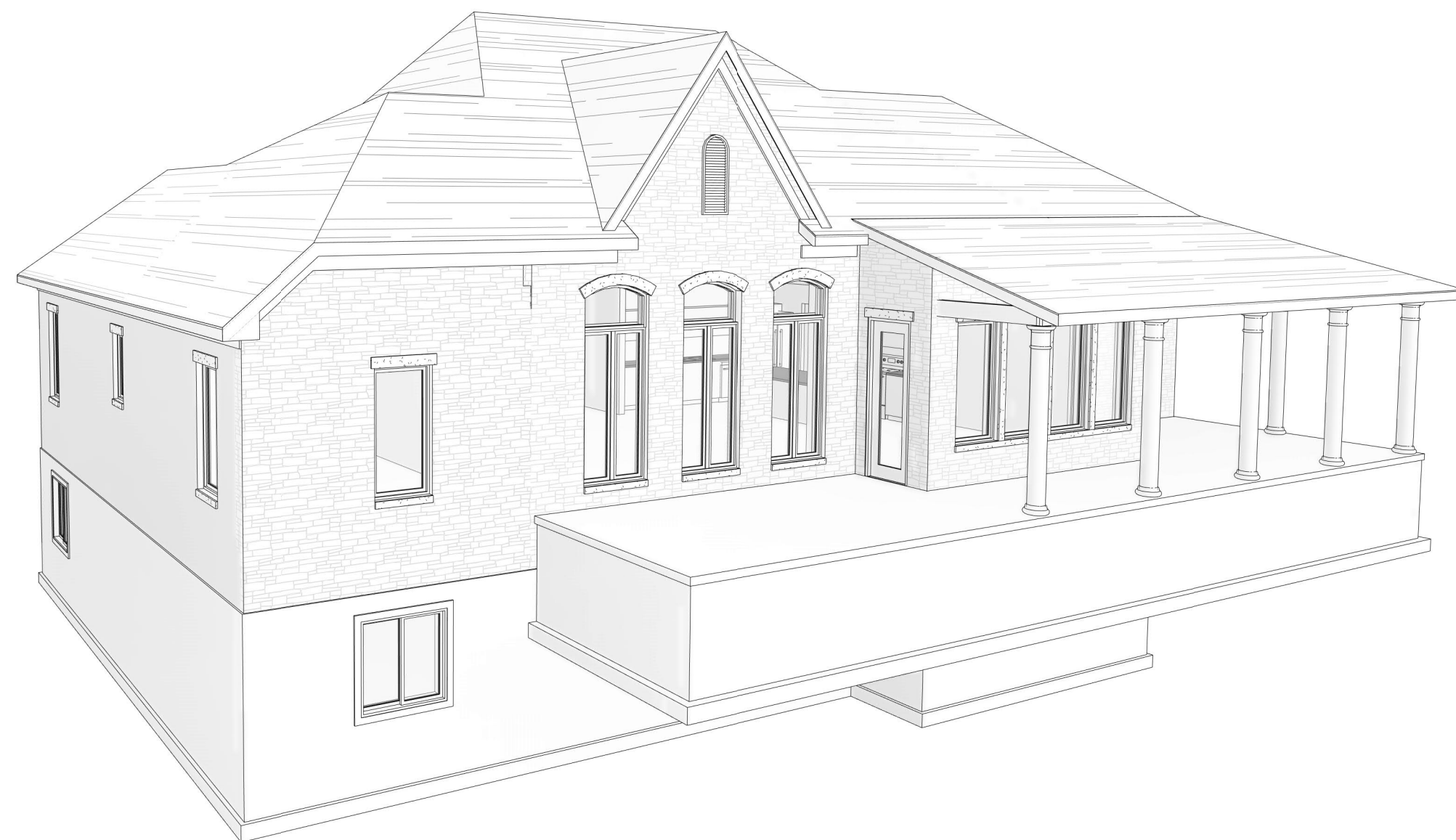
DRAWN BY: S.KOTTKE
SCALE: 1/4" = 1'-0"
SHEET NO: **A1**
PROJECT NO: R21-275-B



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



BID PLAN - FOR BIDDING PURPOSES ONLY

DATE	DESCRIPTION	BY	CHECKED
8/16/21	PRELIMINARY PLAN	SJK	H.E.A.
9/7/21	REVISION 1	SJK	
9/24/21	REVISION 2	SJK	
09/27/21	REVISION 3	ZWH	
10/05/21	BID PLAN	ZWH	
11/12/21	REVISION 4	ZWH	

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DRAWN BY: S.KOTTKE
SCALE: 1/4" = 1'-0"
SHEET NO: **A2**
PROJECT NO: R21-275-B

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)

Dec. 20, 2021

Owner/Applicant: All Saints Congregation **Agent:** Father John Silva

Site Location: N8566 State Road 49, Berlin

General legal description: Parcel 002-00272-0000 part of the SW1/4 of S15, T17N, R13E, Town of Berlin, ±58.6 acres

Request: Conditional Use Permit to operate a church in the A-2 Zoning District. Conditional Use Permit to build a rectory house. Conditional Use Permit to build a new All Saints Catholic School & Religious Education Center building.

Planned public hearing date for the above requests: January 6, 2022

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 Muckley
Town Representative

12/20/2021
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **December 22nd**