



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, March 3, 2022.

Packet Pages:

- 2 Agenda
- 3-7 Draft Meeting Minutes from January 6, 2022
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- 11-12 Permit Reports for January 2022
- 13-15 Violation Reports
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- 20-26 2022 Department Annual Report
- 27-39 Floodplain Zoning Amendment
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**Item I: Owner:** William & Jeanette Krebs **Site location:** N7545 Forest Ridge Rd **General legal description:** Parcels 002-00652-0300, -0400 part of the NE1/4 of S34, T17N, R13E, Town of Berlin, ±39.42 acres **Request:** Rezone ±2.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

**Item II: Owner:** Daniel & Mary Bontrager **Applicant:** Ernest 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 to build portable storage sheds and log cabins.

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: March 3, 2022, Time: 4:30 PM  
Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI**

**AGENDA 03/03/2022**

**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: 01/06/2022
5. Public Comments: 3 minute limit
6. Department Activity Reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
7. Approval of the 2022 Planning & Zoning Meeting Calendar
8. Approval of GIS Specialist to attend the ESRI User Conference in San Diego (7/11/22-7/15/22)
9. Approval of the 2021 Annual Department Report
10. Floodplain Zoning Amendment - 2021 H&H Review, Grand River - Utley Road & CTH Q
11. Discussion related to multiple non-ag conditional use permits per parcel.
12. 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:** William & Jeanette Krebs **Site location:** N7545 Forest Ridge Rd **General legal description:** Parcels 002-00652-0300, -0400 part of the NE1/4 of S34, T17N, R13E, Town of Berlin, ±39.42 acres **Request:** Rezone ±2.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

**Item II: Owner:** Daniel & Mary Bontrager **Applicant:** Ernest 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 to build portable storage sheds and log cabins.

13. Future committee activities
  - a. Future agenda items
  - b. Meeting date: April 7, 2022
14. 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: March 3, 2022, 04:30 PM Central Time (US and Canada)

Join Zoom Meeting:

<https://us06web.zoom.us/j/5022456162?pwd=V2IvUTFFb2o3MWNqUUFFDcFRtMIBJQT09>

Meeting ID: 502 245 6162

Passcode: 345536

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/j/kpFFkCZKv>

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

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, January 6, 2022**

**CALL TO ORDER**

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

**Present:** Don Lenz, Harley Reabe, Curt Talma, Chuck Buss, Bill Boutwell, Dawn Klockow,  
Corporation Counsel

**Absent:**

**Also Present:** Matt Kirkman, Land Use Planning and Zoning Director (Zoom), Karen Werlein, Land Use Coordinator

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

***Motion/second (Boutwell/Buss)*** to approve the minutes of the December 2021 meeting. Motion carried with no negative vote.

**PUBLIC COMMENTS:**

None

**DEPARTMENT ACTIVITY REPORTS**

a. **Financial reports**

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

b. **Permits**

Matt Kirkman stated there were 17 land use permits and 15 sanitary permits in November.

c. **Violations**

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

**ARPA FUNDING REQUESTS FOR DEPARTMENT**

Kirkman discussed the three proposed department projects that have been submitted for ARPA funding.

**RECESS 4:48PM:** ***Motion/second (Reabe/Lenz)*** to recess at 4:48PM. Motion carried with no negative vote.

***Motion/second (Reabe/Boutwell)*** to come back into session at 5:00pm to conduct the public hearing. Motion carried with no negative vote.

**PUBLIC HEARING – 5:00PM**

Chair Talma read the rules for the Public Hearing

**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.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the conditional use permit request. All criteria for the CUP have been met and The Town of Marquette approves of the request.  
The operation time and location of CUP request was discussed.
- c. Committee Decision: ***Motion/second (Buss/Boutwell)*** to approve the CUP request 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. 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.

Motion carried with no negative vote.

**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.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for CUP have been met and the Town of Marquette approves of the request.
- c. Committee Decision: ***Motion/second (Reabe/Boutwell)*** to approve the CUP request 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. 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.

Motion carried with no negative vote.

**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.

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

Don Lenz excused himself from the meeting at 5:28PM due to a conflict of interest with public hearing item #4.

**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.

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

Don Lenz returned to the meeting at 5:38PM.

**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.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for CUP have been met. The Town of Berlin approves of the request.
- c. Committee Decision: **Motion/second (Lenz/Reabe)** to approve the CUP request as presented and 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. 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.

Motion carried with no negative vote.

#### **FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items –
- b. Next meeting date – February 3<sup>rd</sup>, 2022

#### **ADJOURN**

Chair Talma adjourned the meeting at 5:47PM.

**Respectfully submitted,**

**Karen Werlein, Land Use Planning Coordinator**

DRAFT

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

FEES RECEIVED	JANUARY				YEAR-TO-DATE				BUDGET	
	2021		2022		2021		2022		2022	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>										
Total Monthly Issued Permits	4	1,700	12	4,400	4	1,700	12	\$ 4,400	\$ 60,000	7%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	3	915	4	1,195	3	915	4	\$ 1,195	\$ 26,000	5%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	2	4,100	10	\$ 9,200	2	\$ 4,100	10	\$ 9,200	\$ 15,000	61%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	1	375	-	-	1	375	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	1	\$ 375	-	\$ -	1	\$ 375	\$ 1,125	33%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	-	-	-	-	-	-	-	-	-	-
Conditional Use Permits	-	-	4	1,500	-	-	4	1,500	-	-
Variance	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	4	\$ 1,500	-	\$ -	4	\$ 1,500	\$ 8,525	18%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	1	165	3	525	1	165	3	525	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	1	9,500	-	-	1	9,500	-	-	9,500	
<b>Total</b>	2	\$ 9,665	3	\$ 525	2	\$ 9,665	3	\$ 525	\$ 16,000	3%
<b>GIS (Geographic Information System)</b>										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
<b>Total</b>	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
<b>GRAND TOTAL</b>										
	11	16,380	34	17,195	11	16,380	34	17,195	\$ 161,650	
									<b>Total</b>	<b>11%</b>



GREEN LAKE COUNTY

For 01/01/22 - 01/31/22

Revenue Summary Report

FJRES01A

Periods 01 - 01

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					
22-100-10-44400-000-000 Land Use Permits	.00	4,400.00	4,400.00	-4,400.00	.00
22-100-10-44400-001-000 BOA Public Hearing	.00	375.00	375.00	-375.00	.00
22-100-10-44400-002-000 PZ Public Hearing	.00	1,500.00	1,500.00	-1,500.00	.00
22-100-10-44409-000-000 Non-Metallic Mining	.00	9,200.00	9,200.00	-9,200.00	.00
22-100-10-44410-000-000 Sanitary Permits	.00	1,195.00	1,195.00	-1,195.00	.00
22-100-10-46762-000-000 Certified Survey Maps	.00	525.00	525.00	-525.00	.00
10 Land Use Planning and Zoning	.00	17,195.00	17,195.00	-17,195.00	.00

For 01/01/22 - 01/31/22

Expenditure Summary Report

FJEXS01A

Periods 01 - 01

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
22-100-10-53610-110-000 Salaries	.00	.00	23,696.80	23,696.80	-23,696.80	.00
22-100-10-53610-151-000 Social Security	.00	.00	1,955.51	1,955.51	-1,955.51	.00
22-100-10-53610-153-000 Ret. Employer Share	.00	.00	1,540.29	1,540.29	-1,540.29	.00
22-100-10-53610-154-000 Health Insurance	.00	.00	14,081.90	14,081.90	-14,081.90	.00
22-100-10-53610-155-000 Life Insurance	.00	.00	26.71	26.71	-26.71	.00
22-100-10-53610-210-002 Professional Services-SRV	.00	.00	700.00	700.00	-700.00	.00
22-100-10-53610-225-000 Phone Service	.00	.00	51.50	51.50	-51.50	.00
22-100-10-53610-320-001 Publications-PZ Public Hearing	.00	.00	376.00	376.00	-376.00	.00
<b>53610 Code Enforcement</b>	<b>.00</b>	<b>.00</b>	<b>42,428.71</b>	<b>42,428.71</b>	<b>-42,428.71</b>	<b>.00</b>
<b>10 Land Use Planning and Zoning</b>	<b>.00</b>	<b>.00</b>	<b>42,428.71</b>	<b>42,428.71</b>	<b>-42,428.71</b>	<b>.00</b>

**Land Use Permits: 01/01/2022 - 01/31/2022**

**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
13017	002000440400	W761 KLONDIKE RD	01/14/2022	ROBERT PRELLWITZ	\$10,000.00	Accessory Structure - Storage Buildings	Shed		
13039	002002720000	N8566 STATE ROAD 49	01/12/2022	ALL SAINTS CONGREGATION	\$679,000.00	Principal Structure-Single Family Dwelling	2,273sq.ft..3 bedroom 3.5 bath SFD	Accessory Structures-Attached Garage, Porch	1,135 sq.ft. garage, covered and uncovered porch

**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
13038	004018250000	N4904 SUGAR LOAF RD	01/10/2022	BRADLEY J & NICOLE D PAVELEC	\$585,000.00	Principal Structure- Single Family Dwelling	4,850sq.ft. 4 bed 4.5 bath SFD	Accessory Structures-Attached garage, porch, parking area	1,254sq.ft. garage, front porch, screen porch
13044	004010670000	W3237 ORCHARD AVE	01/18/2022	W3237 ORCHARD AVENUE LLC	\$25,000.00	Accessory Structure - Retaining Walls	119ft. SE Retaining Wall.	Accessory Structure - Retaining Walls	130ft. SW Side Retaining Wall.
13045	004010740000	W3191 ORCHARD AVE	01/18/2022	COOPER FAM LLC	\$150,000.00	Accessory Structure - Retaining Walls	5 retaining walls	Accessory Structure - Attached patio,stairs	Increase size of patio to 990sq.ft.
13049	004009500100	W3047 PHEASANT RUN	01/19/2022	DERRICK J & AGNES JEZIOROWSKI	\$45,000.00	Accessory Structures	Concrete Slab and connection to Asphalt, Detached garage		

**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
13051	006016260000	W1062 SPRING GROVE RD	01/26/2022	JUST DESSERTS LLC	\$1,400,000.00	Principal Structure-Single Family Dwelling	4,653 sq.ft. 7 bed 5.5 bath	Accessory Structures-Garage, Porch, Patio, deck, detached garage	1059sq.ft attached garage, 720sq.ft. detached garage, creened porch(2), deck, front porch, patio
13053	006010670000	W1445 SPRING GROVE RD	01/26/2022	WINIECKI TRUST	\$68,600.00	Accessory Structure - Detached Garage	1,200sq.ft. detached garage.		

**Town of Kingston**

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

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
None									

None

**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
None									

None

**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
None									

None

**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
13050	016010730000	W3373 ORCHARD AVE	01/21/2022	MICHAEL PUGLIESE LIVING TRUST	\$180,000.00	Accessory Structure - walkway, patio, detached patio	Replace walkway to lake, expand patio to 13 ft on west side, driveway.	Retaining walls	Replace retaining walls by lake and home

**Town of Saint Marie**

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

None

**Town of Seneca**

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

None

January Estimated Cost: \$3,142,600.00  
 YTD Estimated Cost: \$3,142,600.000

## Sanitary Permits: 1/1/2022 - 1/31/2022

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202224001	004018250000	N4904 SUGAR LOAF RD	BRADLEY J & NICOLE D PAVELEC	01/10/2022	New System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	4 Bedroom House	280	100
202224002	002002720000	N8566 STATE ROAD 49	ALL SAINTS CONGREGATION	01/12/2022	New System	Conventional (Non-Pressurized In-Ground)	Alan Mashuda	3 Bedroom Rectory	280	100
202224003	014006050000	N4099 WICKS LNDG	ASSOCIATED COLLECTORS INC	01/18/2022	Replacement System	Holding Tank	Jeremiah Storer	3 Bedroom House	355	100
202224004	016003020100	W4084 REETZ RD	JOANNA MILLS LEAHY TRUST	01/19/2022	New System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	1 Bedroom House	280	100
202224005	016017660000	No Address Available	THERESE SMITH	01/24/2022	New System	Conventional (Non-Pressurized In-Ground)	Handel, H	3 Bedroom House	280	100
<b>Total:</b>									1475	500

\* 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 dedeed to Mast. New violation letter to be sent for need of conditional use permit. UPDATE: On April P&Z meeting agenda.	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. UPDATE 2/25/22: Camper unmoved-send out 2nd letter.	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 Li	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. Reminder letter sent.	6/14/2021
10003910200	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
004002850200	W594 State Rd. 23	Kleindls Sunset Rentals	13047	Zoning	Operating a storage unit rental business in C2 Zoning without a CUP. UPDATE: On April P&Z meeting agenda.	1/17/2022
012002580000	N1615 Madison St.	Donald & Nancy Darsch	13046	Junk/Vehicles	Garbage and Junk piles throughout the property. Unlicensed and/or inoperable vehicles. UPDATE 2/15/22: Working with health department.	1/20/2022
006003320000	W2353 Center Rd	Paul & Valerie Albrecht	13061	Zonng	Converted part of a farm shed/shop into a residence. UPDATE 2/28/22: Working with Caleb for permits.	2/16/2022
002001310200	N9205 32nd Dr.	Joseph Hoppa	13067	Vehicles	There is a blue dump truck and yellow excavator on the property which are not allowed on R-4.	2/24/2022
006005810101	N2730 Welk Rd.	Ricky & Ashley Ruck	13069	Zoning	Commercial sale of firewood on R-1 zoned property. Unoccupied outside storage of trailers without dwelling unit on parcel.	2/28/2022

### 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

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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. Meeting in office 3/1/22	10/13/2021
<b>Corporation Counsel</b>						
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.	6/25/2021

# POWTS Violation Report

## First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
004009950000	N5552 OLD OAK LN	PAFF FREDERICKA	10024391	POWTS Failure	System is a Cesspool	Possibly working with Novak Exc.
018005690300	N6999 State Rd. 73	WALTER FERTIG	21127	POWTS Failure	Tank failure	Has new permit app
016008010300	N5591 Lock Rd	TAMI CALAMITA	37516	POWTS Failure	Tank overflow	Unknown when installed, discovered system on 1-8-2020
006003320000	W2353 Center Rd	VALERIE & PAUL ALBRECHT	201624077	POWTS Violation	Holding tank used when another type of system could be used	Renovated shed to a residence, holding tank is not allowed unless design flow is less than 150 gpd, or no other system would be permissible

## 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
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 RD	GREGORY ZIER	18201	POWTS Failure	Tank failure	Permit app expires 12/21

## Corp Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
016009230000	W5880 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	1002450	POWTS Failure	Tank unsound	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	

# Planning & Zoning 2022

**January**

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**February**

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31						

**August**

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**September**

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**October**

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**November**

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**December**

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**Notes:**

<b>Jan 6</b>	<b>P&amp;Z Committee</b>
<b>Feb 3</b>	<b>P&amp;Z Committee</b>
Feb 15	County Board
<b>Mar 3</b>	<b>P&amp;Z Committee</b>
Mar 15	County Board
<b>Apr 7</b>	<b>P&amp;Z Committee</b>
Apr 19	County Board
<b>May 5</b>	<b>P&amp;Z Committee</b>
May 17	County Board
<b>Jun 2</b>	<b>P&amp;Z Committee</b>
Jun 21	County Board
<b>Jul 7</b>	<b>P&amp;Z Committee</b>
Jul	NO County Board
<b>Aug 4</b>	<b>P&amp;Z Committee</b>
Aug 16	County Board
<b>Sept 1</b>	<b>P&amp;Z Committee</b>
Sept 20	County Board
<b>Oct 6</b>	<b>P&amp;Z Committee</b>
Oct 18	County Board
<b>Nov 3</b>	<b>P&amp;Z Committee</b>
Nov 8	County Board
<b>Dec 1</b>	<b>P&amp;Z Committee</b>
Dec 20	County Board
	 = P&Z Meetings  = County Board Meetings





# Land Use Planning & Zoning Department

County Government Center  
571 County Road A  
Green Lake WI 54941

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

Land Development Code Enforcement County Surveyor GIS Land Information

To: Cathy Schmit – County Administrator  
From: Gerald Stanuch – GIS Specialist / Land Information Officer  
Date: February 21, 2022  
Re: Out-of-State travel

Cathy,

The County Land Information Office receives an annual \$1,000 “Training & Education Grant” from the state program which is reflected in the county budget. Over the last few years with COVID cancellations of some state conferences, a small surplus has built up in that grant carryover. The grant calls for the \$1,000 grant to be expended within two years.

I am requesting out-of-state travel to attend the ESRI User Conference in San Diego July 11-15. ESRI software is the main GIS software used at the county, and in the world in general. This is the world’s largest GIS conference and may be a once in a lifetime opportunity for me. In the past I have attended EWUG (ESRI Wisconsin User Group) state conferences, which have been cancelled due to COVID the last two years. The conference agenda does not appear to be posted on the website yet, but there are some preconference seminars listed.

The ESRI User Conference normal rate is \$1,895, but the county has a complimentary registration from our ESRI GIS software subscription. Conference government hotel rates average \$181. The airfare estimate is \$800. The conference requires vaccination, and I am vaccinated and boosted. I have reviewed Appendix C of the Personnel Manual regarding this, which requires approval from you and Matt.

Complimentary conference registration	<del>\$1,895</del> \$0
Hotel \$200 X 5 nights	= \$1,000
Airfare	\$800
Meals \$40 x 5	= \$200
=====	
Total estimate	= \$2,000
Balance of Land Info. Training and Education grants	\$3775

22-100-20-51711-246-000 (Land Information Training & Education Grant)

Thank you,

Gerald

Cc: Matt Kirkman – Land Use Planning & Zoning Director

Encl: <https://www.esri.com/en-us/about/events/uc/overview>

**From:** [Schmit, Cathy](#)  
**To:** [Stanuch, Gerald](#)  
**Cc:** [Kirkman, Matt](#)  
**Subject:** RE: Out-of-State travel  
**Date:** Wednesday, January 26, 2022 10:50:31 AM  
**Attachments:** [image001.png](#)

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I have no objection, funding is available and the training is justified.  
It should go through Committee for approval as well.

Regards,

*Cathy Schmit*

Green Lake County Administrator  
571 County Road A  
Green Lake, WI 54941



Phone: 920.294.4147  
FAX: 920-294-4135  
[cschmit@co.green-lake.wi.us](mailto:cschmit@co.green-lake.wi.us)

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**From:** Stanuch, Gerald <[gstanuch@greenlakecountywi.gov](mailto:gstanuch@greenlakecountywi.gov)>  
**Sent:** Wednesday, January 26, 2022 10:20 AM  
**To:** Schmit, Cathy <[cschmit@greenlakecountywi.gov](mailto:cschmit@greenlakecountywi.gov)>  
**Cc:** Kirkman, Matt <[mkirkman@greenlakecountywi.gov](mailto:mkirkman@greenlakecountywi.gov)>  
**Subject:** Out-of-State travel

Cathy & Matt,

Please review the attached out-of-state travel request.

Thanks,

Gerald Stanuch  
GIS Specialist/LIO  
Green Lake County  
920-294-4174  
[gstanuch@greenlakecountywi.gov](mailto:gstanuch@greenlakecountywi.gov)

# Esri User Conference

July 11-15, 2022 | San Diego Convention Center | San Diego, California

## What's included in registration

Registration includes all conference sessions, including the Plenary Session, technical workshops, user presentations, and special interest group meetings. Registration for the digital experience includes livestreamed sessions and curated content from the in-person conference.



### Plenary Session

Be inspired by powerful stories about how GIS is making a difference around the globe as geospatial thinking brings us together. See demonstrations of the latest Esri technology and learn about the newest upgrades. Hear a Keynote Address from Jack Dangermond and see presentations from other thought-provoking speakers.



### Technical workshops, user presentations, and more

The Esri User Conference offers a unique learning opportunity through technical workshops and demonstrations, user presentations, and special interest group meetings. Hear from Esri experts, as well as your peers, on how they are using GIS to meet world challenges.



### Expo

Browse the sponsors and exhibitors and explore GIS-powered products and services. Interact with exhibitors and get your questions answered.



### Networking

Reconnect with your peers at the conference. Take advantage of the many ways to network and collaborate with users from around the world.

# GREEN LAKE COUNTY

## Land Use Planning & Zoning Department



### LAND USE PLANNING & ZONING DEPARTMENT

Staff Photo (From left to right):

Caleb Edwards – Land Use Specialist

Aaron Ogle – Land Use Specialist

Gerald Stanuch – GIS Specialist

Karen Werlein – Land Use Coordinator

Matt Kirkman – Department Director

Not Pictured

Don Lenz – County Surveyor

# 2021 ANNUAL DEPARTMENT REPORT

Kirkman, Matt

March 3, 2022

## **2021 Annual Report**

To the Honorable Board of Supervisors, Green Lake County:

### **Financials:**

Please find attached the 2021 financial report for the Land Use Planning and Zoning Department. The activity of the Department's Land Development, Code Enforcement, County Surveyor, and Geographic Information Systems (GIS) offices are represented in chart format. Also see attached graphs for historical comparisons.

A few highlights from the attached report are, first and foremost, that the Department was able to exceed budget projections equaling 127%.

- This Department issued 22 more (222 vs 200) land use permits in 2021 than in 2020. With neighboring states' restrictions due to Covid19, Wisconsin will continue to be a sanctuary for dispensable income. I foresee 2022's construction season to be a continuation of 2021. The potential is there for more construction if materials and labor costs come back down to earth.
- The Department issued 9 more (120 vs 111) sanitary permits in 2021 than in 2020. The 120 sanitary permits issued represent a good year from a revenue perspective. I do see 2022 yielding a similar number as most of our installations are replacement systems and installers are still working through backlogs.
- Revenue from Committee public hearing items was up 155%. We had 19 rezones (up from 7 in 2020) and 15 conditional use permit requests (up from 5 in 2020). I believe this was due to people taking advantage of the seller's real estate market and our Amish population adding non-ag uses to their farms through conditional use permit requests.
- Also associated with people trying to take advantage of the seller's market, certified survey maps ended up at 112% of budget.

The Land Use Planning and Zoning Department spent less than what was forecasted. This was also the case in 2019 and 2020. Around 7% of the expense budget (\$29,950) was not spent in 2021. The main driver was that we had around 4 months where we were short-staffed.

Hopefully, 2022 will be normal year where we spend the forecasted amount as it relates to salaries. Expenses related to health insurance, life insurance, data services, training, LUP&Z public hearing publications all exceeded their budgetary projections in 2021. I am expecting 2022 expenses to be pretty close to, if not over the budgeted amount.

### **Department Activity:**

In January of 2021, our recently hired Administrative Assistant Sue Kiener resigned, and accepted a position with the Register of Deeds. Even though Sue was only with the Department for a short time, Sue was able to put together an Administrative Assistant's handbook that outlined all of the duties she had become accustomed to performing. After a delay, and an

update to the job title and description, on May 17<sup>th</sup>, the department welcomed Karen Werlein as its first Land Use Coordinator. Karen has been a breath of fresh air within the Department. She has not only assumed the required duties and responsibilities, but she has made them her own and is eager to challenge herself further.

Both Land Use Specialists are still relatively new to the Department. Aaron Ogle was hired in July of 2020 and Caleb Edwards was hired in June of 2019. Both of them are solid, dedicated and reliable employees. Their combination with myself and our long time GIS Specialist, Gerald Stanuch, has been extremely educational and beneficial to our customers. Here is a list of our 2021 accomplishments:

- In February of 2021 the Land Division & Subdivision Ordinance was amended to include the County Coordinate System for certified survey maps and plats, certified survey map exceptions and review updates, as well as an update to the violation and penalties section.
- Also in February of 2021, the County's Floodplain Zoning Ordinance was amended to adopt a study called the "Dam Failure Analysis (DFA) for the Green Lake Dam" prepared by Donahue & Associates, Inc., dated June 18, 1990. This study provided a more detailed analysis of how the Green Lake Dam could fail and how the properties downstream of the dam failure would be impacted. With the adoption of the 1990 study, the City of Green Lake could receive a lesser hazard rating for their dam which would reduce their operational and inspection costs.
- The July Committee meeting was centered around the dog breeders / dog breeding facility use in the ag zoning districts. There was testimony from HHS, from DATCP, and from the GLAAS (Green Lake Area Animal Shelter). The Committee reviewed three CUP applications for dog kennels and all three were denied due to noise concerns. Also new ordinance language prohibiting dog breeders / breeding facilities was presented.
- In August, staff from this Department conducted public outreach and education at the County Fair. Having a booth at the fair provides the Department with numerous opportunities to talk to fairgoers about their properties and answer their questions.
- In September, the Committee held a public hearing related to adopting proposed zoning ordinance amendments including dog breeders / facilities, standards for dwelling design, construction, and standards for detached and attached garages, rezone amendments and general ordinance clarifications. The County Board adopted these amendments at their September meeting.
- December's Committee meeting included seven public hearing items including a Shoreland Zoning Ordinance amendment that was designed to address the construction site erosion issues that had been observed around the lakes. The amendment to the Shoreland Zoning Ordinance passed at the December County Board meeting.
- Under the Land Information Office, located with the Land Use Planning & Zoning Department, 53 PLSS markers were re-monumented, a new three-year Land Information Plan was adopted, a historical marker was established at the wayside between Green Lake and Princeton, and new re-districting maps were developed.

### **2022 Projects / Activity:**

- As we implement the County's land use ordinances, we find or our customers find ordinance standards that contradict each other, are counterproductive, or just require updating. I would expect that some ordinance amendments will be planned for 2022.

- We continue a map amendment project focusing on the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette. There are many parcels in the County that are nonconforming to area or use standards that could be better utilized if they were placed in a more compliant zoning district. This is a huge project that encompasses a comprehensive plan, Farmland Preservation Plan, and Zoning Ordinance amendment.
- The Department has been utilizing Transcendent Technology’s Non-metallic Mining Reclamation software module. We have 19 NMMR sites that will need to be inspected in 2022. Caleb and Jerry will combine their skills sets to accomplish these inspections.
- A Substantial Damage Plan is also planned for 2022. The purpose of this is to collaborate with outside substantial damage specialists to respond to natural disasters that obtain a presidential declaration, so that County staff do not have to work overtime and risk being overwhelmed.
- Finally, the Land Information Office is located within the Land Use Planning & Zoning Department. We are currently in first year of the 2022-2023-2024 Land Information Plan. This plan includes:
  - The County’s Public Land Survey System (PLSS) project is 89% complete. By the end of 2022 this project will be 92% complete (63 monuments under contract). By the end of 2023 this project will be 95% complete (46 monuments to be under contract (March 2022)). The remaining 97 monuments will be scheduled for 2024 and 2025.
  - The plan also includes updating GPS equipment, moving GIS to “the Cloud” and a Treasurer’s Office scanning project.
- An oblique aerial photo project will be implemented if ARPA funding comes through.

**Conclusion:**

The Land Use Planning and Zoning Department endeavors to provide an exceptional level of customer service through personal interaction, quality informational resources, and a GIS site that is second to none. This Department looks forward to working with the Public, the Land Use Planning and Zoning Committee, all other committees, the County Administrator, and the County Board to represent and serve this amazing county. Respectfully submitted to and accepted by the Land Use Planning & Zoning Committee on March 3, 2022.

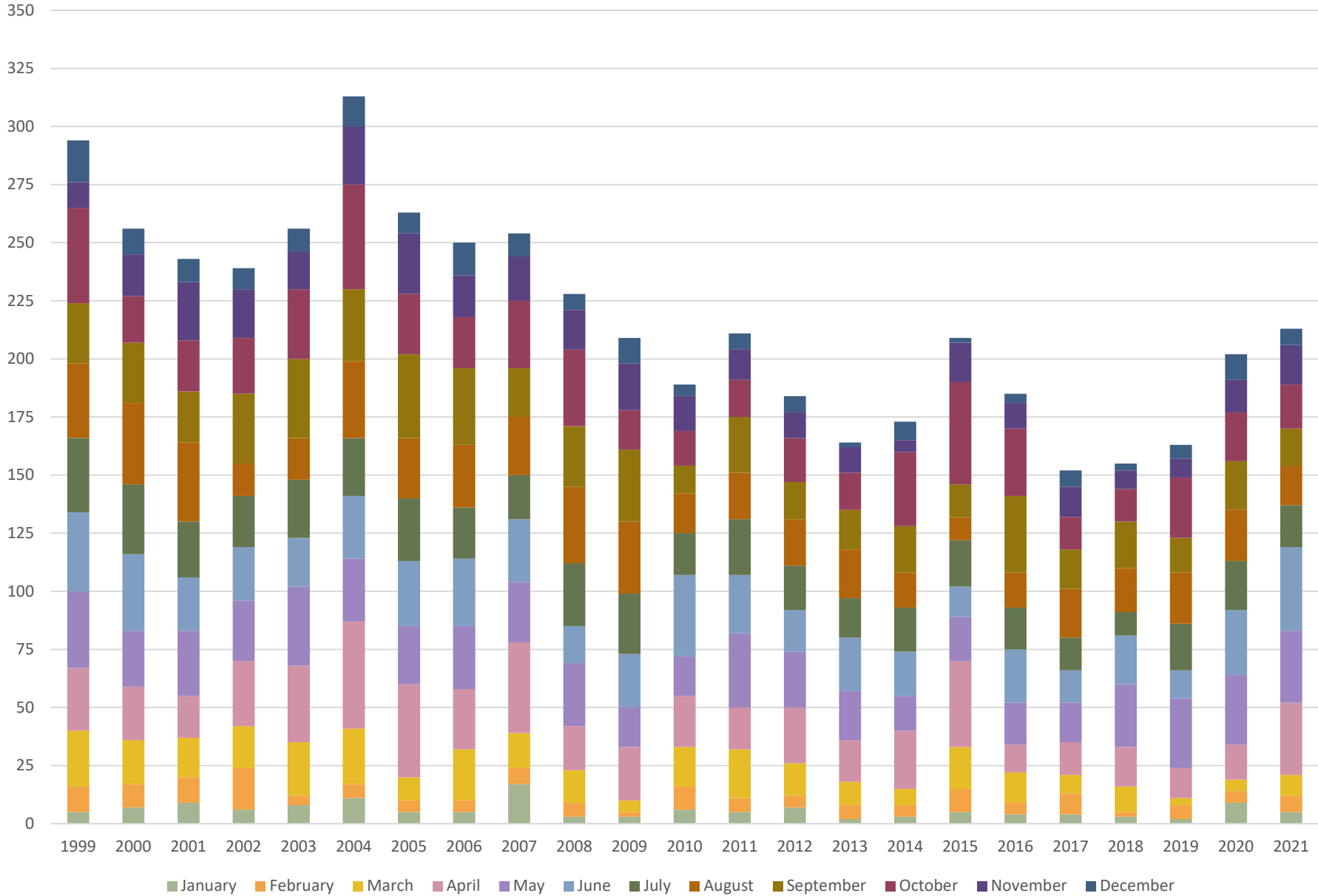
Matt E. Kirkman  
Land Use Planning & Zoning Director

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

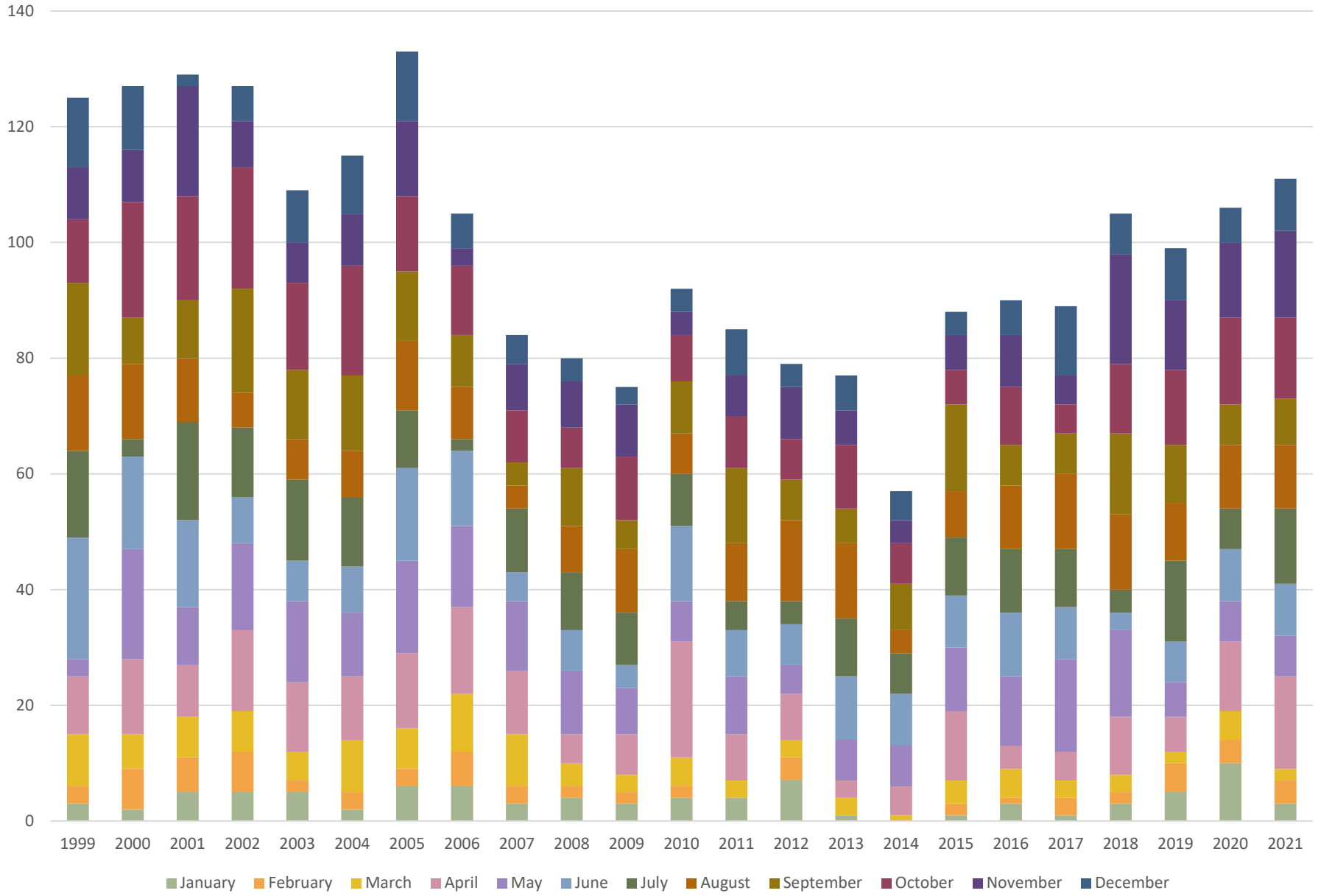
FEES RECEIVED	DECEMBER				YEAR-TO-DATE				BUDGET	
	2020		2021		2020		2021		2021	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>										
Total Monthly Issued Permits	11	2,400	8	3,400	200	44,965	222	\$ 69,650	\$ 40,000	174%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	6	1,680	11	3,325	105	28,225	120	\$ 33,675	\$ 26,000	130%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	4	4,200	-	\$ -	9	13,800	5	\$ 10,800	\$ 15,300	71%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	5	1,875	2	750	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	-	\$ -	5	\$ 1,875	2	\$ 750	\$ 1,875	40%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	2	750	1	375	7	2,625	19	7,125	-	-
Conditional Use Permits	-	-	-	-	5	1,875	15	5,625	-	-
Variance	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	2	\$ 750	1	\$ 375	12	\$ 4,500	34	\$ 12,750	\$ 8,250	155%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	1	100	-	-	-	-
Fines & Forfeitures	1	50	-	-	16	7,350	6	911	-	-
<b>Total</b>	1	\$ 50	-	\$ -	17	\$ 7,450	6	\$ 911	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	3	570	6	1,005	41	7,215	47	8,400	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	-	-	1	9,500	9,500	-
<b>Total</b>	3	\$ 570	6	\$ 1,005	41	\$ 7,215	48	\$ 17,900	\$ 16,000	112%
<b>GIS (Geographic Information System)</b>										
Map Sales	-	-	-	-	-	-	1	30	-	-
Land Records Transfer	-	25,000	1	25,000	-	25,000	1	25,000	25,000	-
Land Information Grant	-	10,000	1	10,000	-	10,000	1	10,000	10,000	-
<b>Total</b>	-	\$ 35,000	2	\$ 35,000	-	\$ 35,000	3	\$ 35,030	\$ 35,000	100%
<b>GRAND TOTAL</b>	27	44,650	28	43,105	389	143,030	442	181,466	\$ 142,425	
									<b>Total</b>	<b>127%</b>



Land Use Permit Numbers by Year



### Sanitary Permit Numbers by Year



*The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.*

# Chapter 300

## Floodplain Zoning

**[HISTORY: Adopted by the Board of Supervisors of Green Lake County 6-19-2018 by Ord. No. 24-2018. Amendments noted where applicable.]**

### GENERAL REFERENCES

Comprehensive Plan — See Ch. **280**.

Construction site erosion control and stormwater management — See Ch. **284**.

Land division and subdivision — See Ch. **315**.

Zoning — See Ch. **350**.

---

### Article I

#### Introduction

#### § 300-1 **Statutory authority.**

This chapter is adopted pursuant to the authorization in §§ 59.69, 59.692, and 59.694 and the requirements in § 87.30, Wis. Stats.

#### § 300-2 **Findings.**

Uncontrolled development and use of the floodplains, rivers and streams within the unincorporated areas of Green Lake County would impair the public health, safety, convenience, general welfare and tax base.

#### § 300-3 **Purpose and intent.**

This chapter is intended to regulate floodplain development to:

- A. Protect life, health and property;
- B. Minimize expenditures of public funds for flood-control projects;
- C. Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- D. Minimize business interruptions and other economic disruptions;
- E. Minimize damage to public facilities in the floodplain;
- F. Minimize the occurrence of future flood blight areas in the floodplain;
- G. Discourage the victimization of unwary land- and homebuyers;
- H. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- I. Discourage development in a floodplain if there is any practicable alternative to locate the activity, use

or structure outside of the floodplain.

**§ 300-4 Title.**

This chapter shall be known as, referred to as or cited as the "Floodplain Zoning Ordinance for Green Lake County, Wisconsin."

**§ 300-5 Abrogation and greater restrictions.**

- A. This chapter supersedes all the provisions of any municipal zoning ordinance enacted under §§ 59.69, 59.692 or 59.694 or 87.30, Wis. Stats., which relate to floodplains. If another ordinance is more restrictive than this chapter, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
- B. This chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this chapter imposes greater restrictions, the provisions of this chapter shall prevail.

**§ 300-6 Interpretation.**

In their interpretation and application, the provisions of this chapter are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this chapter, required by Ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this chapter or in effect on the date of the most recent text amendment to this chapter.

**§ 300-7 Severability.**

Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

**§ 300-8 When effective.**

This chapter shall be effective upon adoption by the Green Lake County Board and publication as provided for in the Wisconsin Statutes.

## Article II General Provisions

**§ 300-9 Areas to be regulated.**

This chapter regulates all areas that would be covered by the regional flood or base flood within Green Lake County, Wisconsin, as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by the WDNR. Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO Zones. Regional flood elevations (RFE) may be derived from other studies. If more than one map or revision is referenced, the most restrictive information shall apply.

**§ 300-10 Official maps and revisions.**

The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps listed below and the revisions in the Green Lake County Floodplain Appendix A. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the Flood Insurance Study or on the Flood Insurance Rate Map must be reviewed and approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency through the Letter of Map Change process (see Article IX, Amendments) before it is effective. No changes to regional flood elevations on non-Federal Emergency Management Agency maps shall be effective until approved by the Wisconsin Department of Natural Resources. These maps and revisions are on file in the Land Use Planning and Zoning

Department, Green Lake County. If more than one map or revision is referenced, the most restrictive information shall apply.

- A. Official maps, based on the Flood Insurance Study for unincorporated areas of Green Lake County, Community Number 550165. Applicable map panels: 55047C0010C, 55047C0020C, 55047C0030C, 55047C0034C, 55047C0035C, 55047C0038C, 55047C0039C, 55047C0040C, 55047C0045C, 55047C0051C, 55047C0053C, 55047C0054C, 55047C0058C, 55047C0065C, 55047C0079C, 55047C0082C, 55047C0083C, 55047C0084C, 55047C0087C, 55047C0090C, 55047C0091C, 55047C0092C, 55047C0093C, 55047C0094C, 55047C0101C, 55047C0105C, 55047C0110C, 55047C0111C, 55047C0113C, 55047C0115C, 55047C0120C, 55047C0126C, 55047C0127C, 55047C0130C, 55047C0131C, 55047C0132C, 55047C0133C, 55047C0134C, 55047C0140C, 55047C0155C, 55047C0160C, 55047C0165C, 55047C0170C, 55047C0178C, 55047C0179C, 55047C0180C, 55047C0183C, 55047C0184C, 55047C0186C, 55047C0187C, 55047C0191C, 55047C0192C, 55047C0195C, 55047C0203C, 55047C0204C, 55047C0205C, 55047C0225C; dated February 3, 2010, with corresponding profiles that are based on the Flood Insurance Study 55047CV000A effective February 3, 2010; approved by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency.
- B. Official maps, based on other studies:
- (1) The Inundation Map (with boundaries shown in yellow and red on the original map) for Kingston Dam on the Grand River, the floodway data table and the higher of the dam breach during regional flood (DAMBRK) profile and regional flood no breach (HEC2) profile. These are found in the Hydraulic Evaluation Report for the Kingston Dam prepared by Barrientos & Associates, Inc., and dated February 1991 and approved by the Wisconsin Department of Natural Resources.
  - (2) The Dam Breach Analysis for the Lower Water Quality Improvement Dam for an unnamed tributary to Little Green Lake, prepared by Jonathan D. Lefers, PE, of Montgomery Associates Resource Solutions, LLC, dated November 2008, and approved by the Wisconsin Department of Natural Resources.
  - (3) Letter of Map Revision (LOMR) "Del Monte Foods" FEMA Case No. 13-05-7472P, revising the Flood Insurance Study (FIS) Report and Flood Insurance Rate Map (FIRM) for Community 550165 prepared by Max Franzen and Jeff Quast of Excel Engineering, June 2014.
  - (4) Flood study, "Little Green Lake Discharge," prepared for Green Lake County by MSA Professional Services, April 1997, and Dam Break Exhibit Maps prepared by MSA Professional Services, November 2013, both approved by Wisconsin Department of Natural Resources.
  - (5) "Hydrologic and Hydraulic Report - Swamp Road - Township of Princeton, Princeton, WI" prepared by Badger Engineering & Construction, LLC, and Alieus Engineering, LLC, January 2017. Approved by Wisconsin Department of Natural Resources on February 21, 2017.
  - (6) "The Dam Failure Analysis (DFA) for the Green Lake Dam" prepared by Donohue & Associates, Inc., dated June 18, 1990 and revised August 30, 1990, and approved by the Department of Natural Resources on September 11, 1990. Elements of this approved analysis, adopted by reference into this Ordinance, include the flood profile labeled "Dam Failure, 100-year Event, Green Lake" in DFA Attachment 5R, the elevations in the column labeled "Maximum Stage Elevation (ft MSL)" associated

with locations in the column labeled “Cross Section Location (mi)” in DFA Attachment 5R, and the two map panels titled “100-year Flood Event with Failure of Green Lake Dam” which include cross section locations and a floodway / flood-fringe delineation in DFA attachment 6. In the case of any apparent discrepancy between the map, profile, and/or elevations, the information in the “Maximum Stage Elevation (ft MSL)” column in Attachment 5R shall govern.

- (7) A hydrologic and hydraulic analysis of the Grand River between Utley Road & CTH Q prepared by Badger Engineering & Construction, LLC, approved by the Wisconsin Department of Natural Resources on July 7, 2021. Elements of this approved analysis adopted by reference into this Ordinance include the elevations in the table column labeled “W. S. Elev (ft)” as shown on Page 4 of the report titled “Hydrologic & Hydraulic Review, Grand River – Utley Road & CTH Q, Green Lake County, WI” dated July 2021 and the topographic work map dated June 30, 2021 associated with the study showing floodway and floodfringe limits. In the case of any apparent discrepancy between the elevation shown at the boundary on the map at any numbered cross section and the elevation listed for the same numbered cross section in referenced report data table, the information in the data table shall govern.

#### § 300-11 Establishment of floodplain zoning districts.

The regional floodplain areas are divided into three districts as follows:

- A. The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained within AE Zones as shown on the FIRM.
- B. The Flood-Fringe District (FF) is that portion of the floodplain between the regional flood limits and the floodway and displayed as AE Zones on the FIRM.
- C. The General Floodplain District (GFP) is those areas that have been or may be covered by floodwater during the regional flood and does not have a BFE or floodway boundary determined, including A, AE (rarely), AH, and AO Zones on the FIRM.

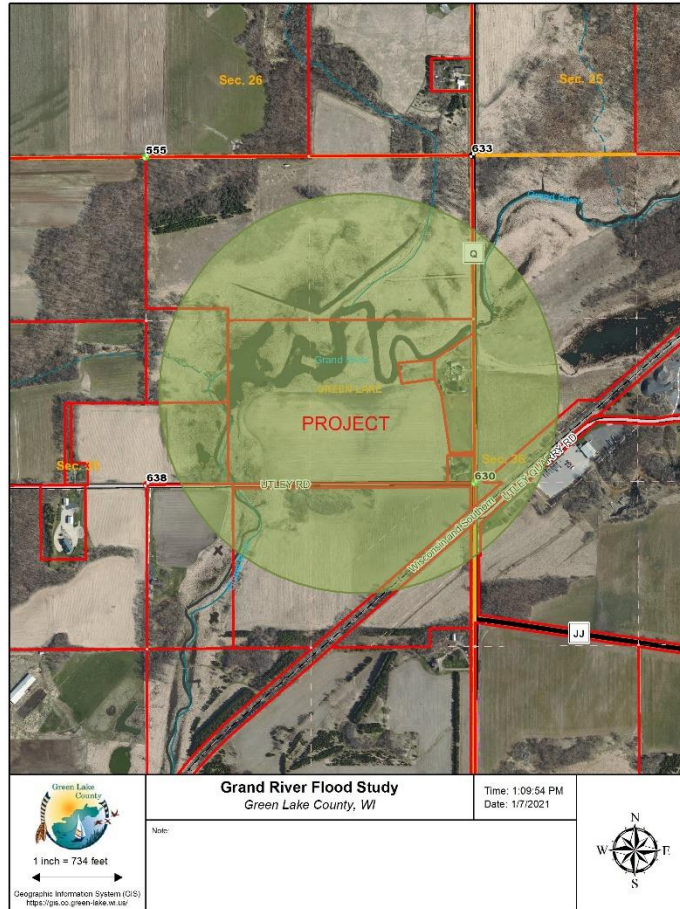
#### § 300-12 Locating floodplain boundaries.

Discrepancies between boundaries on the Official Floodplain Zoning Map and actual field conditions shall be resolved using the criteria in Subsection A or B below. If a significant difference exists, the map shall be amended according to Article IX, Amendments. The County Land Use Planning and Zoning Department can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The County Land Use Planning and Zoning Department shall be responsible for documenting actual predevelopment field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the County Land Use Planning and Zoning Department and an applicant over the district boundary line shall be settled according to § 300-40C and the criteria in Subsections A and B below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Article IX, Amendments.

- A. If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
- B. Where flood profiles do not exist for projects, the location of the boundary shall be determined by the map scale.

# HYDROLOGIC & HYDRAULIC REVIEW

## Grand River - Utley Road & CTH Q Green Lake County, WI



Badger Engineering & Construction, LLC.

W5998 County Road J, Princeton, WI 54968  
920.229.7128 BadgerEngineeringWI@gmail.com

## **Executive Summary**

### **Project History and Overview**

The owner of the property (David Wilke) met with the Green Lake County, Land Use and Planning Department, to discuss the approval needed to obtain a Land Use Permit for single family construction.

The parcels (006-00688-0600 & 006-00687-0000, TOWN OF GREEN LAKE, SE1/4 OF THE NE1/4 SEC 35 & SW1/4 OF THE NE1/4 SEC 35) are located north of Utley Road and west of CTH Q and bounded by the Grand River. Much of the property is located within a FEMA designated Zone A, FEMA FIRM 55047C0225C, effective on 02/03/2010 (see Appendix).

Construction activities within a regulated floodway require coordination with FEMA and the local Floodplain Administrator (Green Lake County). FEMA defines Zone A areas as “subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown. Communities must regulate development in these floodways to ensure that there are no increases in upstream or downstream flood elevations due to construction activities.”

In a follow up discussion with Sonal Kulkarni (Stantec) and Matt Richards (Michael Baker), both believed that this could be submitted as a LOMA.

### **Purpose and Need**

The purpose of the study is to provide Green Lake County and FEMA the information needed to remove portions of the property from Zone A by the submittal of a LOMA.

“A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation.”

### **Data Available**

- “HYDRAULIC REPORT - CTH Q REPLACEMENT OF BRIDGE P-24-33 OVER GRAND RIVER, TOWN OF GREEN LAKE, GREEN LAKE COUNTY, January 2020, Westbrook Engineers, Spring Green, WI.
- HEC-RAS, Version 5.0.7, March 2019. U.S. Army Corps of Engineers
- Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Number 55047CV000A. Green Lake County, Wisconsin, Effective February 3rd, 2010.

### **Coordinate Reference System**

“The coordinate system used for the production of the FIRMs is Universal Transverse Mercator (UTM), North American Datum of 1983 (NAD 83), GRS 80 spheroid. Differences in the datum and spheroid used in the production of FIRMs



for adjacent counties may result in slight positional differences in map features at the county boundaries. These differences do not affect the accuracy of information shown on the FIRMs.”

For this study, the Green Lake County GIS staff provided the projection file used in the model.

### **Vertical Datum**

“Flood elevations shown in this FIS report and on the FIRM are referenced to NAVD. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. Some of the data used in this revision were taken from the prior effective FIS reports and FIRMs and adjusted to NAVD88. The datum conversion factor from NGVD29 to NAVD88 in Green Lake County is -0.1 feet.”

### **Analysis of Hydraulic Characteristics**

The previously mentioned Westbrook study was used for site comparison. This information was confirmed by a phone conversation with Wisconsin DNR staff.

In developing the HEC RAS model, the two downstream Westbrook cross sections were supplemented with four additional cross sections (two upstream – two downstream of the Utley Road bridge). As the channel slope and profile was similar, intermediate cross sections were interpolated and the County wide LiDAR data was used. Manning roughness coefficients were as per the approved Westbrook study.

Bridge data for the Utley Road Bridge was obtained from the Wisconsin DOT as built plans (Structure B-24-12).

A 100 year design discharge of 1350 cfs was used based upon the Westbrook report and Wisconsin DNR concurrence.

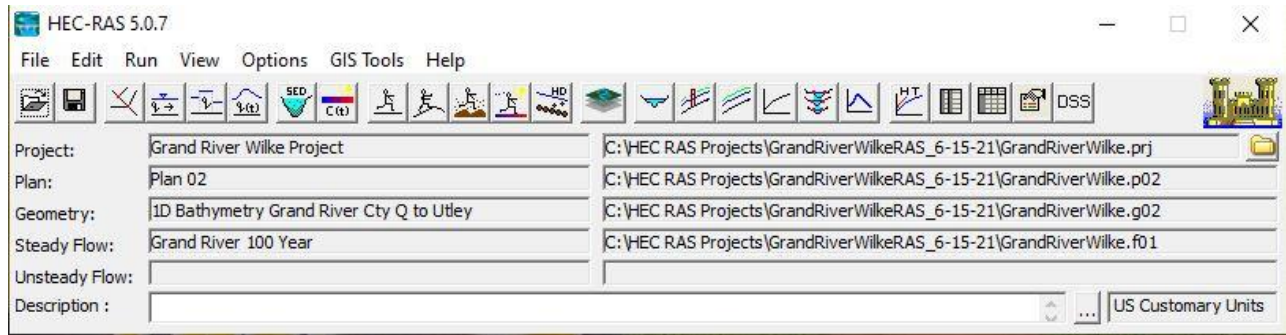
Furthermore, with input from Wisconsin DNR staff and based upon downstream data, a Known Water Surface Elevation Boundary Condition (883.5' downstream) was used.

### **Conclusion/Results**

The model was run with the given parameters and for the 100-year discharge event. The resulting water surface elevations (see Page 4) varied from 884.54' at the CTH Q bridge outfall to 884.44' just upstream of the Utley Road bridge.

## Results

### Model Run – 100 Year Discharge

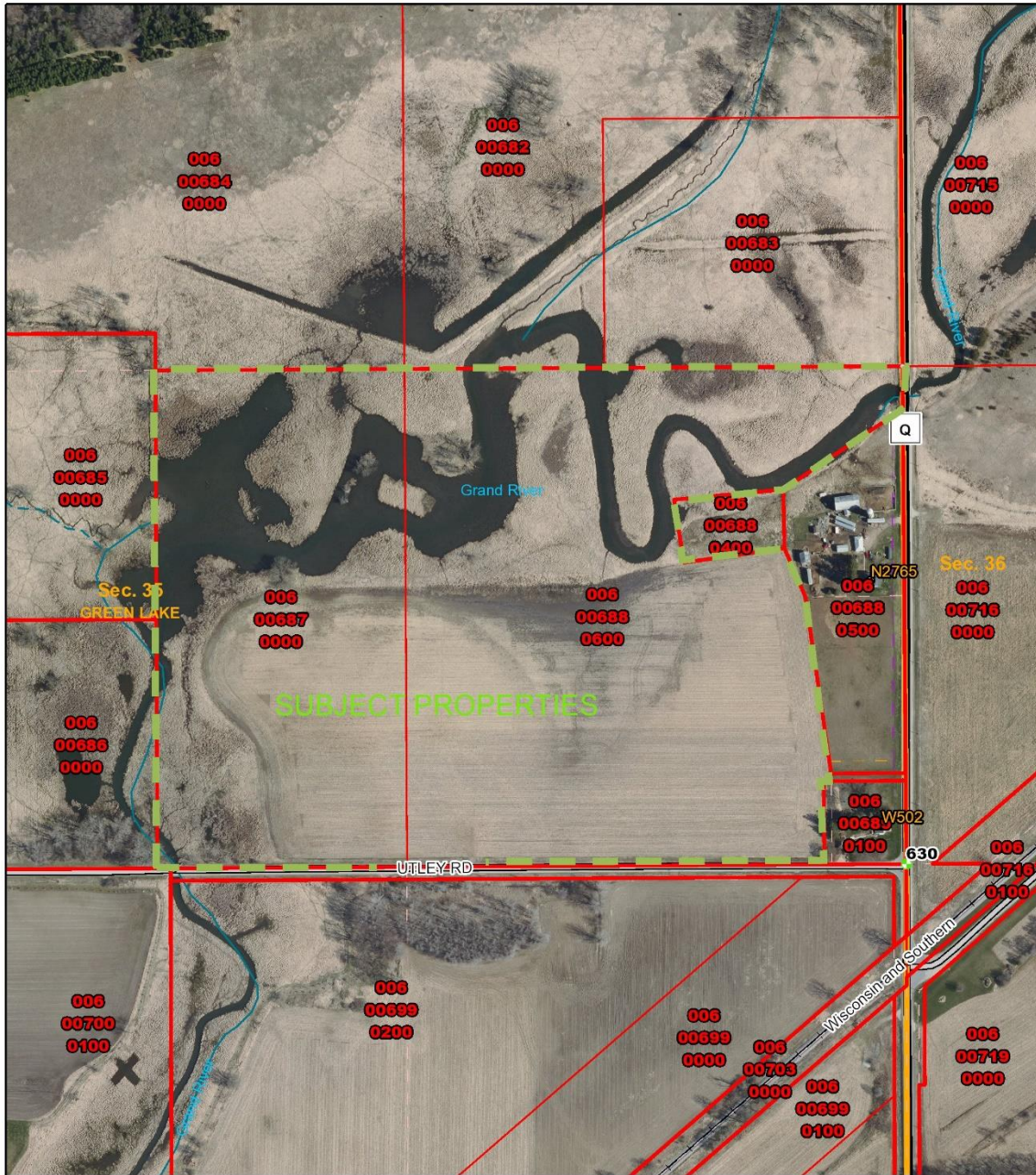



### Model Output – 100 Year Discharge

The screenshot shows the Profile Output Table - Standard Table 1. The table displays the following data for Reach 1:

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	5196	PF 1	1350.00	874.86	884.54		884.55	0.000014	0.55	5267.51	1684.76	0.03
Reach 1	4913	PF 1	1350.00	874.85	884.54		884.54	0.000011	0.48	5638.00	1656.37	0.03
Reach 1	4720	PF 1	1350.00	874.79	884.54		884.54	0.000010	0.44	5769.47	1687.49	0.03
Reach 1	3221	PF 1	1350.00	874.55	884.53		884.53	0.000003	0.28	8914.74	2059.81	0.02
Reach 1	2353	PF 1	1350.00	874.59	884.53		884.53	0.000003	0.28	8212.97	1559.98	0.02
Reach 1	2096	PF 1	1350.00	874.60	884.53		884.53	0.000005	0.34	6846.69	1450.63	0.02
Reach 1	1517	PF 1	1350.00	874.66	884.52		884.52	0.000017	0.60	4063.30	984.56	0.04
Reach 1	1344	PF 1	1350.00	874.77	884.52		884.52	0.000010	0.44	4767.96	954.09	0.03
Reach 1	1173	PF 1	1350.00	874.81	884.52	879.05	884.52	0.000009	0.42	4565.16	987.92	0.03
Reach 1	840	PF 1	1350.00	874.86	884.44	880.08	884.50	0.000261	2.32	763.78	997.01	0.15
Reach 1	792.9											
Reach 1	741	PF 1	1350.00	874.87	883.43	880.71	883.76	0.001609	5.25	310.90	654.29	0.35
Reach 1	411	PF 1	1350.00	874.90	883.51	879.45	883.53	0.000093	1.22	1640.17	815.82	0.08
Reach 1	201	PF 1	1350.00	874.86	883.50	879.50	883.51	0.000064	1.00	2077.83	789.02	0.07

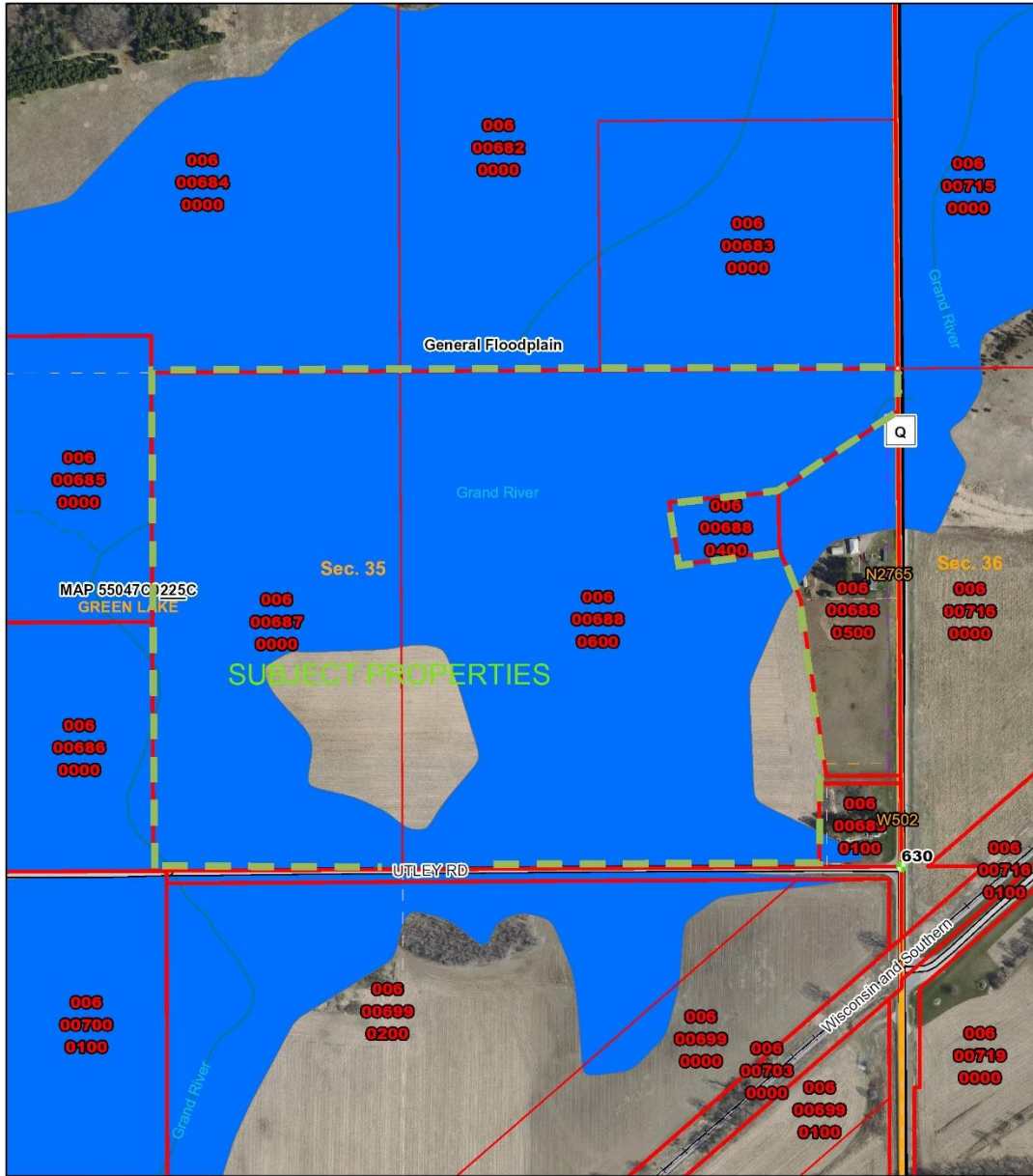
# Overview – Subject Property




 <p>1 inch = 367 feet</p> <p>Geographic Information System (GIS)  <a href="https://gis.co.green-lake.wi.us/">https://gis.co.green-lake.wi.us/</a></p>	<p><b>Grand River Flood Study</b>          Green Lake County, WI</p>	<p>Time: 1:42:04 PM          Date: 1/7/2021</p>
<p>Note:</p>		



**Existing Floodway Delineation (Green Lake County, WI - GIS)**



 <p>1 inch = 367 feet</p> <p>Geographic Information System (GIS)  <a href="https://gis.co.green-lake.wi.us/">https://gis.co.green-lake.wi.us/</a></p>	<p align="center"><b>Grand River Flood Study</b>                  Green Lake County, WI</p> <p>Note:</p>	<p>Time: 1:49:02 PM                  Date: 1/7/2021</p>
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# Project Location – Existing FIRMETTE

## National Flood Hazard Layer FIRMette



### Legend

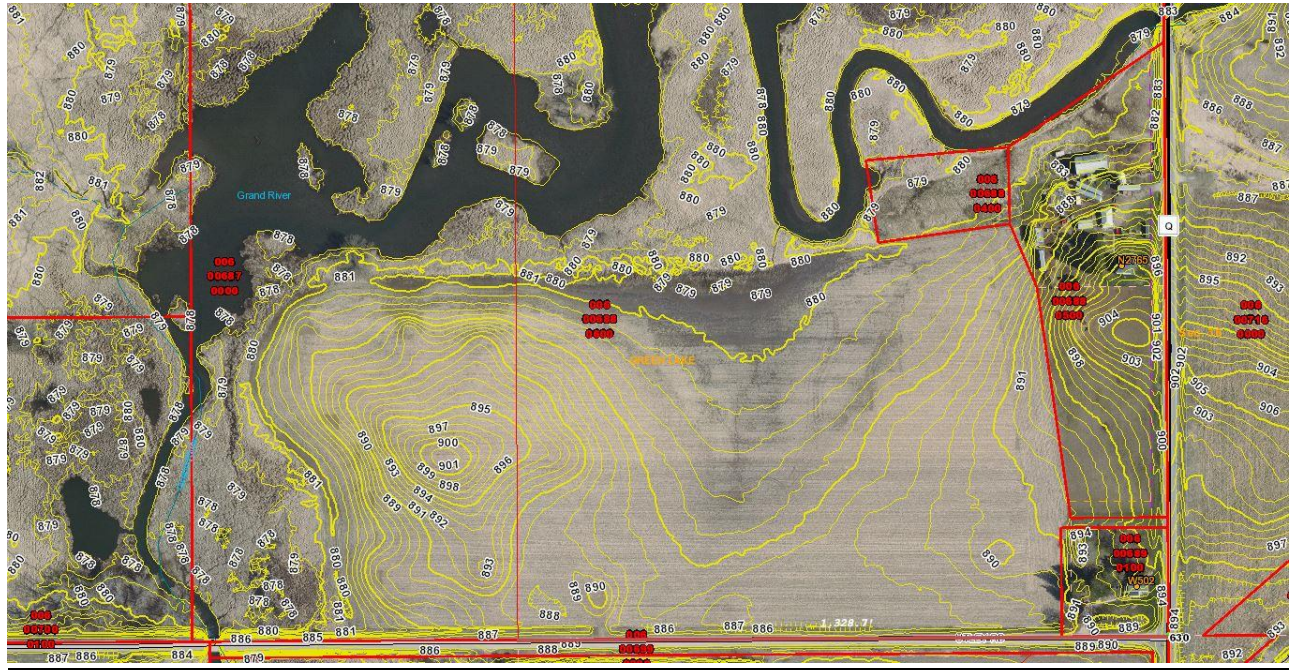
- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, APD
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

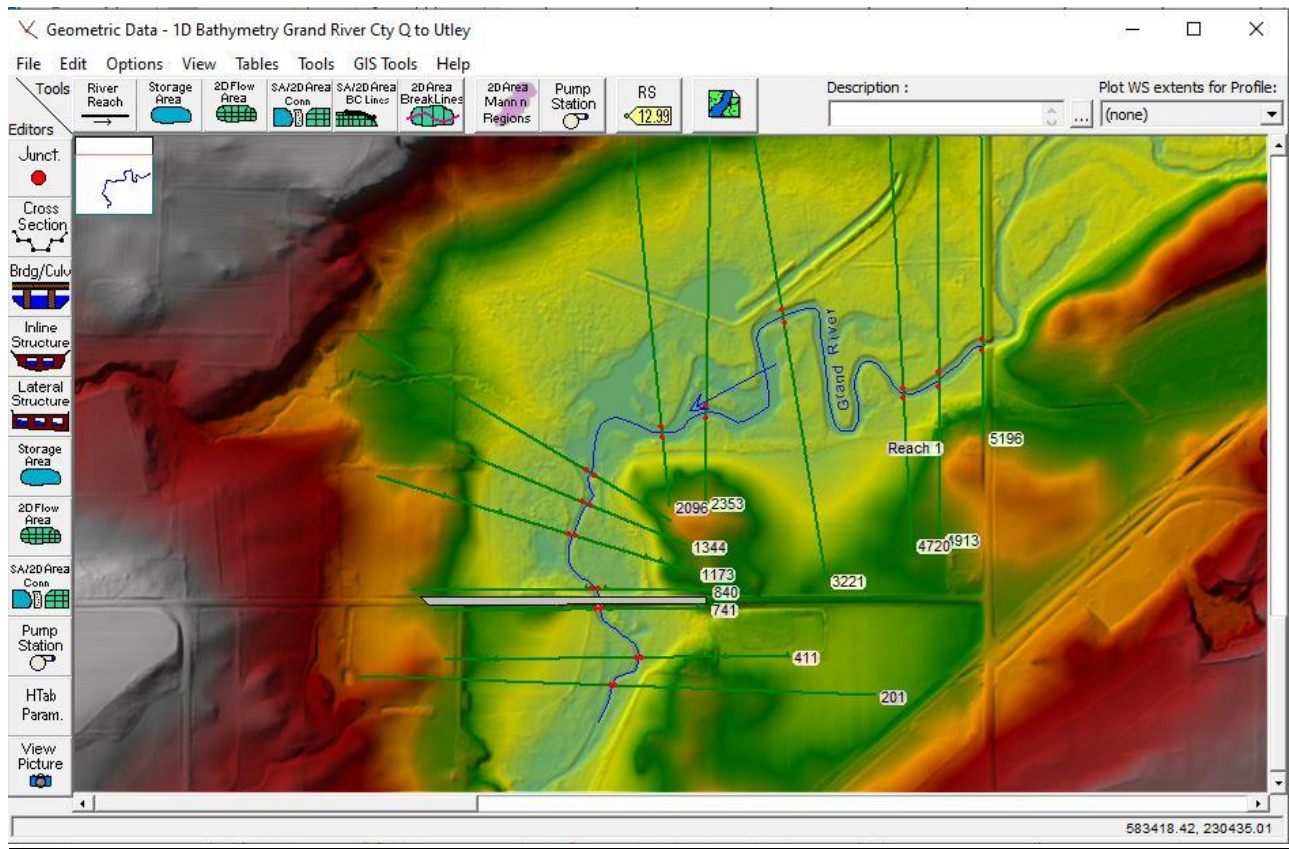
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/5/2021 at 3:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Site Topography – GLC GIS



# Geometric Data



## 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, March 3, 2022, at 5:00 p.m.** to consider the following requests:

**Item I: Owner:** William & Jeanette Krebs **Site location:** N7545 Forest Ridge Rd **General legal description:** Parcels 002-00652-0300, -0400 part of the NE1/4 of S34, T17N, R13E, Town of Berlin, ±39.42 acres **Request:** Rezone ±2.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

**Item II: Owner:** Daniel & Mary Bontrager **Applicant:** Ernest 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 to build portable storage sheds and log cabins.

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: February 17, 2022*



# LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

March 3, 2022

## ITEM I: ZONING CHANGE

### OWNER:

William & Jeanette Krebs

### APPLICANT:

William & Jeanette Krebs

**REQUEST:** The applicants are requesting a zoning change for ±2.7 acres from A-1, Farmland Preservation District to R-4, Rural Residential District.

**PARCEL NUMBER / LOCATION:** The affected parcel numbers are 002-00652-0300 & 002-00652-0400, located in the NE quarter of Section 34, T17N, R13E, Town of Berlin. The site proposed for the zoning change is located at N7545 Forest Ridge Road.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of parcel 002-00652-0300 is R-4. The current zoning of parcel 002-00652-0400 is A-1. The lands surrounding these parcels are also zoned A-1, Farmland Preservation District exempt for one other R-4, Rural Residential District. The adjacent uses are agriculture in nature with some rural residences with wetlands, a stream, and woods mixed throughout the adjacent area.

**ADDITIONAL INFORMATION / ANALYSIS:** Parcel 002-00652-0400 is ±34 acres of A-1, Farmland Preservation District. ±19.5 acres are being used agriculturally. ±1.3 acres are being used residentially, and the remaining ±13.2 acres are left wooded with a stream and wetland. Out of the ±2.7 acres proposed in the rezone, ±1.3 acres are currently being used residentially and the remaining ±1.4 acres will be taken from the woods and stream.

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

90% of the soils involved in the proposed rezone are Kidder fine sandy loam and Okee loamy fine sand. Kidder fine sandy loam (KdC2), 6 to 12 percent slopes occupy approximately 50% 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 with proper management but has moderate hazard of erosion and runoff. Okee loamy fine sand (OkB), 1 to 6 percent slopes approximately 40% of the parcel. This soil type with proper management is suited to all of the farm crops commonly grown in the county.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The soils found on the subject parcel are able to grow farm crops commonly found in the County with some management. However, ±1.3 acres of**

the proposed rezone have been developed with a residential use. The developed area would not be demolished so an agricultural use could be resurrected. Furthermore, the remaining land in the proposal are woods that are split by a stream. It could be argued that the lands associated with the proposed parcel are better suited to the rural residential use than the uses allowed in the Farmland Preservation District.

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

**TOWN OF BERLIN:** An Action Form requesting the Town's input related to this zoning change request was emailed to the Town Clerk on January 17th. The Town Board did not object to and did recommend approval of this request.

Please type or use black ink

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

### GENERAL APPLICATION

Fee 375.00 (not refundable) Date 12-21-2021

Zone Change from A1-R4 to R4

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

Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT (1)

Name \_\_\_\_\_ William & Jeanette Krebs  
N7545 Forest Ridge Road

Mailing Address \_\_\_\_\_ BERLIN WI 54923

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

Signature William & Jeanette Krebs Date 12-21-2021

#### PROPERTY OWNER / APPLICANT (2)

Name \_\_\_\_\_

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

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

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

#### PROPERTY INFORMATION

Town of Berlin Parcel Number(s) 002-00652-0300, 002-00652-0400

Acres 1.9 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Section 34 Town 17 North Range 13 East

Location of Property N7545 Forest Ridge Rd.

Legal Description Lot 1 CSM 3601 121 ; SE 1/4 of the NE 1/4 SEC 34 exc CSM 2332 ; Also exc CSM 3601.

Current Zoning Classification A1 and R4 Current Use of Property Residential

property. No history of farming. Land in A1 that would like

Detailed Description of Proposed Use to be rezoned is woods and steep banks, gravel, cement, lawn, & buildings

Residential and storage for cars, etc. in the shed building.

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

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



Green Lake County

1 inch = 150 feet

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

### GIS Viewer Map

Green Lake County, WI

Time: 2:59:57 PM  
 Date: 12/20/2021

Note:



# CONCEPT PLAN

CONCEPT PLAN FOR WILLIAM E. KREBS AND JEANETTE M. KREBS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

OWNER(S)  
 WILLIAM AND JEANETTE KREBS  
 N7545 FOREST RIDGE ROAD  
 BERLIN, WISCONSIN 54923

*Donald W. Lenz*

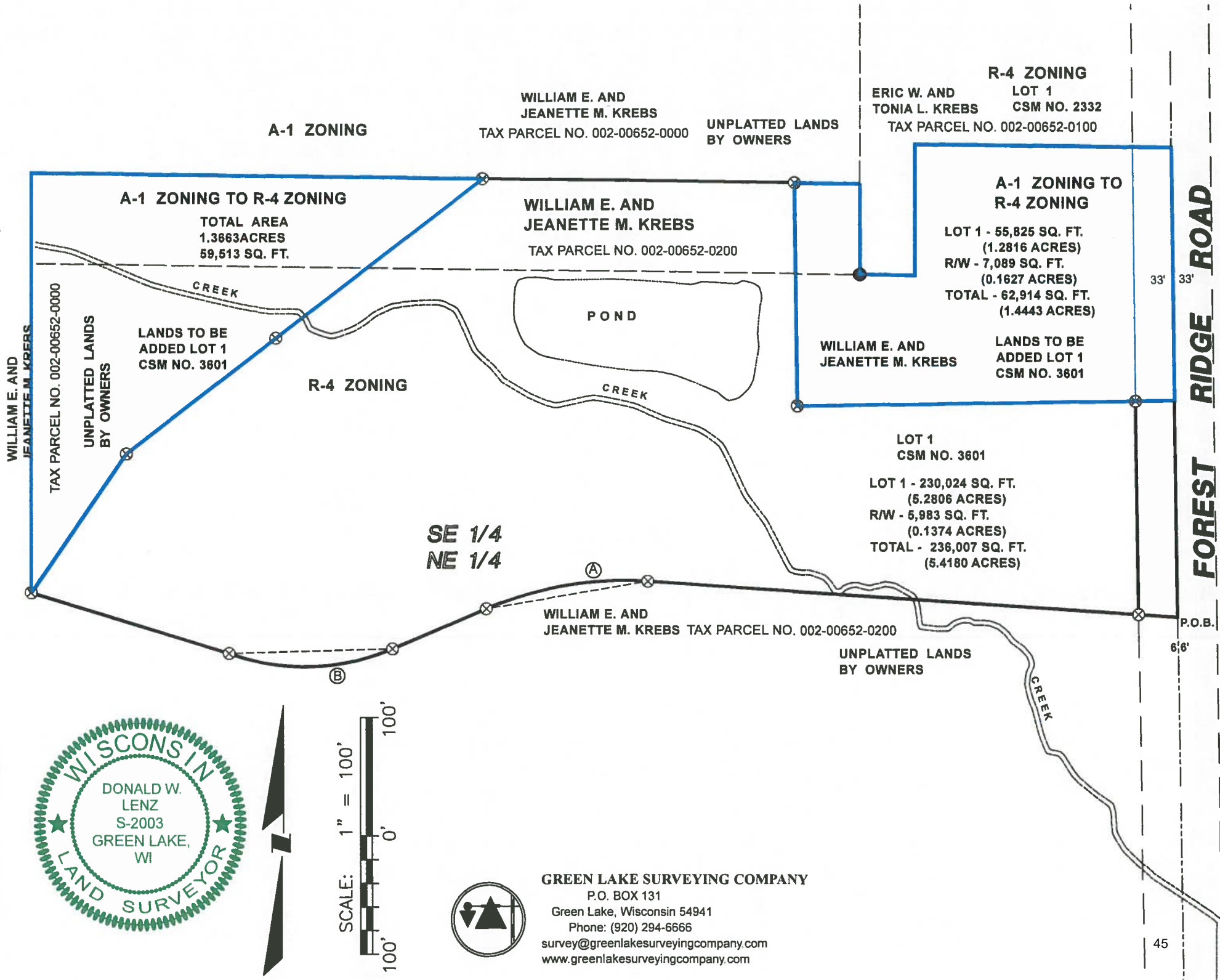
DONALD W. LENZ - WI P.L.S. No. S-2003  
 Dated this 31st Day of October 2016



SCALE: 1" = 100'  
 100' 0' 100'



GREEN LAKE SURVEYING COMPANY  
 P.O. BOX 131  
 Green Lake, Wisconsin 54941  
 Phone: (920) 294-6666  
 survey@greenlakesurveyingcompany.com  
 www.greenlakesurveyingcompany.com



# William & Jeanette Krebs

## Town of Berlin

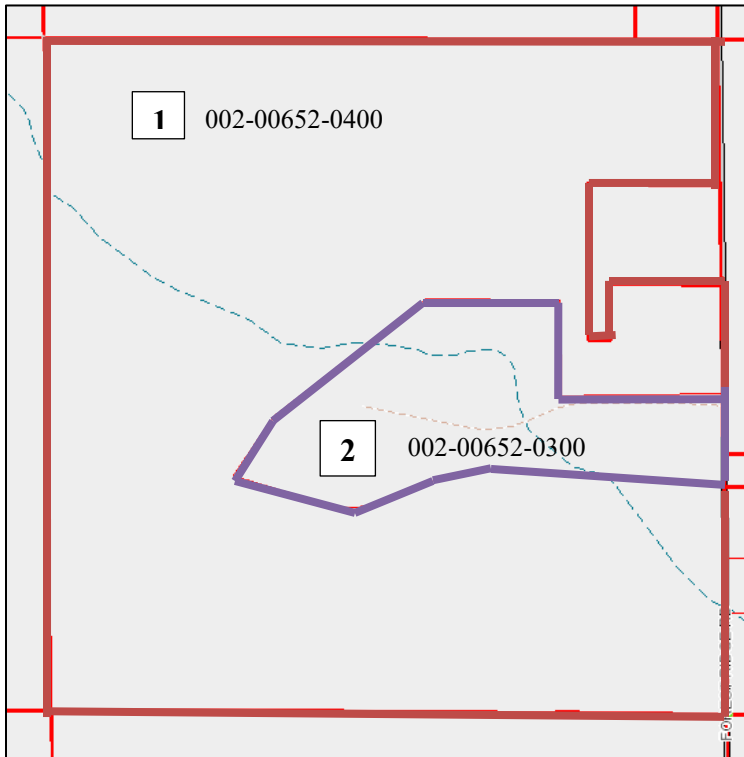
N7545 Forest Ridge Rd, Parcel #002-00652-0300, -0400

part of the NE1/4 of S34, T17N, R13E

### Existing Configuration

1 = ±34 acre parcel zoned A-1, Farmland Preservation District

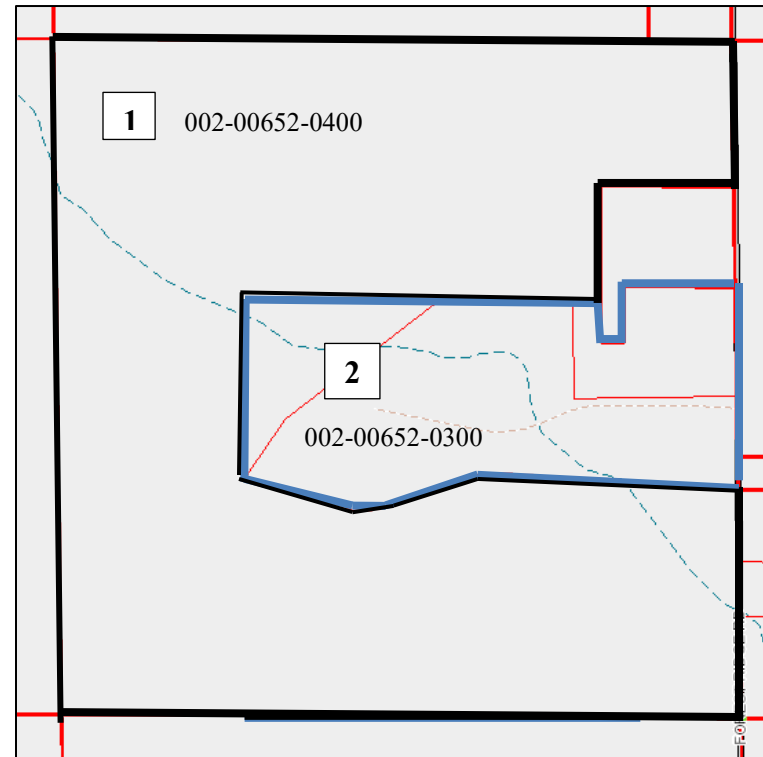
2 = ±5.28 acre parcel zoned R-4, Rural Residential District



### Proposed Configuration

1 = ±31.2 acre parcel zoned A-1, Farmland Preservation District

2 = ±7.99 acre parcel zoned R-4, Rural Residential District



# 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)

Feb. 21, 2022

**Owner/Applicant:** William & Jeanette Krebs

**Site Location:** N7545 Forest Ridge Rd

**General legal description:** Parcels 002-00652-0300, -0400 part of the NE1/4 of S34, T17N, R13E, Town of Berlin, ±39.42 acres

**Request:** Rezone ±2.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

**Planned public hearing date for the above requests:** March 3<sup>rd</sup>, 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:

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Branda Muehley  
**Town Representative**

2/21/2022  
**Date Signed**

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

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**Please return this form to the Land Use Planning & Zoning Office by: February 23, 2022**

## Land Use Planning and Zoning Committee Staff Report

Public Hearing

March 3, 2022

### Item II: Conditional Use Permit (CUP)

**Owner:**

Daniel Bontrager

**Applicant:**

Ernest Bontrager

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

**Parcel Number/ Location:** The request affects part of parcel 012-00073-0000 (±0.09 acres). The parcel is located in the SW ¼ of the SE ¼ of Section 4, T14N, R12E, Town of Manchester. The site address is W3818 Heritage Rd.

**Existing Zoning and Uses of Adjacent Area:** The ±39.46 acre parcel referenced above is zoned A-1, Farmland Preservation District. The property is primarily used for field crops. 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 appear to be used agriculturally with some farm residences.

**Additional Information/Analysis:** There has been no history of log cabin or shed manufacturing on the property. The owner/applicant is requesting a conditional use permit to allow for a manufacturing use. Part of an existing 4600sqft building will be used to construct the cabins and sheds in. The cabin and shed construction will take up 2,240sqft (48.7%) of the existing building. The building will still be used primarily agriculturally as a farm workshop and equipment storage. There will also be a 40'x40' outdoor storage area to store the finished cabins and sheds. The hours of operation would be Monday through Saturday from 6:00am and 7:00pm. Any scraps/waste from building will either be reused or will be properly disposed of. This manufacturing use would meet the requirements to be allowed in the A-1, Farmland Preservation District by a conditional use permit. The applicant also believes this business will move with him once he is able move onto his own property if it is allowed.

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 7:00pm.

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. Storage of construction debris and other material not suitable for future use is prohibited.
6. 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 January 17, 2022. The Town Board did not object to and did recommend approval of this request.

Fee Received (Non-Refundable) 375

Date 12/29/21

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 Daniel A. Bontrager

Mailing Address W3818 Heritage Rd. Markesan, WI 53946

Phone Number None Email none

Signature Daniel A. Bontrager Date 12-30-2021

**AGENT IF OTHER THAN OWNER**

Name Ernest D. Bontrager

Mailing Address W3818 Heritage Rd Markesan, WI 53946

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

Signature Ernest Bontrager Date 12-29-21

**PROPERTY INFORMATION**

Town of Manchester Location of Property W3818 Heritage Rd.

Section 4 Town 14 N Range 12 E

Affected Parcel Number(s) 012-00073-0000 Affected Acres .15

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

CSM \_\_\_\_\_ Lot \_\_\_\_\_ or COS \_\_\_\_\_

Legal Description SW 1/4 of the SE 1/4 Sec. 4 exc. SCM 3061  
Lying therein.

Current Zoning Classification A-1

Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)  
Farming / Dog-kennel / Greenhouse - Residence

**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 storage sheds and 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. 2440 sq. ft. for building the sheds. 40' x 40' outdoor storage.

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.

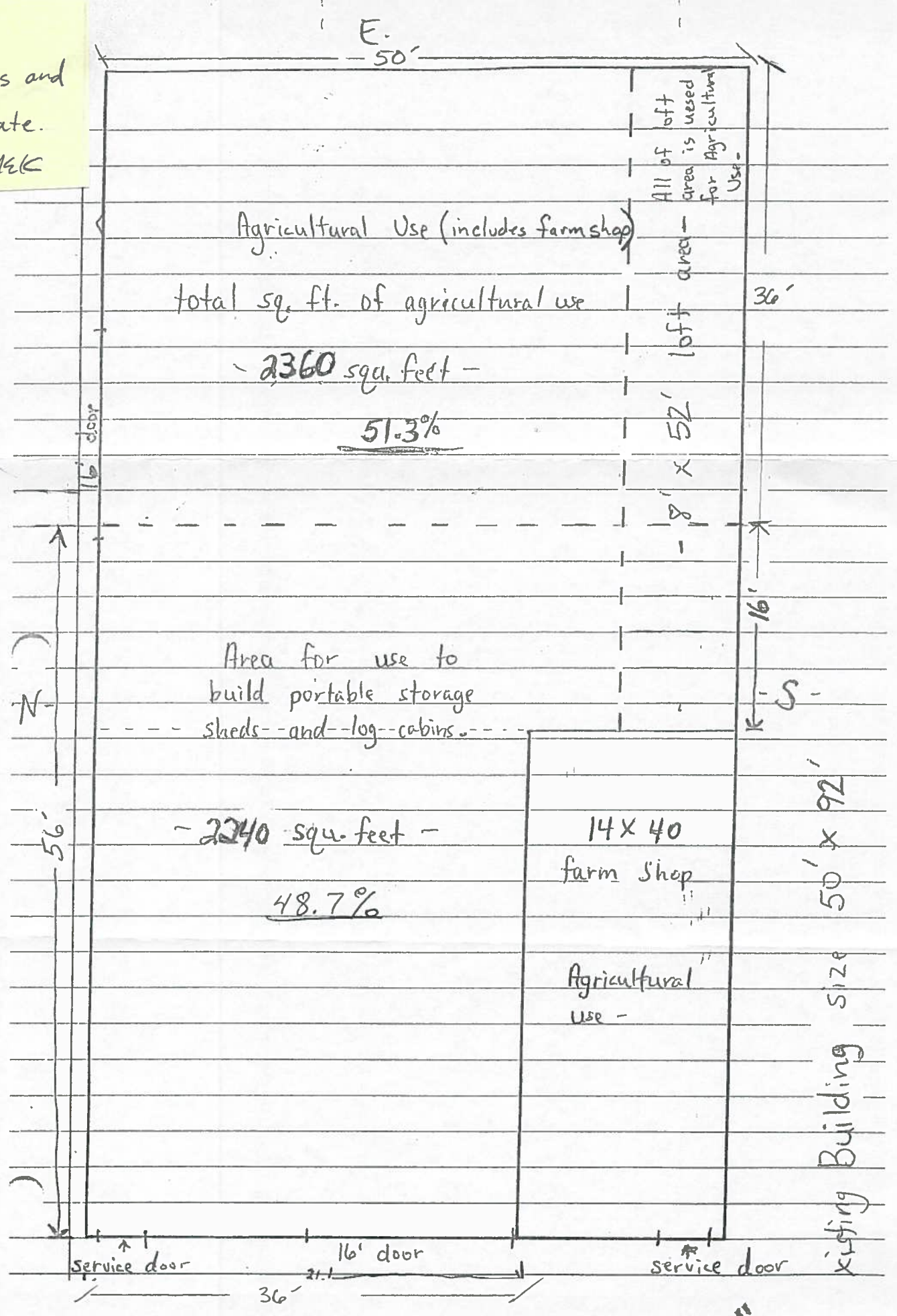
**OPERATIONAL PLAN NARRATIVE**

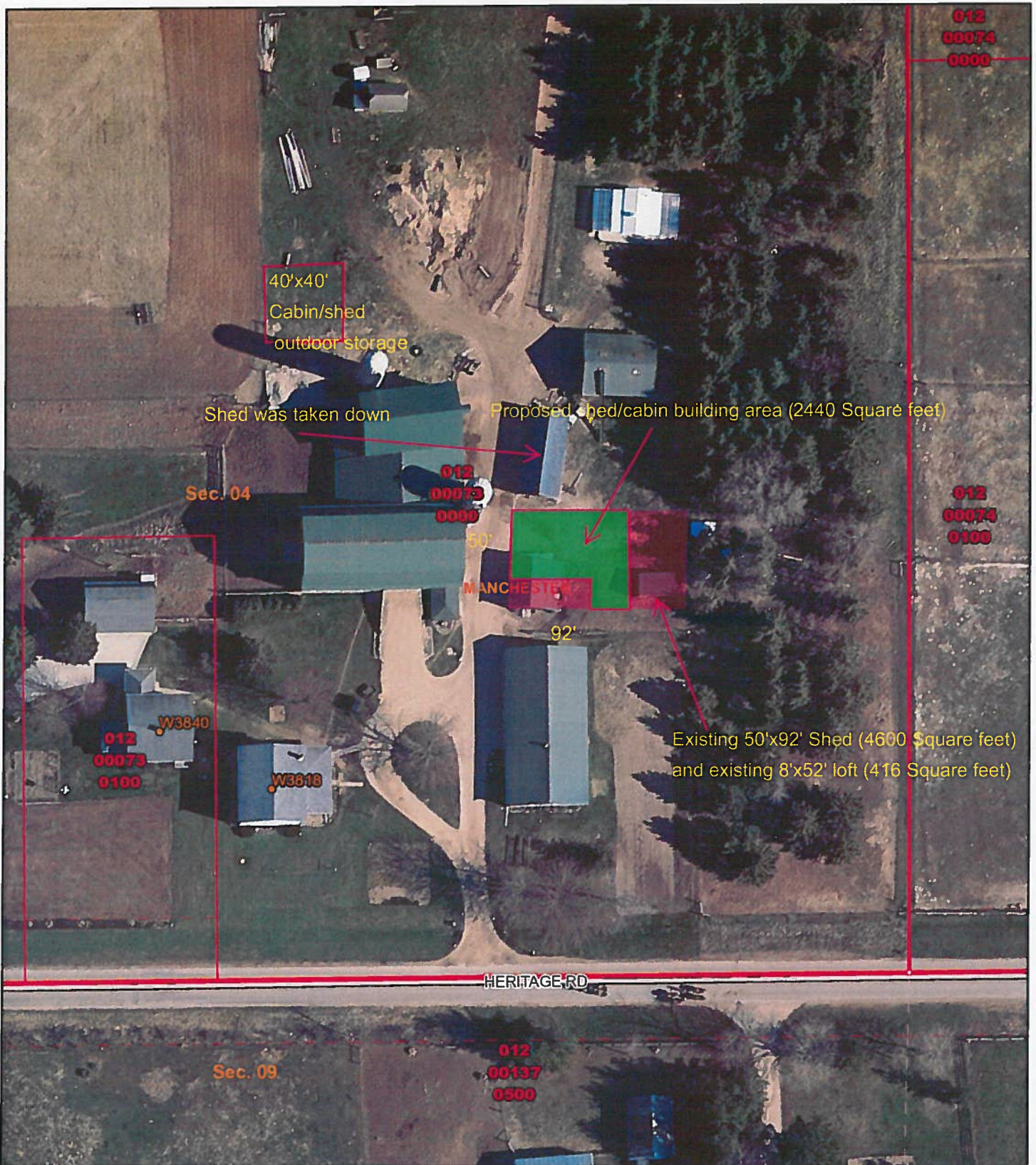
I'm planning on building these sheds in my Dad's shed as I still live at his place. The property is being use for agriculture for the most part and has been for as long as we owned it. I'm planning on building these portable sheds and cabins in an existing shed. This would take place 6 days a week from 6 am to 7 pm. There will be no changes to current structure. The sheds will be transported w/ a truck and trailer to the customer. All leftover materials and scraps will be disposed in an appropriate manner. I chose this location as I live here and my brothers can help me out if they have time. I don't think this should have any negative affect on the area.

Revised  
 See changes and  
 sign and date.  
 M&K

Property Owner - Daniel Contreras  
 Daniel Contreras

Date  
 1-7-2022





Green Lake County

1 inch = 71 feet

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

**GIS Viewer Map**  
 Green Lake County, WI

Time: 3:54:41 PM  
 Date: 12/29/2021

Note:



# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Manchester, County of Green Lake, took the following action on –  
(Date) FEBRUARY 14, 2022.

**Owner/Applicant:** Daniel & Mary Bontrager; **Applicant:** Ernest 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 to build portable storage sheds and log cabins

**Planned public hearing date for the above requests:** March 3<sup>rd</sup>, 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:

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Corrine Krueger  
**Town Representative**

3/2/2022  
**Date Signed**

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

Please return this form to the Land Use Planning & Zoning Office by: **February 23, 2022**