



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, April 7, 2022.

Packet Pages:

- 2-3 Agenda
- 4-6 Draft Meeting Minutes from March 3, 2022
- 7-9 Financial Reports for February 2022
- 10-12 Permit Reports for February 2022
- 13-15 Violation Reports
- 16-18 Review draft zoning ordinance standards relating to non-ag CUPs in A-1
- 19-21 Review draft zoning ordinance standards relating to junk
- 22 Public Hearing Notice
- 23-62 Public Hearing Items

Item I: Owner: Lonnie Miller **Applicant:** Lynn Miller **Site location:** W2938 Carter Rd **General legal description:** Parcel 012-00493-0100 part of the NE1/4 of S26, T14N, R12E, Town of Manchester, ±10.26 acres **Request:** CUP for a welding/repair shop with inside warehouse storage.

Item II: Owner: 1970 Lawson LLC **Applicant:** Matt Rogatz **Site location:** W1970 S Lawson Dr **General legal description:** Parcel 004-00480-0100, -0200 part of the SW1/4 of S20, T16N, R13E, Town of Brooklyn, ±1.63 acres **Request:** CUP to expand Inn business to include a bar and grill, deck and patio structure.

Item III: Owner: Paul & Inez Mast **Agent:** Richard Slate **Site location:** W3774 Heritage Rd **General legal description:** Parcel 012-00074-0500 part of the SE1/4 of S4, T14N, R12E, Town of Manchester, ±5.14 acres **Request:** CUP for a wood staining/finishing business.

Item IV: Owner: Kleindl's Sunset Rentals LLC **Applicant:** Dan Kleindl **Site location:** W594 State Rd 23 **General legal description:** Parcel 004-00285-0200 part of the SE1/4 of S14, T16N, R13E, Town of Brooklyn, ±1 acres **Request:** CUP for storage inside and outside of current building.

Item V: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** Amend Code of Green Lake, Chapter 300, Floodplain Zoning Ordinance; more specifically, to adopt the "Hydrologic & Hydraulic Review, Grand River-Utley Road & CTH Q, Green Lake County, WI" prepared by Badger Engineering & Construction, LLC., dated July 2021. The proposed ordinance amendment and study are available for review at the County Government Center, Land Use Planning & Zoning Department, 571 County Road A, Green Lake, WI. Also, the proposed ordinance amendment is posted on the County's website in the Planning & Zoning Department.

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: April 7, 2022, Time: 4:30 PM
Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI**

AGENDA 04/07/2022 *AMENDED 3/30/22

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: 3/3/2022
5. Public Comments: 3 minute limit
6. Department Activity Reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
7. Staff Update
8. Review draft zoning ordinance standards relating to non-ag CUPs in A-1.
9. Review draft zoning ordinance standards relating to junk.
10. ***Discuss adding contractor's yard use in C-2, Extensive Commercial District as a CUP.**
11. ***Discuss removing the requirement that the single-family residential use has to be established in the same building with the commercial use in the C-1, C-2 and Industrial Districts.**
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

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13. Future committee activities
 - a. Future agenda items
 - b. Next meeting date: May 5, 2022
14. Adjourn

This meeting will be conducted through in person attendance or audio/visual communication. Remote access can be obtained through the following link:

<https://us06web.zoom.us/j/5022456162?pwd=V2IvUTFFb2o3MWNqUFFDcFRtMIBJQT09>

Topic: Land Use Planning & Zoning Committee Meeting

Time: Time: April 7, 2022, 04:30 PM Central Time (US and Canada)

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/5022456162?pwd=V2IvUTFFb2o3MWNqUFFDcFRtMIBJQT09>

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, March 3, 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, Karen Werlein, Land Use Coordinator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Lenz/Boutwell) to approve the minutes of the January 6th 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 January expenses and revenues.

b. **Permits**

Matt Kirkman stated there were 12 land use permits and 4 sanitary permits in January.

c. **Violations**

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

Approval of the 2022 Planning & Zoning Meeting Calendar

Committee approved 2022 Meeting Calendar with no changes.

Approval of GIS Specialist to attend the ESRI User Conference in San Diego (7/11/22-7/15/22)

Motion/second (Reabe/Boutwell) to approve the conference travel for GIS Specialist. Motion carried with no negative vote.

Approval of the 2021 Annual Department Report

Motion/second (Buss/Lenz) to approve the 2021 Annual Department Report as presented. Motion carried with no negative vote.

Floodplain Zoning Amendment - 2021 H&H Review, Grand River - Utley Road & CTH Q

Motion/second (Boutwell/Buss) for Planning & Zoning Department to bring amendment changes to April meeting for approval. Motion carried with no negative vote.

Discussion related to multiple non-ag conditional use permits per parcel

Matt Kirkman, P&Z Director, discussed limiting the number of non-ag conditional use permits on A-1 zoned parcels and setting a minimum acreage amount for parcels that apply for non-ag CUPs. Committee board requested further language to be brought at the April meeting.

Chair Talma called for the Public Hearing portion of the meeting to begin.

PUBLIC HEARING – 5:03PM

Chair Talma read the rules for the Public Hearing

Don Lenz excused himself from the meeting at 5:04PM due to a conflict of interest with public hearing item #1.

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.

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

Don Lenz returned to the meeting at 5:11PM.

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.

- a. Public Testimony/Comment: Chair Talma called for public input.
Don Peters, W3972 Heritage Rd, spoke against the request on his concern of too many businesses on Heritage Road.
Ernest Bontrager, applicant, spoke of his reasons for the request.
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 Manchester approves of the request.

Motion/second (Reabe/Boutwell) to suspend the rules to ask the applicant questions.
Motion carried with no negative vote. Question: What is the typically size of cabins/sheds the applicant will be making? How long will the sheds be stored in the outdoor storage? Ernest

Bontrager, applicant, let the committee know the typical order size and that the outdoor storage area would help store the finished sheds before a weekly pickup.

c. Committee Decision: ***Motion/second (Reabe/Lenz)*** 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. 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.

Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – April 7th, 2022

ADJOURN

Chair Talma adjourned the meeting at 5:31pm.

Respectfully submitted,

Karen Werlein, Land Use Coordinator

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

FEES RECEIVED	FEBRUARY				YEAR-TO-DATE				BUDGET	
	2021		2022		2021		2022		2022	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	7	1,000	13	3,800	11	2,700	25	\$ 8,200	\$ 60,000	14%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	4	1,195	3	915	7	2,110	7	\$ 2,110	\$ 26,000	8%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	2	1,700	8	\$ 6,000	4	5,800	18	\$ 15,200	\$ 15,000	101%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	1	375	-	-	2	750	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	-	\$ -	1	\$ 375	-	\$ -	2	\$ 750	\$ 1,125	67%
PLANNING & ZONING COMMITTEE										
Zoning Change	2	750	1	375	2	750	1	375	-	-
Conditional Use Permits	1	375	1	375	1	375	5	1,875	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	3	\$ 1,125	2	\$ 750	3	\$ 1,125	6	\$ 2,250	\$ 8,525	26%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	1	111	-	-	1	111	-	-	-	-
Total	1	\$ 111	-	\$ -	1	\$ 111	-	\$ -	-	-
SURVEYOR										
Certified Survey Maps	1	180	2	375	2	345	5	900	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	-
Total	1	\$ 180	2	\$ 375	3	\$ 9,845	5	\$ 900	\$ 16,000	6%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL	18	5,311	29	12,215	29	21,691	63	29,410	\$ 161,650	
									Total	18%

GREEN LAKE COUNTY

For 02/01/22 - 02/28/22

Revenue Summary Report

FJRES01A

Periods 02 - 02

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
22-100-10-43502-000-000 Wisconsin Fund Grant	.00	.00	.00	.00	.00
22-100-10-43589-000-000 Rental Weatherization	.00	.00	.00	.00	.00
22-100-10-44400-000-000 Land Use Permits	60,000.00	3,800.00	8,200.00	51,800.00	13.67
22-100-10-44400-001-000 BOA Public Hearing	1,125.00	375.00	750.00	375.00	66.67
22-100-10-44400-002-000 PZ Public Hearing	8,525.00	750.00	2,250.00	6,275.00	26.39
22-100-10-44400-003-000 Misc	.00	.00	.00	.00	.00
22-100-10-44400-004-000 Ag-1 Conversion Fees	.00	.00	.00	.00	.00
22-100-10-44409-000-000 Non-Metallic Mining	15,000.00	6,000.00	15,200.00	-200.00	101.33
22-100-10-44410-000-000 Sanitary Permits	26,000.00	915.00	2,110.00	23,890.00	8.12
22-100-10-44411-000-000 Wisconsin Fund Applications	.00	.00	.00	.00	.00
22-100-10-45110-000-000 Fines & Forfeitures	.00	.00	.00	.00	.00
22-100-10-46131-001-000 GIS Map Sales	.00	.00	.00	.00	.00
22-100-10-46131-002-000 Strategic Fund	10,000.00	.00	.00	10,000.00	.00
22-100-10-46762-000-000 Certified Survey Maps	6,500.00	375.00	900.00	5,600.00	13.85
22-100-10-46763-000-000 Preliminary - Final Plats	.00	.00	.00	.00	.00
22-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
22-100-10-49320-000-000 Applied Funds	.00	.00	.00	.00	.00
10 Land Use Planning and Zoning	152,150.00	12,215.00	29,410.00	122,740.00	19.33

For 02/01/22 - 02/28/22

Expenditure Summary Report

FJEXS01A

Periods 02 - 02

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
22-100-10-53610-110-000 Salaries	314,134.00	.00	23,769.60	31,234.11	282,899.89	9.94
22-100-10-53610-140-000 Meeting Payments	940.00	.00	.00	.00	940.00	.00
22-100-10-53610-151-000 Social Security	24,034.00	.00	1,731.58	3,687.09	20,346.91	15.34
22-100-10-53610-153-000 Ret. Employer Share	20,422.00	.00	1,545.02	3,085.31	17,336.69	15.11
22-100-10-53610-154-000 Health Insurance	64,654.00	.00	3,581.90	17,663.80	46,990.20	27.32
22-100-10-53610-155-000 Life Insurance	321.00	.00	26.71	53.42	267.58	16.64
22-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	.00	700.00	8,800.00	7.37
22-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	.00	300.00	.00
22-100-10-53610-225-000 Phone Service	610.00	.00	51.50	103.00	507.00	16.89
22-100-10-53610-242-000 Print Management	300.00	.00	11.01	11.01	288.99	3.67
22-100-10-53610-307-000 Training	300.00	.00	.00	.00	300.00	.00
22-100-10-53610-310-000 Office Supplies	790.00	.00	.00	.00	790.00	.00
22-100-10-53610-312-000 Field Supplies	600.00	.00	.00	.00	600.00	.00
22-100-10-53610-320-000 Publications-BOA Public Hearing	500.00	.00	288.00	288.00	212.00	57.60
22-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	.00	376.00	2,624.00	12.53
22-100-10-53610-321-000 Seminars	930.00	.00	.00	.00	930.00	.00
22-100-10-53610-324-000 Member Dues	130.00	.00	100.00	100.00	30.00	76.92
22-100-10-53610-330-000 Travel	820.00	.00	.00	.00	820.00	.00
22-100-10-53610-352-000 Vehicle Maintenance	938.00	.00	62.81	62.81	875.19	6.70
53610 Code Enforcement	443,223.00	.00	31,168.13	57,364.55	385,858.45	12.94
10 Land Use Planning and Zoning	443,223.00	.00	31,168.13	57,364.55	385,858.45	12.94

Land Use Permits: 02/01/2022 - 02/28/2022

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
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None

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
12990	004003360100	W1580 STATE ROAD 23	02/21/2022	OSWALD RAYMOND KINAS	\$75,000.00	Accessory Structure - Storage Buildings	60'x40' Storage shed for RV and other recreational items		
13065	004021280100	W2360 EAGLES ROOST LN	02/23/2022	THOMAS RIEK	\$700,000.00	Principal Structure; SFD	1,372 sqft. 6 bedroom 5.5 bath SFD	Accessory Structures	1,618 sqft. attached garage, deck, porch, patio, driveway

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
13057	006015940000	W1506 SANDSTONE AVE	02/02/2022	LISA ELERT	\$500,000.00	Addition/Alteration to Accessory Structure	816 sqft addition above existing garage	Accessory Structures	Deck replacement, screen porch replacement, three new decks(2nd story)
13058	006010650000	W1325 SPRING GROVE RD	02/03/2022	SOUTHSHORE TERRACE HOME OWNERS ASSOC INC	\$25,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	16ft x 20ft Addition.		
13060	006007380100	W2936 KAHL RD	02/10/2022	TAMARA KNARR TRUST	\$150,000.00	Land Disturbing Activity - Impervious Surface Treatment Device	4 Infiltrator Quick 4 chambers with 6" of 3/4" clear stone base	Accessory Structure - Detached Garage	1,500 sqft Detached Garage.
13062	006010940000	W1240 SPRING GROVE RD	02/18/2022	JAMES LOGAN TRUST	\$6,200.00	Land Disturbing Activity - Grading	Egress Window Well.		
13064	006017020200	N3062 N KEARLEY RD	02/18/2022	WILLIAMS LIVING TRUST	\$25,000.00	Accessory Structure	Boathouse	Accessory Structure	Stairs from tram to water.
13066	006007920100	W3264 COUNTY ROAD K	02/24/2022	MICHAEL KREUZIGER	\$190,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	Addition to existing home.	Accessory Structure - Detached Garage	864 sqft Detached Garage.
13070	006005730000	N3052 N KEARLEY RD	02/25/2022	TAMARA SCHATTSCHNEIDER	\$30,000.00	Accessory Structure - Storage Buildings	Replace Existing Shed in same location.	Accessory Structure - Stairs/Walkway	Replace Existing Stairs/Walkway in same location.

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
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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
13056	010001820100	W939 COUNTY ROAD S	02/02/2022	JEFFERY FULLER	\$4,500.00	Additions / Alterations - Addition/Alteration to Principal Structure	After-The-Fact Addition.		
13063	010005720200	W1366 SUNNY DR	02/18/2022	BRENDEN GRAFF	\$80,000.00	Ag building	Pole Shed		

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
13059	012007550000	W3373 DIVISION ST	02/04/2022	ANTHONY BECKER	\$800.00	Accessory Structure - Fence	Fence	Accessory Structure	Shed

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
13055	014003890000	W6718 MARINE DR	02/11/2022	GREGORY SCHALLER	\$120,000.00	Accessory Structures	Entryway to Home, 3 season porch, deck	Accessory Structure - Stairs/Walkway	Walkway from home to garage.

Town of Princeton

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

Town of Saint Marie

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

Town of Seneca

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

February Estimated Cost: \$1,906,500.00
YTD Estimated Cost: \$5,049,100.00

Sanitary Permits: 2/1/2022 - 2/28/2022

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202224006	006015980000	W1534 SANDSTONE AVE	KESKAEW KOVINTASUD	02/15/2022	New System	Holding Tank	Jeffrey Novak	Personal Garage	355	100
202224007	016005610000	N6504 STATE ROAD 73	MCI REAL ESTATE HOLDINGS LLC	02/11/2022	Reconnect	Conventional (Non-Pressurized In-Ground)	Ben Kinas	Shop	280	0
202224008	018001220000	W4502 HUCKLEBERRY RD	AVALON SPORTSMAN CLUB LLC	02/11/2022	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	3 Bedroom House	280	100
Total:									915	200

* There are additional properties associated with the permit

Land Use Violations Report

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
012000740000	None available	Paul Mast	12945	Zoning	Operating a wood finishing/staining business in A-1 zoning without the building having a primary agricultural use and an approved CUP UPDATE 10/29/21 Buiding is deeded to Mast. New violation letter to be sent for need of conditional use permit. UPDATE: 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
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
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
14003390201, 0204		Zodrow Properties	13086	Zoning/Vehicles	Trailers and RV on parcels that do not allow for it the way they currently sit. No permitted commercial use on C-2 parcel and no dwelling on R-4 parcel. Violation is happening between both parcels. C-2 & R-4 parcels involved and location is not 100% which equipment and materials are on each parcel. Either way the equipment and materials would not be allowed on either parcel the way it currently sits.	3/11/2022
004003750100	N6264 N. Lawson Dr.	David Santee	13089	Zoning	Using a recreational camper on C-2 zoned property.	3/18/2022
014005060000	N3091 Cty. Rd. B/H	Paul Mast	13090	Zoning	Operating a wood working business in A-1 property without a CUP.	3/18/2022

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, deadline 4/18/22.	7/1/2021
014002770000	N3361 Hickory Point Rd	Millers Reort	12967	Zoning	Failure to obtain LUP for addition to structure, placement of a structure, placement of a camper with metal shelter covering the top, placement of a storage tent. Final notice sent. UPDATE: On May P&Z meeting agenda	10/13/2021
006007780000	W3140 Blackbird Point L	Max & Kelly Rawson	12905	Shoreland	Complaint received on 5-24-21. Complaint letter sent on 6-7-21. Office meeting on 6-14-21, confirmed the complaint that the shoreland vegetative buffer zone was removed and planted back into grass. Violation of Shoreland Mitigation Agreement (Doc #386377) and thus a violation of the Shoreland Zoning Ordinance. UPDATE 9/30/21 Waiting on plans from contractor. Update 10/15/21: Badger Engineering has come up with an impervious surface treatment plan for the site, it did not appear to be completed and the Dept. has not yet approved the plan. Update 11/24/21: 05/15/2022 was the date determined by LUPZ dept. to have violation resolved. Reminder letter sent.	6/14/2021
006015970000	W1530 Sandstone Ave	Dan & Bev Oconnor	13076	Shoreland	Land Disturbing Activity inside of 35ft of OHWM. Filling of low spot and grading of upland beach ridge. Update 3/30/22 second notice re-sent due to unclaimed certified mail. Sent to Green Lake address 3/30/22.	11/16/2021

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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
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
Corporation Counsel						
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. 10/15/21: second violation letter sent for contractors yard in R-1. Sent to Corporation counsel on 2/24/22	6/25/2021

POWTS Violation Report

First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
004003750100	N6264 N LawsonDr.	ADRIAN BUMBY		326 POWTS Violation	Ran hose from a camper to the septic tank	
004009950000	N5552 Od 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
016007980500	N5588 Lock Rd	THOMAS KUJAC	202024007	POWTS Failure	Not all wastewater is run into new septic system	

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	

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

**Date: April 7, 2022, Time: 4:30 PM
Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI**

AGENDA 04/07/2022 *AMENDED 3/30/22

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: 3/3/2022
5. Public Comments: 3 minute limit
6. Department Activity Reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
7. Staff Update
8. Review draft zoning ordinance standards relating to non-ag CUPs in A-1.
9. Review draft zoning ordinance standards relating to junk.
10. ***Discuss adding contractor's yard use in C-2, Extensive Commercial District as a CUP.**
11. ***Discuss removing the requirement that the single-family residential use has to be established in the same building with the commercial use in the C-1, C-2 and Industrial Districts.**
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: Lonnie Miller **Applicant:** Lynn Miller **Site location:** W2938 Carter Rd
General legal description: Parcel 012-00493-0100 part of the NE1/4 of S26, T14N, R12E, Town of Manchester, ±10.26 acres **Request:** CUP for a welding/repair shop with inside warehouse storage.

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General legal description: Parcel 004-00480-0100, -0200 part of the SW1/4 of S20, T16N, R13E, Town of Brooklyn, ±1.63 acres **Request:** CUP to expand Inn business to include a bar and grill, deck and patio structure.

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General legal description: Parcel 004-00285-0200 part of the SE1/4 of S14, T16N, R13E, Town of Brooklyn, ±1 acres **Request:** CUP for storage inside and outside of current building.

Item V: Applicant: Green Lake County Land Use Planning & Zoning Committee
Explanation: Amend Code of Green Lake, Chapter 300, Floodplain Zoning Ordinance; more specifically, to adopt the "Hydrologic & Hydraulic Review, Grand River-Utley Road & CTH Q, Green Lake County, WI" prepared by Badger Engineering & Construction, LLC., dated July 2021. The proposed ordinance amendment and study are available for review at the County Government Center, Land Use Planning & Zoning Department, 571 County Road A, Green Lake, WI. Also, the proposed ordinance amendment is posted on the County's website in the Planning & Zoning Department.

13. Future committee activities
 - a. Future agenda items
 - b. Next meeting date: May 5, 2022
14. Adjourn

§ 350-27 A-1 Farmland Preservation District.

[Amended 6-17-2008 by Ord. No. 935-08; 2-15-2011 by Ord. No. 989-2011; 11-14-2017 by Ord. No. 22-2017]

- A. Purpose. The purpose of this district is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland and to allow participation in the state's farmland preservation program. Land zoned under this district must comply with the following:
- (1) Permitted uses:
 - (a) Agricultural uses. See Subsection **D** for agricultural use definitions.
 - (b) Not including the specified accessory uses identified in Subsection **A(2)**, other accessory uses, including the farm residence. See Subsection **D** for "accessory use" definition.
 - (c) Upon prior notification to the county, transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.
 - (d) [Subsection **A(1)(c)** acknowledges that state or federal law may sometimes preempt local authority to restrict the siting of certain facilities. It does not purport to determine which state or federal actions are preemptive. It merely says that if state or federal action is preemptive, no local permit is required and there is no need to rezone the site out of the farmland preservation district. Uses covered by Subsection **A(1)(c)** might include, for example, state and federal highways, federally mandated pipelines, and energy generation and transmission facilities whose location and design are specifically mandated by the Wisconsin Public Service Commission pursuant to a certificate of convenience and necessity.]
 - (e) Undeveloped natural resource and open space areas.
 - (f) Nonfarm residences built prior to January 1, 2014.
 - (2) Conditional uses:
 - (a) Agriculture-related uses. (See Subsection **D** for "agriculture-related use" definition.) No more than two agriculture-related uses or any combination of agriculture-related uses or uses described in (b) below, shall be allowed on contiguous lands under common ownership.
 - (b) A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
 - [1] It is conducted on a farm by an owner or operator of that farm.
 - [2] It requires no buildings, structures, or improvements other than those described in Subsection **D(1)** and (3) of the definition of "accessory use."
 - [3] The total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.

- [4] It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
 - [5] A farm residence is already established on the same parcel as the business, activity or enterprise.
 - [6] The farm is at least 20 acres in area.
 - [7] No more than two businesses, activities or enterprises, whether or not associated with an agricultural use, including any agriculture-related uses from (a) above, shall be allowed by conditional use permit per farm.
- (c) Upon prior notification to the County, transportation, communication, pipeline, electric transmission, utility, or drainage uses, facilities for the generation from sunlight, wind, coal or natural gas, if all the following apply:
- [1] The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - [2] The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
 - [3] The use is reasonably designed to minimize conversion of land at and around the site of the use, from agricultural use or open space use.
 - [4] The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - [5] Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.
- (d) Governmental, institutional, religious, or nonprofit community uses, if all of the following apply:
- [1] The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - [2] The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
 - [3] The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.
 - [4] The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - [5] Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- (e) Nonmetallic mineral extraction, if all of the following apply:

2 Section 1. Green Lake County Ordinance, No. 146-76, adopted on 6-15-1976, and as
3 amended from time-to-time is hereby amended as follows (additions are in underline,
4 deletions are in ~~strikeout~~):

5
6 Article III General Provisions, Section 350-16 Public Nuisances Affecting Real Property is
7 hereby created.

8
9 350-16 A. Definitions for purposes of this section.

10
11 “public view” means observation from any location exterior to the property.

12
13 “junk” means any of the following that are visible from public view:

- 14 1. Scrap metal, glass, paper products, metal, wood, perishables, refuse, aluminum,
15 steel, tires, concrete, synthetic material, including but not limited to, tanks, barrels,
16 cages, pallets, wire/cable, furniture, culverts, bricks, appliances, electronics,
17 plastics, batteries, hot tub, bathroom fixtures, plumbing products, or bottles.
- 18
19 2. Any junked, ruined, dismantled, wrecked, unlicensed, unregistered or inoperative
20 motor vehicle, including but not limited to buses, vans, trucks, cars, and recreational
21 vehicles and parts thereof.
- 22
23 3. Any junked, ruined, dismantled, or wrecked machinery or lawn and garden
24 equipment, including but not limited to farm equipment, construction equipment,
25 campers, snowmobiles, boats, bicycles, trailers, motorcycles and parts thereof.
- 26
27 4. Construction/building materials or all parts of dismantled buildings or structures,
28 including but not limited to abandoned mobile homes and manufactured homes.

29
30 350-16 B. Prohibited Activities. No person, group of persons, company, firm, corporation,
31 or any other entity shall within the unincorporated areas of the county,

- 32
33 1. Operate an unlicensed junkyard.
- 34 2. Store any junk outside a building and within public view for a period of any part of
35 five (5) or more days during any thirty (30) day period.
- 36
37 3. Leave any dead animal not buried or otherwise legally disposed of for a period of
38 more than three days on the premises.
- 39
40 4. Store or dispose of any solid waste or other junk except in accordance with all
41 applicable state and local regulations.

42
43 350-16 C. Exceptions.

- 44
45 1. This section is not intended to regulate or place limitations on any legally licensed
46 junkyard, salvage dealer, sanitary landfill or other junk, waste disposal or storage
47 activity for which a valid license from the state and/or other necessary municipal

48 issuing authority is required and has been issued and all such licenses are in full
49 force and effect.

50
51 2. This section does not regulate or place limitations on junk that is stored inside a
52 closed building.

53
54 3. This section is not intended to prohibit the proper outside storage of licensed and
55 operable motor vehicles

56 Section 2. §350-14 Nonconforming uses, structures and lots or parcels, as amended by
57 Ord. No. 22-2017 on 11-14-2017 is amended as follows:

58
59 ~~D. No building shall be erected, structurally altered or relocated and no lumber, materials,~~
60 ~~furniture or other equipment shall be stocked, piled or stored in a manner that shall be~~
61 ~~of such character as to adversely affect the property values and general desirability of~~
62 ~~the neighborhood. Reserved.~~

63
64 Section 3. This ordinance shall become effective upon passage and publication.

65 Section 4. The repeal and recreation of any section herein shall not have any effect on
66 existing litigation and shall not operate as an abatement of any action or proceeding then
67 pending or by virtue of the repealed sections.

68 Section 5. All ordinances and parts of ordinances in conflict herewith are hereby
69 repealed.

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

**Date: April 7, 2022, Time: 4:30 PM
Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI**

AGENDA 04/07/2022 *AMENDED 3/30/22

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
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General legal description: Parcel 012-00074-0500 part of the SE1/4 of S4, T14N, R12E, Town of Manchester, ±5.14 acres **Request:** CUP for a wood staining/finishing business.

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General legal description: Parcel 004-00285-0200 part of the SE1/4 of S14, T16N, R13E, Town of Brooklyn, ±1 acres **Request:** CUP for storage inside and outside of current building.

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13. Future committee activities
 - a. Future agenda items
 - b. Next meeting date: May 5, 2022
14. Adjourn

NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, April 7, 2022, at 5:00 p.m.** to consider the following requests:

Item I: Owner: Lonnie Miller **Applicant:** Lynn Miller **Site location:** W2938 Carter Rd **General legal description:** Parcel 012-00493-0100 part of the NE1/4 of S26, T14N, R12E, Town of Manchester, ±10.26 acres **Request:** CUP for a welding/repair shop with inside warehouse storage.

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

Publish: March 24, 2022

Land Use Planning and Zoning Committee Staff Report

Public Hearing

April 7, 2022

Item I: Conditional Use Permit (CUP)

Owner:

Lonnie Miller

Applicant:

Lynn Miller

Request: The owner/applicant is requesting a conditional use permit to operate a welding and repair shop as well as a warehouse for the items made in the shop.

Parcel Number/ Location: The request affects part of parcel 012-00493-0100 (±10.26 acres). The parcel is located in the SE ¼ of the NE ¼ of Section 26, T14N, R12E, Town of Manchester. The site address is W2938 Carter Rd.

Existing Zoning and Uses of Adjacent Area: The ±10.26 acre parcel referenced above is zoned A-2, General Agriculture District. The property is primarily used for pasture and field crops. It also has a single-family residence where the owner resides. The parcels to the north, west, and east are all zoned as A-2 and appear to be left as forest or used as farm fields with some houses. The properties to the south are zoned as A-1, Farmland Preservation District and appear to be used for a residence and farm fields.

Additional Information/Analysis: There has been no history of a welding and repair shop on the property, but the applicant currently operates another shop located at W2865 Carter Rd and has been in business since 2005. The owner/applicant is requesting a conditional use permit to allow for a manufacturing use. A new 60'x160' building will be constructed for the shop and the warehouse. The warehouse will take up a 60'x60' section of the building and the shop will take up 100'x60'. The applicant and owner would build hay feeders, horse barn equipment, greenhouse accessories, porch and deck railings, and will also repair farm machinery/equipment. The hours of operation would be Monday through Friday from 7:00am and 5:00pm. Any scrap metal will be taken to a junkyard. This manufacturing use would meet the requirements to be allowed in the A-2 District by a conditional use permit if they can remain primarily a farm implement/repair business. If the business starts to move towards the porch railing, greenhouse accessories, and non-ag related items then they would need to meet the conditional use requirements for a non-ag related business in the A-1 district and the building would have to have a primary ag-related use.

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

General Standards for Review of Conditional Use Requests: When reviewing a conditional use permit, the Committee shall take into consideration, among other things, the recommendation

of the affected town and the particular facts and circumstances of each proposed use in terms of the following standards:

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

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

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; the persons or agencies responsible for the establishment of the proposed use shall be able to provide, adequately, any such service; and
- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

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

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. Hours of operation / manufacturing shall occur between 7:00am and 5:00pm.
3. 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.*
4. Storage of construction debris and other material not suitable for future use is prohibited.
5. Anything stored on site that does not meet the above conditions must be stored within an enclosed structure.
6. The business must be primarily focused on making and repairing farm implements/machinery.

Town of Manchester: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on February 11, 2022. The Town Board did not object to and did recommend approval of this request.

Fee Received (Non-Refundable) 375.00

Date 1-24-22

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 Lonnie W, Miller

Mailing Address W 2938 Carter Rd Markesan, WI 53946

Phone Number _____ Email _____

Signature Lonnie W. Miller Date 1-24-22

AGENT IF OTHER THAN OWNER

Name Lynn Miller

Mailing Address W 2865 Carter Rd Markesan, WI 53946

Phone Number _____ Email _____

Signature Lynn Miller Date 1-24-22

PROPERTY INFORMATION

Town of Manchester Location of Property W 2938 Carter Rd

Section 26 Town 14 N Range 12 E

Affected Parcel Number(s) 012-00493-0100 Affected Acres 0.22

Subdivision _____ Lot _____ Block _____

CSM 3007V15 Lot 1 or COS _____

Legal Description _____

Current Zoning Classification A-2

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

Home - farm fields

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?

Welding & repair shop along w/ inside
warehouse storage

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.

60'x160'

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

Started in business approx 2005 as making accessory products for greenhouses. Existing business is at W2865 Carter Rd. House & barn & farm fields for pasture. Building hay feeders, horse barn equipment and farm implement repair, and greenhouse accessories. Porch & Deck railings by request. Operating Monday through Friday from 7:00 to 5:00. Year round operation. Current structures not part of proposed building. Yes - 60'x160' building. Welding and repair shop with inside warehouse storage. Scrap metal hauled to junkyard. Building set back from road 240' behind barn, zoned as Ag use and would be beneficial to area farmers, as equipment repair etc.

Miller and Sons Metal Works
W2865 Carter RD.
Markesan, WI 53946-7303

Proposed Building

160'

Door



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: Lonnie Miller

Site Location: W2938 Carter Rd

General legal description: Parcel 012-00493-0100 part of the NE1/4 of S26, T14N, R12E, Town of Manchester, ±10.26 acres

Request: CUP for a welding/repair shop with inside warehouse storage.

Planned public hearing date for the above requests: April 7th, 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:

Corrine Krueger
Town Representative

FEBRUARY 14, 2022
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **March 18, 2022**

Land Use Planning and Zoning Committee Staff Report

Public Hearing

April 7, 2022

Item II: Conditional Use Permit (CUP)

Owner:

1970 Lawson LLC

Applicant:

Matt Rogatz

Request: The owner/applicant is requesting a conditional use permit to operate a hotel/motel and a bar and grill.

Parcel Number/ Location: The request affects parcels 004-00480-0100 (±0.64 acres) and 004-00480-0200 (±0.91 acres). The parcels are located in the SE ¼ of the SW ¼ of Section 20, T16N, R13E, Town of Brooklyn. The site address is W1970 S Lawson Dr.

Existing Zoning and Uses of Adjacent Area: The parcels referenced above are zoned C-2, Extensive District. The property is currently being used as a motel/hotel and a parking lot for the guests. The parcels to the north are located in the city of Green Lake and appear to be used as open fields and boat lift storage. The parcels to the east are zoned as R-3, Multiple- Family Residence and have houses on the property. The properties to the south are mostly zoned as R-3 and C-1, General commercial district. The property to the west is zoned as C-2.

Additional Information/Analysis: The Green Lake Inn has been in business for the last 20 years but has recently gotten new owners. The owner/applicant is requesting a conditional use permit to add and operate a bar and grill to the hotel/motel. A 21'x26' addition would be added onto the hotel/motel for the bar and grill. A 45'x45' deck would also be added outside of the bar and grill. During the summer, live music would be played on the deck. The current carport on the property would be converted into a screened in patio/porch. There also would be 4-5 fire pits scattered throughout the property as well. There also would be an 8' tall fence located on the east side of the property to help provide privacy for the neighbors. The owner/applicant is also planning on renting out bikes and mopeds to the hotel/motel guests. The exact hours of operation have not yet been determined, but during the week they are hoping to be open from 11am to 10pm and on the weekend they would be open from 11am to 11pm.

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

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

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

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

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; the persons or agencies responsible for the establishment of the proposed use shall be able to provide, adequately, any such service; and
- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

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

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.

3. That the owners/applicants are responsible for obtaining permits from any other regulatory agency, if required.
4. A fence or vegetative screening be constructed on the east property line.
5. The hours of operation are from 11:00 am to 10:00pm Monday through Thursday and 11:00 am to 11:00 pm Friday through Sunday.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on February 11, 2022. The Town Board did not object to and did recommend approval of this request.

Fee Received (Non-Refundable) 375.00

Date 1/28/22

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 1977 Lawson LLC
Mailing Address 210 South Ave, Glenco, IL 60022
Phone Number (708) 719-4441 Email matt@chicagoindustrialre.com
Signature [Signature] Date 1-25-22

AGENT IF OTHER THAN OWNER

Name Matt Bogatz
Mailing Address 210 South Ave, Glenco, IL 60022
Phone Number (708) 719-4441 Email matt@chicagoindustrialre.com
Signature [Signature] Date 1-25-22

PROPERTY INFORMATION

Town of Brooklyn Location of Property W 1977 S Lawson Dr
Section 20 Town 16 N Range 13 E
Affected Parcel Number(s) 004004800100 / 004004800200 Affected Acres 1.626
Subdivision _____ Lot 1 & 2 Block _____
CSM 2139 Lot 1 & 2 or COS _____
Legal Description Parcel #004004800100 - Sec 20, T16N, R13E Containing E of the SW Cor of Sec 20 Run 314', E 100', S 314'; W 100' to Reg / Parcel #004004800200 Sec 20, T16N, R13E Lot 1 Certified Survey map 2210 V10 Res PLS Lot 1 & 2 CSM 2139 Sec 20
Current Zoning Classification C2

Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)
Property is currently being used as a 17 Room Inn with parking lot

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?

Plan to add a additional Bar-Beill Structure along
with a adjacent Deck & enclose current carport to a
Screened in patio area. (See attached)

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.

New Bar-Beill structure is 21'x26' and
adjacent deck 8'x45'x37' (See attached drawing)

If this box is checked, provide the following information:

Proposed use has additional minimum development standards in Section _____.

Explain how your proposal meets or exceeds these requirements.

OPERATIONAL PLAN NARRATIVE

See attached

Operational Plan Narrative

The Green Lake Inn (1970 Lawson LLC), is a family-owned business that is excited to be the new owner of the Green Lake Inn located at W1970 South Lawson Drive in Green Lake, WI. The Inn has operated with 17 guest rooms for over 20 years. The new owner plans to continue with 17 rooms for the Inn but will be updating the interiors to a more warm - modern style. As in the past the Inn will be open from the end of May to mid-September but with the goal to be open for additional months in the future. While the previous owner mostly catered to golfers and fishermen, the new ownership plans to attract families to the Inn as well. The owner is looking to add several amenities including bike rental, moped rentals, outdoor games, movie nights and 4-5 fire pits for smores as well as a shuttle bus so guests can enjoy the surrounding area. In addition, they are also proposing a new 21'x26' Bar - Grill structure with a deck that would provide live music on the weekends as well as converting the current carport to a screened in patio area. Operating hours are yet to be determined, but ideally the Bar-Grill would be open for lunch from 11:00am-2:00pm then again for dinner from 4:00pm to 10:00pm during week and open until 11:00pm on the weekends and fire pits would be available until 10:00pm on the weekdays and 11:00pm on the weekends. As a courtesy, for the neighbors to the east the owner plans to construct a 8' high wood fence to provide additional privacy. The idea is to bring additional activity and food options to the community without impacting the peacefulness of Green Lake.

Rentals by Garage area, Rentals mainly for guests

6 bikes

2 mopeds

ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:

That part of the SE 1/4 of the SW 1/4 of Section 20, Township 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin, being more particularly described as follows:
Commencing 100 rods East of the Southwest corner of Section 20, T16N, R13E., thence running North 314 feet; thence East 100 feet; thence South 314 feet; thence West 100 feet to the place of beginning.
(For informational purposes: Tax ID# 004-00480-0100)

PARCEL 2:

Lot 1 of Certified Survey Map No. 2210 recorded in the office of the Register of Deeds for Green Lake County, Wisconsin in Volume 10 of Certified Survey Maps on page 2210; being a part of Lot 1 and Lot 2 of CSM No. 2139, located in the SE 1/4 of the SW 1/4 of Section 20, Township 16 North, Range 13 East, in the Town of Brooklyn, Green Lake County, Wisconsin.
(For informational purposes: Tax ID# 004-00480-0200)

Notes:

1. This Map is wholly within Parcels #004-00480-0100 & 004-00480-0200.
2. Entire parcel falls within FEMA Zone X, Areas of Minimal Flooding, per FEMA FIRM 55047C0130C effective February 3, 2010.
3. This parcel is Zoned C2 per County Mapping. Building Setbacks are listed at 12' Side Yard, 25' Rear Yard, 43' from Road Right-of-Way.
4. North is referenced to the South line of the SW 1/4 of Section 20, T.16N., R.13E. Assumed as N.88°25'34"W.
5. Owner/Subdivider: Green Lake Inn, LLC 2552 Brawley School Rd. Mooresville, NC 28117.
6. Centerline of S. Lawson Dr. is not the Section Line.
7. The buildings shown on Lot 1 of CSM 2210 no longer exist.
8. AREA:

Gross area: 71,259 sq. ft. 1.64 acres
Right of Way: 3,377 sq. ft. 0.08 acres
Net area: 67,882 sq. ft. 1.56 acres

SURVEYOR'S CERTIFICATE:

To: Matthew S Rogatz Trust & First American Title Insurance Co.:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, and 4 of Table A thereof.

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

Surveyed by Direction Of (Client):
Green Lake Inn, LLC
2552 Brawley School Rd.
Mooresville, NC 28117

The fieldwork was completed on 9/15/2021

Date of Plat or Map: 9/16/2021

David T. Bosshard
David T. Bosshard, PLS S-2641



Drawn By: DTB
Date: 20210916
Job Number: 21-0149
Sheet: 1 of 1

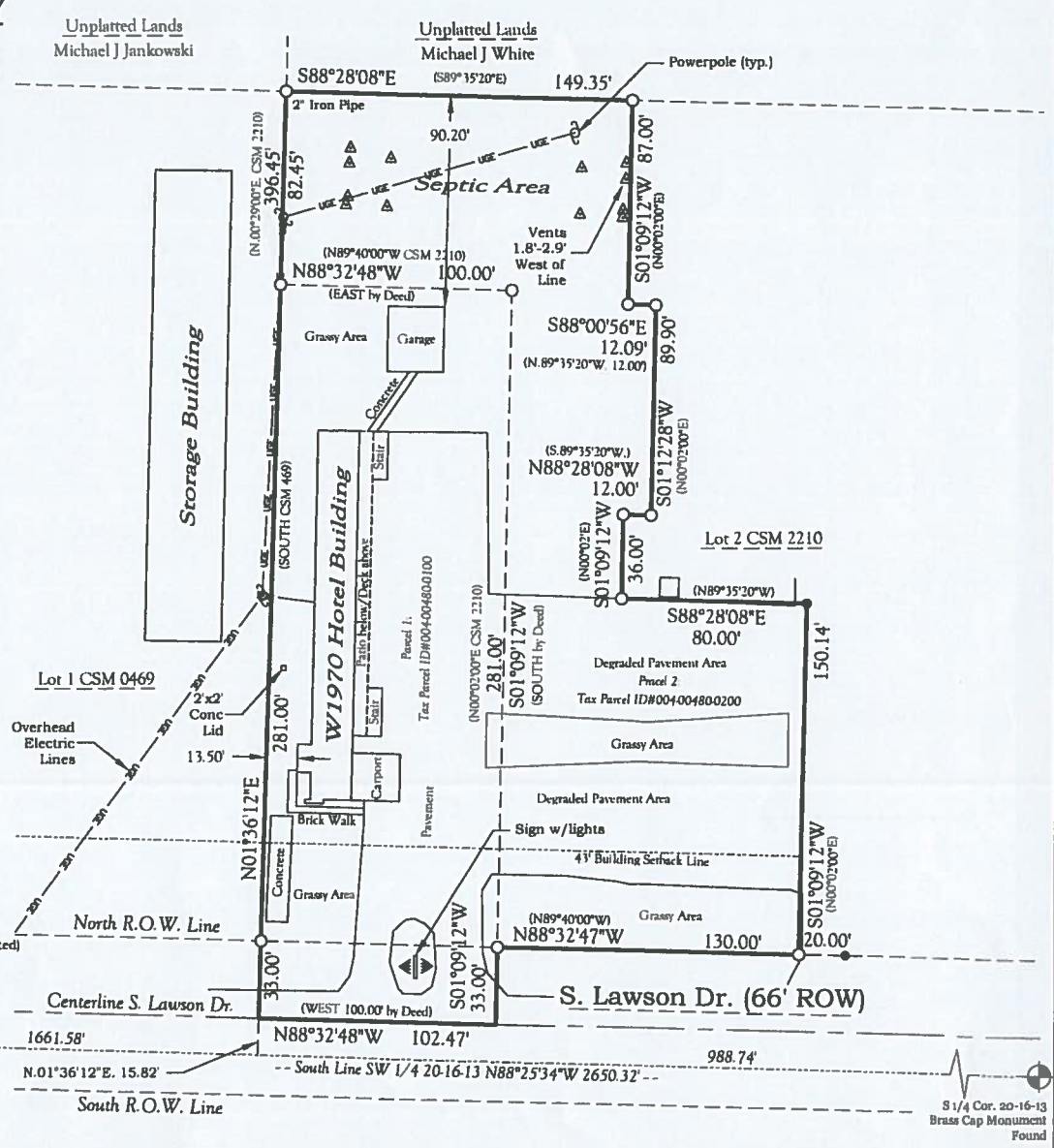
(IN FEET)
1 inch = 50 ft.



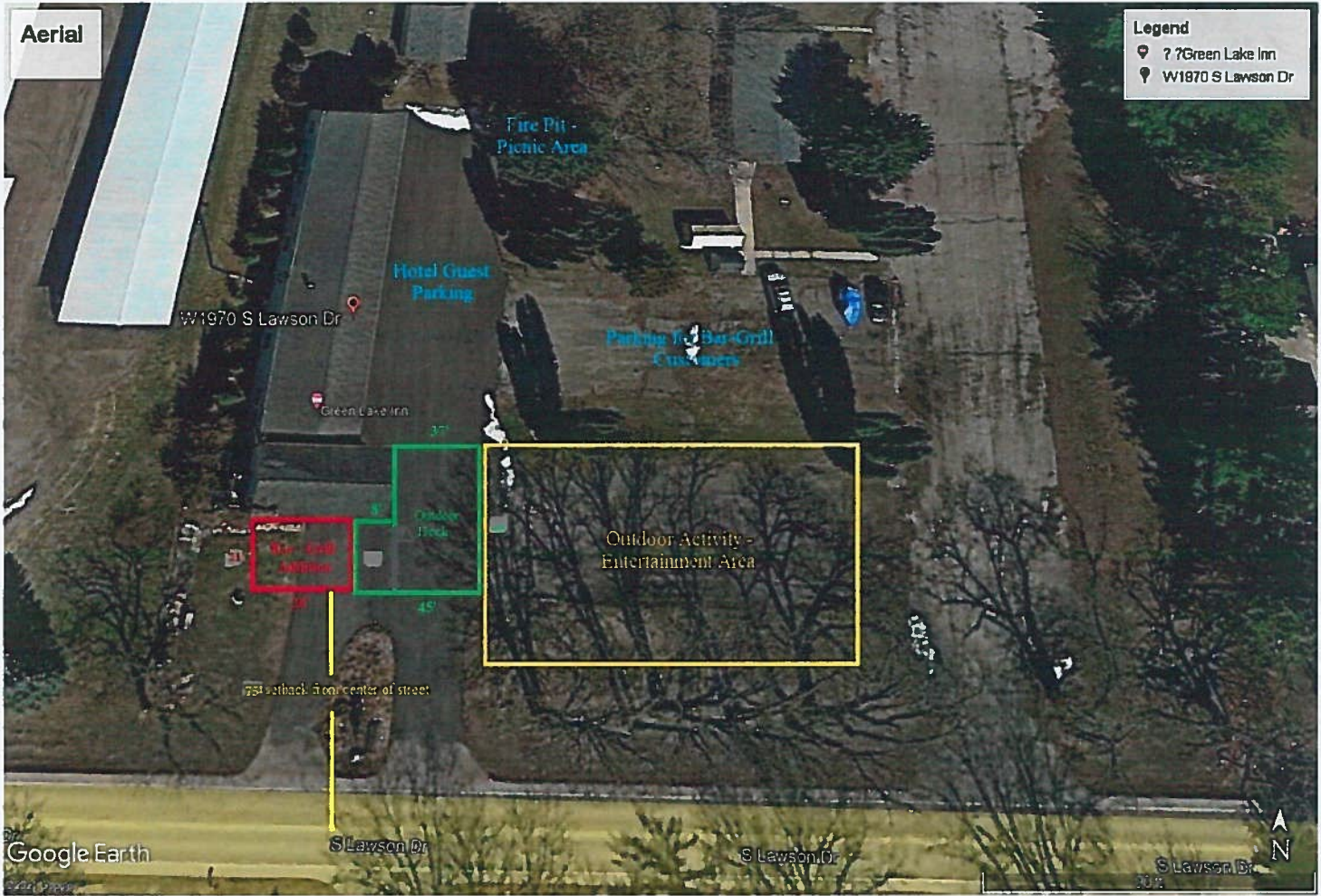
- LEGEND
- FOUND Rail Road Spike
 - FOUND 1" Iron Pipe (Unless Noted)
 - △ PVC Vent
 - ⊙ Septic Lid
 - () Recorded As

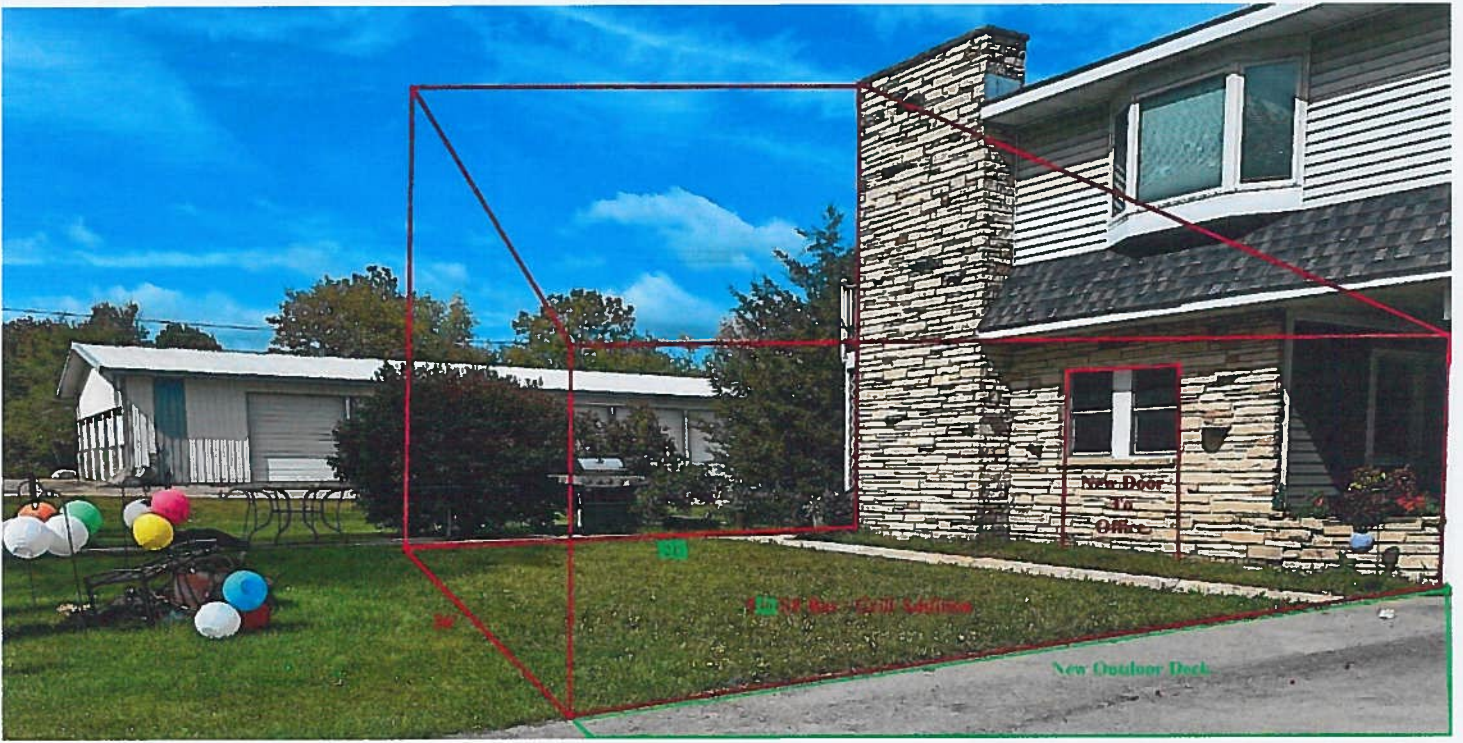
SW Cor. 20-16-13
By County Coordinates

This map should only be used if the seal above is RED. If it is not RED this is an illegal copy and should be assumed to contain alterations and to be incorrect.



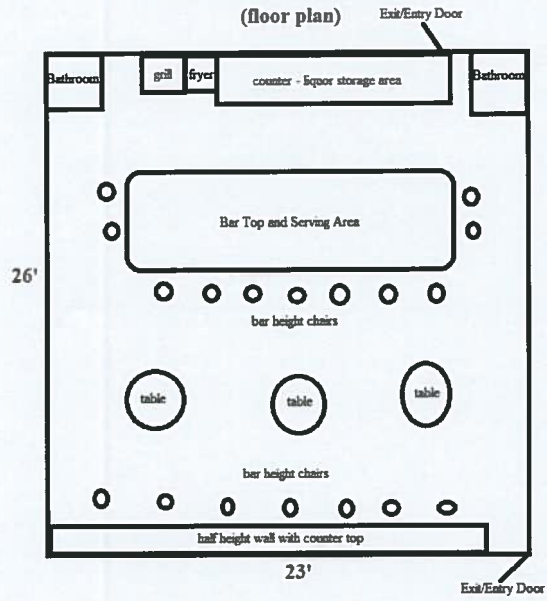
S 1/4 Cor. 20-16-13
Brass Cap Monument
Found





Bar - Grill Addition

(floor plan)



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on –(Date)
March 8 2022.

Owner/Applicant: 1970 Lawson LLC **Applicant:** Matt Rogatz

Site Location: W1970 S Lawson Dr

General legal description: Parcel 004-00480-0100, -0200 part of the SW1/4 of S20, T16N, R13E, Town of Brooklyn, ±1.63 acres

Request: CUP to expand Green Lake Inn business to include a bar and grill, deck, and patio structure.

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

Mike West
Town Representative

March 9-2022
Date Signed

NOTES: See Copy with Conditions

Please return this form to the Land Use Planning & Zoning Office by: **March 18th, 2022**



DRAFT

DRAFT

NOTICE OF PLAN COMMISSION MEETING
March 3, 2022 – 6:00 p.m.

NOTICE: Members of the Town of Brooklyn Board may attend the Town of Brooklyn Plan Commission meeting at the above-specified time and place. Members would attend for the purpose of gathering information regarding the following Agenda. The Town Board members at this meeting will take no votes or other action.

Minutes

1. Call Meeting to Order by Chairman Triemstra. Present: Triemstra, Bierman, Priebe, Schapfel, Buffetta Clerk: Morris.
2. Pledge of Allegiance was said by all in attendance.
3. Approve minutes of the last Plan Commission meeting from March 5, 2020. M/S Bierman/Buffeta to approve the minutes of the March 5, 2020, meeting passed.
4. Consideration and Action on:
 - RE: Application from Dan Kleindl for the request of a CUP at W594 State Rd 23, Parcel: 004-00285-0200**
 - a. Hold the public hearing: No one was present to speak. Public hearing closed.
 - b. Discussion of Request for CUP was held. Triemstra stated that Matt Kirkman from the Green Lake County zoning office stated he could ask for more, but he did not ask for that to be done. Triemstra stated he would like 4 conditions: 1) Screening fence for the storage area needs to be constructed that will deter the area to be seen by the public. The fence should be placed on the east edge of the property line from the north property line to the gravel area. The fence needs to be a minimum of 6' 2) All motor vehicles must have up-to-date registration. 3) There should be no outside storage in the street yard between the building and highway ROW 4) All items stored outside must be in usable condition.
Plan Commission Decision M/S Bierman/Schable to approve the **request of a CUP at W594 State Rd 23, Parcel: 004-00285-0200** with the conditions listed. Motion passed.
5. Consideration and Action on:
 - RE: Application from Matt Rogatz for the request of a CUP at W1970 S Lawson Dr., Parcel #00400480-0100-0200**
 - a. Hold the public hearing: No one was present to speak. Public hearing closed.
 - b. Discussion on Request for CUP: Triemstra: hours of operation as described on narrative, which is 10 PM Sunday through Thursday, and 11 PM Friday and Saturday nights. A fence will be constructed to the east side of the



Town of Brooklyn

N5988 County Road A | Green Lake, WI 54941
(920) 294-6600 | clerk@tn.brooklyn.wi.gov | www.townofbrooklyn.com

- property. Petitioner must obtain all permits required. Questions were raised regarding the noise issue from a music venue.
- c. Plan Commission Decision: M/S Triemstra/Bierman to approve the **CUP at W1970 S Lawson Dr., Parcel #004-00480-0100-0200** with the understanding that conditions discussed will be forwarded to the County and that the County implement those conditions.
6. Adjourn.

Next meeting will be held as needed.

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the town office at 294-6600 with as much advance notice as possible.

Kathleen Morris, Clerk

Land Use Planning and Zoning Committee Staff Report

Public Hearing

April 7, 2022

Item III: Conditional Use Permit (CUP)

Owner:

Paul and Inez Mast

Applicant:

Richard Slate- Slate Law Office

Request: The owner/ applicant is requesting a conditional use permit to operate a wood finishing business as an agricultural accessory use.

Parcel Number/ Location: The request affects part of parcel 012-0074-0500 (±5.14 acres). The parcel is located in the SE ¼ of the SE ¼ of Section 4, T14N, R12E, Town of Manchester. The site address is W3774 Heritage Rd.

Existing Zoning and Uses of Adjacent Area: The ±5.14-acre parcel referenced above is zoned A-1, Farmland Preservation District. The property is primarily used for pasture. It also has a single-family residence where the owner resides as well as a few barns and one large warehouse/shed. All of the surrounding parcels are zoned as A-1 and appear to be used for farm crops and some farm residences.

Additional Information/Analysis: Under the current A-1 Zoning a business could not be operated in a building on this property unless more than 50% of that building was dedicated towards an agricultural use. A portion of the warehouse building (8,400 Square Feet) has been converted into a wood staining/finishing shop. The shop takes up approximately 30% (2,400 Square Feet) of the existing buildings space. The rest is used for agricultural activities. Historically there has always been a house on the property and it appears the property was mostly used agriculturally. Prior to Paul Mast owning the property the building being converted to the wood finishing/wood staining use was used as a wood working shop, but that use was discontinued a few years before Paul Mast took ownership of the property. Most of the business is based on the wood staining/finishing of trim. The proposed wood finishing business would be operated year-round during the day. Any leftover hazardous waste (unused wood finish, stain...) would properly be disposed of following the Wisconsin Department of Natural Resources guidelines.

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

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

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

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

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; the persons or agencies responsible for the establishment of the proposed use shall be able to provide, adequately, any such service; and
- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

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

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).

2. All materials and other wood finishing equipment shall be stocked, piled, or stored in a building. No waste materials from the woodworking shop shall be stacked, piled or strewn about on the subject site.
3. The total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.

Town of Manchester: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on February 11, 2022. The Town Board did not object to and did recommend approval of this request.

Fee Received (Non-Refundable) 375.00

Date 1/31/22

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 Paul and Inez Mast

Mailing Address W3774 Heritage Road; Markesan, WI 53946

Phone Number _____ Email _____

Signature Paul Mast & Inez Mast Date 1-28-22

AGENT IF OTHER THAN OWNER

Name Slate Law office - Richard Slate

Mailing Address PO BOX 400, Markesan, WI 53946

Phone Number 920-398-2371 Email slatelaw@slatelaw.biz

Signature Richard Slate Date 1-28-22

PROPERTY INFORMATION

Town of Manchester Location of Property W3774 Heritage Road

Section 4 Town 14 N Range 12 E

Affected Parcel Number(s) 012-00074-0000 Affected Acres 5

Subdivision _____ Lot _____ Block _____

CSM _____ Lot _____ or COS _____

Legal Description SE 1/4 of the SE 1/4 Sec 4; except for
CSM 1141 & CSM 1989

Current Zoning Classification A1-Farmland Preservation District

Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)
The five acre parcel has a home that serves as the families
residence and has several outbuildings used for agricultural
purposes.

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? Applicant is requesting a condition use to run a wood

staining/finishing business in part of the building.

Applicant specifically request to use 2,400 square feet
of the 8,400 square foot building 30%for that purpose.

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. 40 x 60 foot area of the farm building as
identified on the attached map.

If this box is checked, provide the following information:

Proposed use has additional minimum development standards in Section _____.

Explain how your proposal meets or exceeds these requirements.

OPERATIONAL PLAN NARRATIVE

See attached addendum to the Application for Conditional
Use Permit.

Addendum to the Application for Conditional Use Permit

**Paul and Inez Mast for property located at
W3774 Heritage Road, Town of Manchester**

The applicant, Mr. Mast, purchased the property in 2013, where he lives with his family and farms. The property is zoned A-1 Farmland Preservation District. The property is a five acre parcel that consists of a farm house, several barns and used for residential and agricultural purposes.

The applicant started a wood staining/finishing business that grew to the point the applicant now requires a dedicated area to complete the work. The business model is that the applicant receives trim used in construction then paints, stains, or seals it, before sending it back out. That is the extent of the business.

The applicant is requesting a Conditional Use Permit to run the wood staining/finishing business in part of a building on the property. The applicant specifically requests a conditional use of 2,400 square feet (30%) of the 8,400 square foot building to complete the work, identified as the wood staining/finishing shop on the attached map.

The business will operate year-round during the daytime. No alterations to the workshop are required, and the only hazards are the paint and stain that the applicant will dispose of following Wisconsin Department of Natural Resources guidelines.

Approving the Conditional Use Permit will benefit Green Lake County by providing a non-intrusive service essential to the construction industry. Providing contractors with more options to complete their work and help grow the County's tax base.

Also, as the applicant's business picks up, the applicant expects hiring additional employees to meet the growing demand for the applicant's services.

Approving this permit will have a minimal environmental impact and aligns with Wisconsin's Farmland Preservation Program by protecting agricultural uses, working farms, and open space preservation of our County's agricultural landscape.



Green Lake County

1 inch = 100 feet

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

GIS Viewer Map
 Green Lake County, WI

Note:

Time: 12:49:08 PM
 Date: 8/12/2021

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: Paul & Inez Mast **Agent:** Richard Slate

Site Location: W3774 Heritage Rd

General legal description: Parcel 012-00074-0500 part of the SE1/4 of S4, T14N, R12E, Town of Manchester, ±5.14 acres

Request: CUP for a wood staining/finishing business.

Planned public hearing date for the above requests: April 7th, 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:

Corrine Krueger
Town Representative

FEBRUARY 14, 2022
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **March 18, 2022**

Land Use Planning and Zoning Committee Staff Report

Public Hearing

April 7, 2022

Item IV: Conditional Use Permit (CUP)

Owner:

Kleindls Sunset Rentals LLC

Applicant:

Don Kleindl II

Request: The owner/applicant is requesting a conditional use permit to operate an outdoor storage business.

Parcel Number/ Location: The request affects parcel 004-00285-0200 (±1.00 acres). The parcel is located in the NE ¼ of the SE ¼ of Section 14, T16N, R13E, Town of Brooklyn. The site address is W594 State Rd 23

Existing Zoning and Uses of Adjacent Area: The ±1.00-acre parcel referenced above is zoned C-2, Extensive Commercial District. The property currently has one storage building located on it and is being used for the owner's personal storage. The properties to the east, north, and west are either zoned A-1, Farmland Preservation District or A-2 General Agriculture District and appear to be used for single family residences and farm crops. To the south there is one property zoned as R-4, Rural Residential District, one property zoned C-2, and one property zoned as A-2. All these properties appear to be used mainly as residences.

Additional Information/Analysis: Currently the building on the property is being used as the owner's personal storage/man cave. The applicant is now looking to start renting out space outside for storage of boats, trailer, campers and other larger recreational things. The outdoor storage area would be a 40'x135' section on the north end of the property. There would be no set hours or employees for this business.

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

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

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

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

- a) No conditional use permit shall be approved or approved with conditions by the Committee unless it shall find the conditional use: Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; the persons or agencies responsible for the establishment of the proposed use shall be able to provide, adequately, any such service; and
- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

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

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
3. The outdoor storage area should be screened by a fence on the east lot line running from the gravel to the north lot line. The fence must also be a minimum of 6' in height.
4. All motor vehicles must have up-to-date licenses and registration.
5. There should be no outside storage between the building and the highway right of way.
6. No inoperable, disassembled, wrecked, or junk vehicles may be stored on the property.
7. Only vehicles, recreational vehicles (boats, campers, RV's...), and recreational related items (boat lifts, trailers...) may be stored on the property.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on February 11, 2022. The Town Board does not object to and approves of the conditional use request.

Fee Received (Non-Refundable) \$ 375.00

Date 1/31/22
~~10/14/21~~

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 Don Kleindl II
Mailing Address 1220 Butterfly Court, Marco Island, FL 34145
Phone Number 815-979-4112 Email Accuear@aol.com
Signature [Signature] Date 10/14/21

AGENT IF OTHER THAN OWNER

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

PROPERTY INFORMATION

Town of Brooklyn Location of Property W 594 State Road 23
Section _____ Town _____ N Range _____ E
Affected Parcel Number(s) 004-00285-0200 Affected Acres 1
Subdivision _____ Lot # 1 Block _____
CSM 1364 Lot 1 or COS _____
Legal Description Commercial Building Lot 1 Certified
Survey map 1364 VS 14^{see} exc that part of following
lying therein: Com SW cor CSM 1364 700' to NW cor SD
Current Zoning Classification C2 E: 8.68', SW to POB

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

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? _____

We plan to rent out Storage Space
inside and outside for Boats, Campers,
trailers, & lifts.

If this application is for a use that will be contained to a part of the parcel, specify the exact dimensions of the affected area. _____

If this box is checked, provide the following information:

Proposed use has additional minimum development standards in Section _____

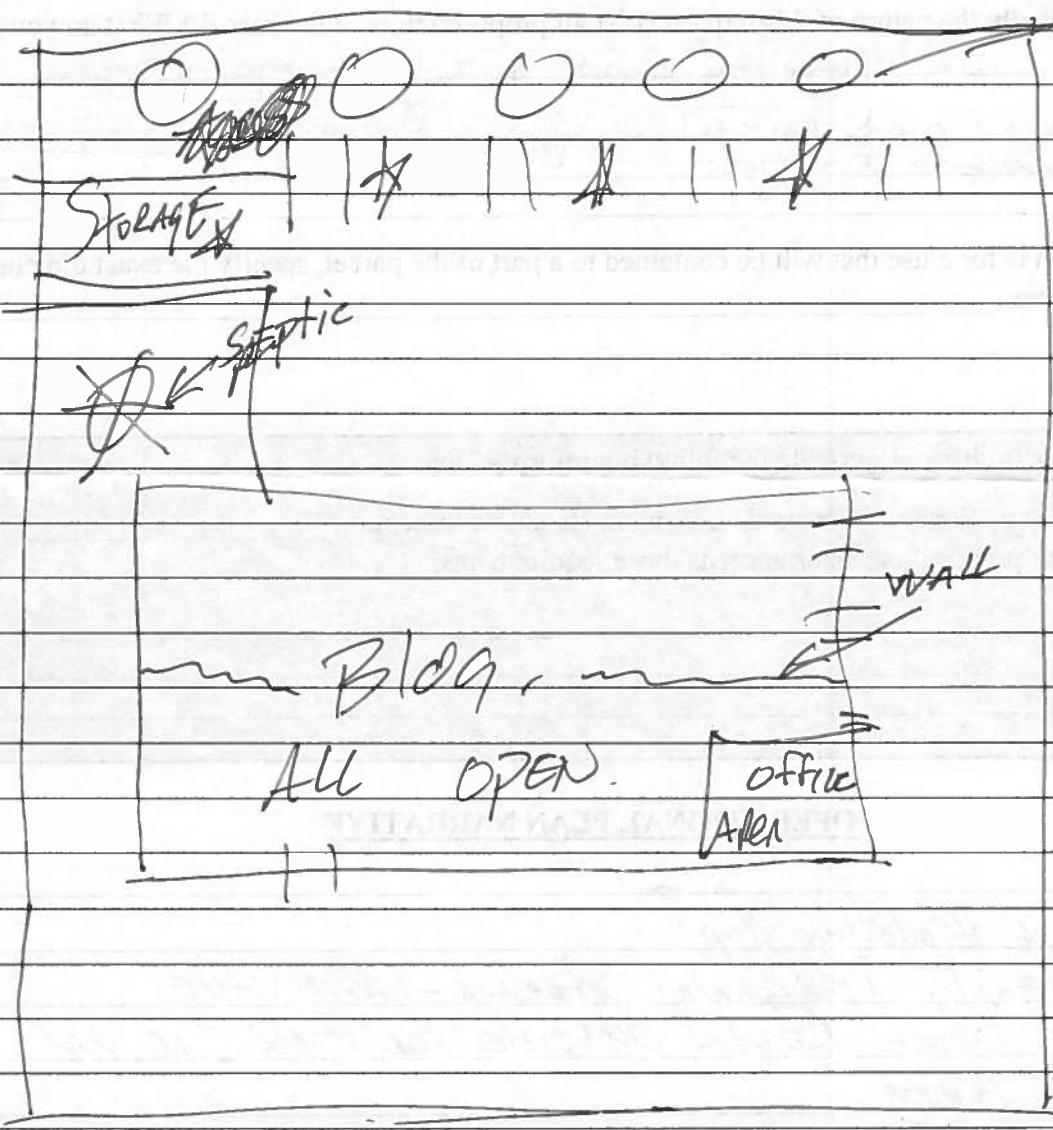
Explain how your proposal meets or exceeds these requirements.

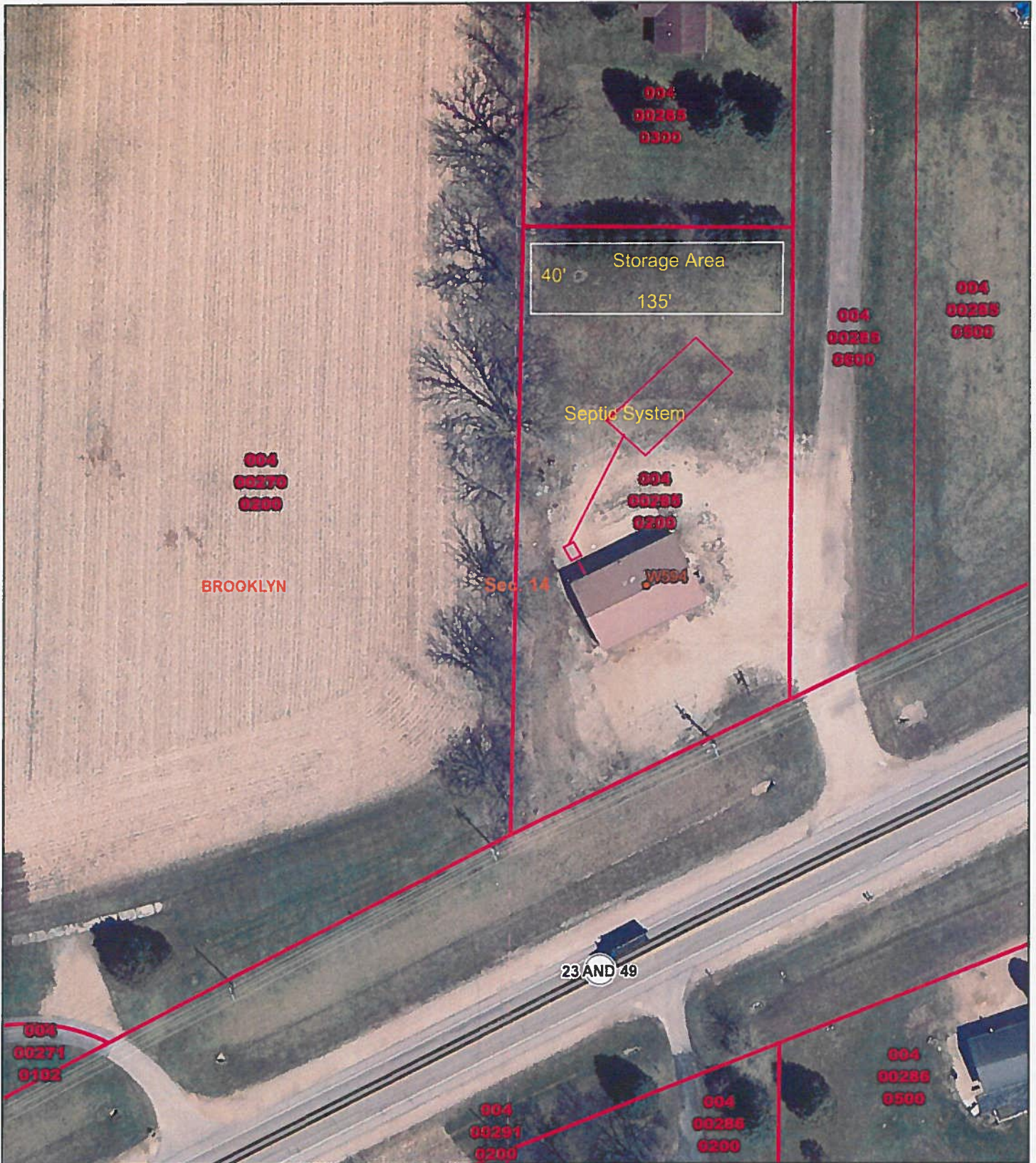
OPERATIONAL PLAN NARRATIVE

- #1 WAS A Welding Shop?
- #2 CURRENTLY PERSONAL STORAGE - MAN CAVE
- #3 HAVE SOME RENTAL OUTSIDE FOR BOATS ETC. ON
- #4 NA NORTH AREA
- #5 AT MY DISCRETION NO HOURS NO EMPLOYEES
- #6 NO FUTURE PLANS
- #7 NO
- #8 TRYING TO MAKE LOOK NICE
- #9 REMOVED ALL CRAP -
- #10 OUT GROW GARAGE SPACE AT HOME

OPERATIONAL PLAN NARRATIVE (continued)

TREELINE





Storage Area
40'
135'

Septic System

004
00285
0200

W594

Sec. 14

BROOKLYN

23 AND 49

004
00271
0102

004
00291
0200

004
00285
0200

004
00285
0500



1 inch = 73 feet



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

GIS Viewer Map

Green Lake County, WI

Time: 1:27:01 PM
Date: 2/9/2022

Note:



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

March 8 2022

Owner/Applicant: Kleindls Sunset Rentals LLC **Applicant:** Dan Kleindl

Site Location: W594 State Rd 23

General legal description: Parcel 004-00285-0200 part of the SE1/4 of S14, T16, R13, Town of Brooklyn, 1 acre

Request: CUP for storage inside and outside of current building.

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

Miholewest
Town Representative

March 9-2022
Date Signed

NOTES: See copy with conditions

Please return this form to the Land Use Planning & Zoning Office by: **March 18th, 2022**



DRAFT

DRAFT

NOTICE OF PLAN COMMISSION MEETING
March 3, 2022 – 6:00 p.m.

NOTICE: Members of the Town of Brooklyn Board may attend the Town of Brooklyn Plan Commission meeting at the above-specified time and place. Members would attend for the purpose of gathering information regarding the following Agenda. The Town Board members at this meeting will take no votes or other action.

Minutes

1. Call Meeting to Order by Chairman Triemstra. Present: Triemstra, Bierman, Priebe, Schapfel, Buffetta Clerk: Morris.
2. Pledge of Allegiance was said by all in attendance.
3. Approve minutes of the last Plan Commission meeting from March 5, 2020. M/S Bierman/Buffeta to approve the minutes of the March 5, 2020, meeting passed.
4. Consideration and Action on:
RE: Application from Dan Kleindl for the request of a CUP at W594 State Rd 23, Parcel: 004-00285-0200
 - a. Hold the public hearing: No one was present to speak. Public hearing closed.
 - b. Discussion of Request for CUP was held. Triemstra stated that Matt Kirkman from the Green Lake County zoning office stated he could ask for more, but he did not ask for that to be done. Triemstra stated he would like 4 conditions: 1) Screening fence for the storage area needs to be constructed that will deter the area to be seen by the public. The fence should be placed on the east edge of the property line from the north property line to the gravel area. The fence needs to be a minimum of 6' 2) All motor vehicles must have up-to-date registration. 3) There should be no outside storage in the street yard between the building and highway ROW 4) All items stored outside must be in usable condition.
Plan Commission Decision M/S Bierman/Schable to approve the **request of a CUP at W594 State Rd 23, Parcel: 004-00285-0200** with the conditions listed. Motion passed.
5. Consideration and Action on:
RE: Application from Matt Rogatz for the request of a CUP at W1970 S Lawson Dr., Parcel #00400480-0100-0200
 - a. Hold the public hearing: No one was present to speak. Public hearing closed.
 - b. Discussion on Request for CUP: Triemstra: hours of operation as described on narrative, which is 10 PM Sunday through Thursday, and 11 PM Friday and Saturday nights. A fence will be constructed to the east side of the



Town of Brooklyn

N5988 County Road A | Green Lake, WI 54941
(920) 294-6600 | clerk@tn.brooklyn.wi.gov | www.townofbrooklyn.com

- property. Petitioner must obtain all permits required. Questions were raised regarding the noise issue from a music venue.
 - c. Plan Commission Decision: M/S Triemstra/Bierman to approve the **CUP at W1970 S Lawson Dr., Parcel #004-00480-0100-0200** with the understanding that conditions discussed will be forwarded to the County and that the County implement those conditions.
6. Adjourn.

Next meeting will be held as needed.

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the town office at 294-6600 with as much advance notice as possible.

Kathleen Morris, Clerk

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

April 7, 2022

ITEM V: Floodplain Zoning Ordinance Amendment

REQUEST: The Green Lake County Land Use Planning and Zoning Department is requesting an amendment to the Code of Green Lake County, Chapter 300: Floodplain Zoning, more specifically, to adopt “H&H analysis of the Grand River between Utley Rd and County Q prepared by Badger Engineering & Construction LLC., dated July 2021.

ADDITIONAL INFORMATION / ANALYSIS: Adopting floodplain studies that offer better information and data related to the flooding characteristics is a house-keeping duty of the County. Studies like this, on the Grand River, offer the property owner the possibility of developing their property.

In this case the previous property owner was told by Department staff that large portions of their property (parcels 006-00688-0600 & 006-00687-0000) were mapped by FEMA as “Zone A” (or approximate floodplain). Zone A lands are not able to be developed because the designation between floodway (most dangerous floodplain) and flood-fringe (inundated lands during a flood event) has not yet been studied and determined.

The Floodplain Zoning ordinance requires that a hydrologic and hydraulic (H&H) study be completed if lands mapped as Zone A are to be developed. In July of 2021, the H&H study was approved by the WDNR. The study identifies the floodway and vastly increases the lands that are not subject to the Floodplain Zoning ordinance.

The Green Lake County Land Use Planning and Zoning Department strongly suggests the Land Use Planning and Zoning Committee recommend adoption of the proposed amendment to the County Board. This amendment will provide the Department with more accurate floodplain data than it currently has and could help to more effectively administer the Floodplain Zoning Ordinance in the future. Attached is a copy of the proposed ordinance amendment.

STAFF COMMENTS: The Land Use Planning and Zoning Committee has several options in this regard, and they are as follows:

- ❑ Forward onto the County Board with recommendation to adopt as proposed.
- ❑ Hold another public hearing to take additional public comment.
- ❑ *Reject as proposed.

* In the event that this amendment is not adopted, the Floodplain Zoning ordinance would not contain a reference to this study’s data and mapping. Without this reference the general public and in some cases Department staff would be unaware of the study or its findings.

ORDINANCE NO. -2022

Amending the Floodplain Ordinance for Green Lake County, Wisconsin, §300-10 Official maps and revisions.

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 19th day of April 2022,

1 **NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY**
2 **OF GREEN LAKE DOES ORDAIN AS FOLLOWS:**

3 Section 1. Green Lake County Ordinance, No. 24-2008 adopted on June 19, 2018, is
4 hereby amended as follows (additions are in underline, deletions are in ~~strikeout~~):

5 Section 300-10 Official Maps and Revisions is amended to add the following section:

Roll Call on Ordinance No. -2022

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 19th
day of April, 2022.

Curt Talma, Chair

William Boutwell, Vice-chair

County Board Chairman

Harley Reabe

ATTEST: County Clerk
Approve as to Form:

Charles Buss

Corporation Counsel

Don Lenz

7 B. Official maps, based on other studies:

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

19
20 Section 2. This ordinance shall become effective upon passage and publication.

21 Section 3. The repeal and recreation of any section herein shall not have any effect on
22 existing litigation and shall not operate as an abatement of any action or proceeding then
23 pending or by virtue of the repealed sections.

24 Section 4. All ordinances and parts of ordinances in conflict herewith are hereby
25 repealed.