



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, May 5, 2022.

Packet Pages:

- 2 Agenda
- 3-7 Draft Meeting Minutes from April 7, 2022
- 8-10 Financial Reports for March 2022
- 11-13 Permit Reports for March 2022
- 14-16 Violation Reports
- 17-24 Review of draft ordinances
- 25 Public Hearing Notice
- 26-49 Public Hearing Items

**Item I: Owner:** James & Catherine Jackowski **Site location:** N4148 County Rd N **General legal description:** Parcel 006-00178-0000 part of the SE1/4 of S9, T15N, R13E, Town of Green Lake, ±40 acres **Request:** Rezone ±7.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

**Item II: Owner:** Hickory Point Acres, LLC **Applicant:** Paula Gilbertson **Site location:** N3361 Hickory Point Rd **General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres **Request:** Rezone ±39.66 acres from R-1, Single-Family Residence District, to RC, Recreation District.

**Item III: Owner:** Hickory Point Acres, LLC **Applicant:** Paula Gilbertson **Site location:** N3361 Hickory Point Rd **General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres **Request:** Conditional use permit for a campground and bar.

If you have questions or need additional information,  
please contact the Land Use Planning & Zoning Department at (920) 294-4156.



# GREEN LAKE COUNTY LAND USE PLANNING & ZONING

Matt Kirkman  
Director

Office: 920-294-4156  
FAX: 920-294-4198

## Land Use Planning & Zoning Committee Meeting Notice

Date: May 5, 2022, Time: 4:30 PM

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

### AGENDA **\*AMENDED 4/27/22 \*\*5/3/22**

#### Committee Members

Curt Talma

Bill  
Boutwell

Chuck Buss

Gene Thom

Harley  
Reabe

Karen  
Werlein,  
Secretary

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. **\*Election of Chair**
5. **\*Election of Vice Chair**
6. Approval of Minutes: 4/7/2022
7. Public Comments: 3 minute limit
8. Department Activity Reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
9. Staff Update
10. **\*\*Review Draft of Chapter 350 Zoning Ordinance**
11. Public Hearing: (Not to begin before 4:45 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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12. Future committee activities
  - a. Future agenda items
  - b. Next meeting date: June 2, 2022
13. 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=V2lvUTFFb2o3MWNqUFFDcFRtMlBJQT09>

Topic: Land Use Planning & Zoning Committee Meeting

Time: Time: May 5, 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)

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

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

Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the Land Use Planning & Zoning office, no later than 3 days before date of the meeting.

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, April 7, 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 (via zoom), Karen Werlein,  
Land Use Coordinator

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

***Motion/second (Boutwell/Lenz)*** to approve the minutes of the March 3rd 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 February expenses and revenues.
- b. **Permits**  
Matt Kirkman stated there were 13 land use permits and 3 sanitary permits in February.
- c. **Violations**  
Matt Kirkman outlined the current land use violations as well as the POWTS violations.

**Staff Update**

Matt Kirkman gave an update of interviews conducted for the Shoreland Land Use Specialist

**Review draft zoning ordinance standards relating to non-ag CUPs in A-1.**

Matt Kirkman outlined and discussed the draft ordinance with committee members. To be further discussed at the May 5<sup>th</sup> Planning & Zoning Meeting.

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

**PUBLIC HEARING – 5:01PM**

Chair Talma read the rules for the Public Hearing

**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.

- a. Public Testimony/Comment: Chair Talma called for public input.  
Lynn Miller, W2865 Carter Rd, spoke in favor of the request.  
Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the CUP request. All criteria for the CUP have been met and The Town of Manchester approves of the request.
- c. Committee Decision: ***Motion/second (Buss/Reabe)*** to approve the CUP request 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 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.

Motion carried with no negative vote.

Don Lenz excused himself from the meeting at 5:13PM due to a conflict of interest with public hearing item #2.

**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.

- a. Public Testimony/Comment: Chair Talma called for public input.  
Matt Rogatz, owner and applicant, spoke in favor of the request.  
Billie Joe, W1995 S. Lakeshore Dr., spoke against the request.  
Paula Pucker, W2009 Irving Park Dr., spoke against the request.  
Mike White, 470 State Rd 23, had no issues with the request.  
Chair Talma closed the Public Hearing.

- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the CUP have been met. The Town of Brooklyn approves of the request.

**Motion/second (Boutwell/Buss)** to suspend the rules to ask the applicant questions. Motion carried with no negative vote.

- c. Committee Decision: **Motion/second (Buss/Reabe)** 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. 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 10:00 pm Friday through Sunday.

Motion carried with no negative vote.

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

**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.

- a. Public Testimony/Comment: Chair Talma called for public input. Rich Slate, agent, explained the request and spoke in favor of it. Chair Talma closed the Public Hearing.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the CUP have been met. The Town of Manchester approves of the request.
- c. Committee Decision: **Motion/second (Lenz/Boutwell)** to approve the CUP request as presented with the following conditions:
  1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
  2. 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.

Vote: 4 Ayes, 1 Nay (Buss). Motion carried.

**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.

- a. Public Testimony/Comment: Chair Talma called for public input. No comments or testimony.

Chair Talma closed the Public Hearing.

- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. All criteria for the CUP have been met. The Town of Brooklyn approves of the request.
- 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. 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 and boats 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 or boats 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.

Motion carried with no negative vote.

**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.

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

**Review draft zoning ordinance standards relating to junk.**

Matt Kirkman outlined and discussed the draft ordinance with committee members. Junk Ordinance to be included in next Zoning Ordinance Amendment.

**Discuss adding contractor's yard use in C-2, Extensive Commercial District as a CUP.**

Discussion held. Committee requested to see draft of ordinance for next meeting.

**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.**



Discussion held. Committee would like to see more research of what other counties have in their ordinance for next meeting.

### **FUTURE COMMITTEE ACTIVITIES**

#### **a. Future agenda items –**

- Further review of draft zoning ordinance standards relating to non-ag CUPs in A-1.
- Review draft ordinance of contractor's yard use in C-2 as a CUP.
- Further discussion on single-family residential use in the same building as commercial use in the C-1, C-2, and industrial districts.

#### **b. Next meeting date – May 5th, 2022**

### **ADJOURN**

Chair Talma adjourned the meeting at 6:13PM

**Respectfully submitted,**

**Karen Werlein, Land Use Coordinator**

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

FEES RECEIVED	MARCH				YEAR-TO-DATE				BUDGET	
	2021		2022		2021		2022		2022	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	18	7,500	21	4,600	29	10,200	46	\$ 12,800	\$ 60,000	21%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	7	1,960	4	990	14	4,070	11	\$ 3,100	\$ 26,000	12%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	1	5,000	-	\$ -	5	10,800	18	\$ 15,200	\$ 15,000	101%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	
Variances	1	375	-	-	1	375	2	750	-	
Appeals	-	-	-	-	-	-	-	-	-	
Total	1	\$ 375	-	\$ -	1	\$ 375	2	\$ 750	\$ 1,125	67%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	2	750	2	750	3	1,125	-	
Conditional Use Permits	1	375	5	1,875	2	750	10	3,750	-	
Variance	-	-	-	-	-	-	-	-	-	
Total	1	\$ 375	7	\$ 2,625	4	\$ 1,500	13	\$ 4,875	\$ 8,525	57%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	
Fines & Forfeitures	-	-	-	-	1	111	-	-	-	
Total	-	\$ -	-	\$ -	1	\$ 111	-	\$ -	-	
SURVEYOR										
Certified Survey Maps	3	510	6	1,050	5	855	11	1,950	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	
Total	3	\$ 510	6	\$ 1,050	6	\$ 10,355	11	\$ 1,950	\$ 16,000	12%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
									Total	24%



For 03/01/22 - 03/31/22

Revenue Summary Report

FJRES01A

Periods 03 - 03

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
22-100-10-44400-000-000 Land Use Permits	60,000.00	4,600.00	12,800.00	47,200.00	21.33
22-100-10-44400-001-000 BOA Public Hearing	1,125.00	.00	750.00	375.00	66.67
22-100-10-44400-002-000 PZ Public Hearing	8,525.00	2,625.00	4,875.00	3,650.00	57.18
22-100-10-44409-000-000 Non-Metallic Mining	15,000.00	.00	15,200.00	-200.00	101.33
22-100-10-44410-000-000 Sanitary Permits	26,000.00	990.00	3,100.00	22,900.00	11.92
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	1,050.00	1,950.00	4,550.00	30.00
22-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	152,150.00	9,265.00	38,675.00	113,475.00	25.42

Run Date 04/26/22 09:41 AM

## GREEN LAKE COUNTY

Page No 1

For 03/01/22 - 03/31/22

## Expenditure Summary Report

FJEXS01A

Periods 03 - 03

Land Use &amp; Zoning Month End Expenses

MEE100-10-P&amp;Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
22-100-10-53610-110-000 Salaries	314,134.00	.00	23,769.60	55,003.71	259,130.29	17.51
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	5,418.67	18,615.33	22.55
22-100-10-53610-153-000 Ret. Employer Share	20,422.00	.00	1,545.02	4,630.33	15,791.67	22.67
22-100-10-53610-154-000 Health Insurance	64,654.00	.00	3,581.90	21,245.70	43,408.30	32.86
22-100-10-53610-155-000 Life Insurance	321.00	.00	24.06	77.48	243.52	24.14
22-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	500.00	1,200.00	8,300.00	12.63
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	154.50	455.50	25.33
22-100-10-53610-242-000 Print Management	300.00	.00	12.13	23.14	276.86	7.71
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	12.05	66.60	723.40	8.43
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	244.00	532.00	-32.00	106.40
22-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	210.25	586.25	2,413.75	19.54
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	.00	100.00	30.00	76.92
22-100-10-53610-330-000 Travel	820.00	.00	92.00	92.00	728.00	11.22
22-100-10-53610-352-000 Vehicle Maintenance	938.00	.00	46.79	109.60	828.40	11.68
<b>53610 Code Enforcement</b>	<b>443,223.00</b>	<b>.00</b>	<b>31,820.88</b>	<b>89,239.98</b>	<b>353,983.02</b>	<b>20.13</b>
<b>10 Land Use Planning and Zoning</b>	<b>443,223.00</b>	<b>.00</b>	<b>31,820.88</b>	<b>89,239.98</b>	<b>353,983.02</b>	<b>20.13</b>

Land Use Permits: 03/01/2022 - 03/31/2022

Town of Berlin

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13091	002002260200	W282 COUNTY ROAD V	03/21/2022	STANLEY HALLMAN	\$10,000.00	Accessory Structure - Detached Garage	1,008 sq.ft Garage		

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
13074	004009480400	W2850 ORCHARD AVE	03/02/2022	SUZANNE ADEL	\$20,000.00	Accessory Structure - Storage Buildings	Storage building "boathouse" attached to single-family dwelling		
13077	004004090000	W1898 COUNTY ROAD A	03/02/2022	MICHAEL P NOFZ	\$6,750.00	Accessory Structure - Fence	Aluminum Rod open style fence. Fence is in two sections. One 64' section with gate and one 10' section with gate		
13080	004010880000	W3097 ORCHARD AVE	03/07/2022	MICHAEL STOUT	\$36,800.00	Accessory Structure - Detached Deck/Patio	After-the-Fact Patio.	Accessory Structure - Stairs/Walkway	After-the-Fact Walkway.
13083	004008240300	No Address Available	03/09/2022	KEITH THRASHER	\$17,255.00	Ag Structure	Storage Building		
13088	004004700600	N6071 KILLDEER LN	03/16/2022	LYN MEILAHN	\$35,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	Screened deck/porch		
13093	004001930000	N6640 STATE ROAD 49	03/25/2022	NATHAN MIRR	\$68,000.00	Accessory Structure - Detached Garage	1,440 sqft garage		
13094	004009330403	N5322 SHORE DR	03/28/2022	PETER KAVOORAS	\$150,000.00	Accessory Structure - Detached Deck/Patio	Within Patio is an inground Pool 20ft x 40ft.		
13097	004013190000	N4940 PEACOCK LN	03/29/2022	JONATHAN MACHEEL	\$490,000.00	Principal Structure - SFD	3,571 sq.ft 5 bed, 3.5 bath SFD	Accessory Structures	14' W x 12' L covered Entry. 625 sqft. Attached garage.

Town of Green Lake

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13052	006010960100	W1250 SPRING GROVE RD	03/09/2022	JESSICA DAEHLER TRUST	\$35,000.00	Land Disturbing Activity - Impervious Surface Treatment Device	Treatment Trench consisting of 3/4" clear stone capturing the west roofline of attached garage.	Accessory Structure - Stairs/Walkway	Walkway from Mound Easement to Lake.
13054	006014670000	W2626 OAKWOOD BEACH RD	03/11/2022	MARY HOGAN	\$66,000.00	Accessory Structure - Attached Deck/Patio	Deck Addition of 96sqft.	Accessory Structure - Stairs/Walkway	Walkway from Patio to existing steps by Boathouse
13071	006008150000	W2878 WICK RD	02/28/2022	SUSAN URSINI	\$589,000.00	Principal structure - SFD	Replace Existing Home Closest to Lake.	Accessory Structues	Attached deck, 3 covered porches.
13078	006010410102	W1484 SPRING GROVE RD	03/03/2022	DANIEL VREDEVELD	\$15,000.00	Driveway	Driveway. Approximately 16ft x 85ft long. Driveway will widen as it approaches Spring Grove Road.	Accessory Structure - Stairs/Walkway	Walkway from Front Porch to Driveway Turn Around Area.
13081	006007490200	W2943 KAHL RD	03/08/2022	NATHAN ALSUM	\$85,000.00	Principal Structure	1,128 sqft, 2 bed 2.5 bath SFD	Accessory Structure - attached garage	1,000 sqft. Garage
13082	006014930000	W2728 OAKWOOD BEACH RD	03/09/2022	GEOFFREY F & JENNIFER M BOGLI TRUST	\$87,000.00	Accessory Structure - Retaining Walls	Small Retaining Wall around the east side of the Patio and front.	Accessory Structure - attached deck	Attached deck, patio
13087	006003830000	W1458 MILLER RD	03/14/2022	WILLIAM H & BEVERLY L FOX JOINT REVOCABLE INTER VIVOC TRUST	\$60,000.00	Ag Structure	Grain Silo		

Town of Kingston

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

Town of Mackford

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

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
12941	012006500301	W4068 COUNTY LINE RD	03/24/2022	DANIEL E & RUTHIE MAE BONTRAGER	\$50,000.00	Principal Structure - Single Family	1 Bedroom House		
13084	012005720101	W4651 WINDING LN	03/09/2022	TIMOTHY MAST	\$125,000.00	Accessory Structure - Other	Dog Kennel	Accessory Structure - Other	Dog Kennel Addition

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
13072	014002770000	N3361 HICKORY POINT RD	03/01/2022	HICKORY POINT ACRES, LLC	\$5,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	Addition to Cabin #5		

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
13073	016003490800	No Address Available	03/02/2022	JOHN TOLBERT	\$40,000.00	Accessory Structure - Detached Garage	Storage Building.		
13075	016013490000	N4229 LAKEVIEW DR	03/02/2022	E ANDREW CAPONE	\$14,000.00	Accessory Structure - Fence	Privacy Fence, retaining wall, kids fort.	Land Disturbing Activity	Filling
13098	016015700000	N4788 N LAKESHORE DR	03/30/2022	WOLFGANG & GERDA I SCHNEIDER	\$20,000.00	Accessory Structure - Retaining Walls	Repair damaged retaining walls.	Accessory Structure - Stairs/Walkway	Replace Fire Damaged Stairs

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

March Estimated Cost: \$2,024,805.00

YTD Estimated Cost: \$7,073,905.00

## Sanitary Permits: 3/1/2022 - 3/31/2022

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202224009	004004430300	W2354 STATE ROAD 23	JULI REALTY LLC	3/4/2022	Replacement System	Mound	Ben Kinas	12 Mobile Homes-West System	280	100
202224010	012005360000	N824 COUNTY ROAD M	LARRY L & TERRY L RICHTER	03/15/2022	New System	Conventional (Non- Pressurized In- Ground)	Ben Kinas	For Private Shop/Garage	280	100
202224011	004004400000	W2360 STATE ROAD 23	GREEN LAKE CAMP PROPERTIES LLC	03/23/2022	New System	Conventional (Non- Pressurized In- Ground)	Ben Kinas	Serves 26 Campsites	280	100
202224012	006004160100	N3353 COUNTY ROAD A	SCOTT GEORGESON	03/23/2022	Replacement Tank Only	Mound	Ben Kinas	3 bedroom	150	0
<b>Total:</b>									990	300

\* 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
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
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. Received first notice letter 4/5/22	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
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

### Corporation Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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014009790000	N3129 Lakevie Drive W	James & Shawn Sanders	12912 Zoning	<p>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. CSM review started. Lots being combined to facilitate a detached garage project.</p>	6/25/2021
012002580000	N1615 Madison St.	Donald & Nancy Darsch	13046 Junk/Vehicles	<p>Garbage and Junk piles throughout the property. Unlicensed and/or inoperable vehicles. Update 2/15/22: Working with health department.</p>	1/20/2022



# POWTS Violation Report

## First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
004003750100	N6264 N LawsonDr.	DAVID ROY SANTEE		326 POWTS Violation	Ran hose from a camper to the septic tank	
004009950000	N5552 Old Oak Ln.	PAFF FREDERICKA	10024391	POWTS Failure	System is a Cesspool	Possibly working with Novak Exc.
018005690300	N6999 State Rd. 73	WALTER FERTIG	21127	POWTS Failure	Tank failure	Permit issued 4/4/22
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 permittable
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 suface 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 maintair	Failure to maintain POWTS	



# GREEN LAKE COUNTY LAND USE PLANNING & ZONING

Matt Kirkman  
Director

Office: 920-294-4156  
FAX: 920-294-4198

## Land Use Planning & Zoning Committee Meeting Notice

Date: May 5, 2022, Time: 4:30 PM

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

### AGENDA **\*AMENDED 4/27/22 \*\*5/3/22**

#### Committee Members

Curt Talma

Bill  
Boutwell

Chuck Buss

Gene Thom

Harley  
Reabe

Karen  
Werlein,  
Secretary

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. **\*Election of Chair**
5. **\*Election of Vice Chair**
6. Approval of Minutes: 4/7/2022
7. Public Comments: 3 minute limit
8. Department Activity Reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
9. Staff Update
10. **\*\*Review Draft of Chapter 350 Zoning Ordinance**
11. Public Hearing: (Not to begin before 4:45 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:** James & Catherine Jackowski **Site location:** N4148 County Rd N **General legal description:** Parcel 006-00178-0000 part of the SE1/4 of S9, T15N, R13E, Town of Green Lake, ±40 acres **Request:** Rezone ±7.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

**Item II: Owner:** Hickory Point Acres, LLC **Applicant:** Paula Gilbertson **Site location:** N3361 Hickory Point Rd **General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres **Request:** Rezone ±39.66 acres from R-1, Single-Family Residence District, to RC, Recreation District.

**Item III: Owner:** Hickory Point Acres, LLC **Applicant:** Paula Gilbertson **Site location:** N3361 Hickory Point Rd **General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres **Request:** Conditional use permit for a campground and bar.

12. Future committee activities
  - a. Future agenda items
  - b. Next meeting date: June 2, 2022
13. 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=V2lvUTFFb2o3MWNqUFFDcFRtMlBJQT09>

Topic: Land Use Planning & Zoning Committee Meeting

Time: Time: May 5, 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)

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

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

Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the Land Use Planning & Zoning office, no later than 3 days before date of the meeting.

**ORDINANCE NO.       -2022**

**Amending Ch. 350 – Zoning, Ordinance 146-76**

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 21st day of June 2022, does ordain as follows:

- 1   **WHEREAS**, an amendment is necessary to update the County's Zoning Ordinance.

Roll Call on Ordinance No.       -2022

Submitted by Land Use Planning &  
Zoning Committee:

Ayes       , Nays       , Absent       , Abstain

Passed and Enacted/Rejected this 21st  
day of June, 2022.

---

Curt Talma

---

William Boutwell

---

County Board Chairman

---

Harley Reabe

---

ATTEST: County Clerk  
Approve as to Form:

---

Charles Buss

---

Corporation Counsel

---

Gene Thom

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

4 Section 1. Green Lake County Ordinance, No.146-76 adopted by the Green Lake County  
5 Board of Supervisors on June 15, 1976 and as amended from time-to-time is amended as  
6 follows (deletions are in ~~strikeout~~, additions are in underline):  
7

8 Proposed Amendments to Chapter 350, Zoning Ordinance June 2, 2022

9 Article I: Introduction, No changes

10 Article II: (Reserved), No changes

11 **Article III: General Provisions, Amendments as follows:**  
12

13 **§ 350-13** Compliance required; number of buildings per lot; existing construction.  
14

- 15 B. Every residential building hereafter erected, converted, enlarged or structurally  
16 altered shall be located on a lot, and in no case, except as provided in Sections  
17 350-40.A.(9) and 350-40.B.(5), shall there be more than one main residential  
18 building on one lot. **[Amended 11-14-2017 by Ord. No. 22-2017]**  
19

20 **§ 350-14** Nonconforming uses, structures and lots or parcels.  
21

- 22 D. ~~No building shall be erected, structurally altered or relocated and no lumber,~~  
23 ~~materials, furniture or other equipment shall be stocked, piled or stored in a~~  
24 ~~manner that shall be of such characters as to adversely affect the property~~  
25 ~~values and general desirability of the neighborhood.~~ Reserved.  
26

27 **§ 350-16** ~~(Reserved)~~ Public Nuisances Affecting Real Property  
28

- 29 A. Definitions for purposes of this section.  
30

31 **PUBLIC VIEW**

32 Observation from any location exterior to the property.  
33

34 **JUNK:** Any of the following that are visible from public view:  
35

- 36 1. Motorized vehicles or motorized equipment of any type, if not currently capable  
37 of motorized operation including, but not limited to, cars, vans, trucks, recreation  
38 vehicles, watercraft, motor homes, lawn mowers, snow blowers, outboard  
39 motors, go-carts, mopeds, scooters and mini-bikes.  
40 2. Non-motorized vehicles intended to transport persons or property on a road or  
41 highway, including trailers and bicycles, if not currently safe to use on the road.  
42 3. Vehicle parts  
43 4. Tires, with or without rims  
44 5. Interior appliances and electronic equipment not in use including, but not limited  
to, cooktop range and ovens, refrigerators, dishwashers, fans, clothes dryers,

- 45 clothes washers, microwaves, televisions, screens, audio equipment,  
46 computers, arcade games and vending machines.
- 47 6. Interior plumbing and mechanical fixtures not in use including, but not limited to,  
48 toilets, sinks, piping, bathtubs, tub surrounds, water heaters/tanks, water  
49 softeners, humidifiers, dehumidifiers, wood-burning stoves, furnaces and related  
50 piping and ductwork.
- 51 7. Interior furniture that is abandoned, discarded or damaged including, but not  
52 limited to, sofas, recliners, mattresses, bed frames, dressers, credenzas, desks,  
53 tables and chairs.
- 54 8. Outdoor recreation equipment that is disassembled or broken including, but not  
55 limited to, trampolines, above-ground swimming pools, swimming pool  
56 components and patio furniture.
- 57 9. Building components or construction materials not installed or in use including,  
58 but not limited to, doors, windows, siding, shingles, lumber and flooring.
- 59 10. Outdoor fixtures or containers not currently in use including, but not limited to,  
60 fuel tanks, propane tanks, liquid barrels and air conditioners.
- 61 11. Scrap metal, plastic, glass or wood not in use.
- 62 12. Any other item similar in nature to the above list.

63

64 B. Prohibited Activities. No person, group of persons, company firm, corporation, or  
65 any other entity shall within the unincorporated areas of the county,

- 66 1. Operate an unlicensed junkyard.
- 67 2. Store any junk outside a building and within public view for a period of any part  
68 of five (5) or more days during any thirty (30) day period.
- 69 3. Leave any dead animal not buried or otherwise legally disposed of for a period  
70 of more than three days on the premises.
- 71 4. Store or dispose of any solid waste or other junk except in accordance with all  
72 applicable state and local regulations.

73

74 C. Exceptions.

- 75 1. This section is not intended to regulate or place limitations on any legally  
76 licensed junkyard, salvage dealer, sanitary landfill or other junk, waste disposal  
77 or storage activity for which a valid license from the state and/or other  
78 necessary municipal issuing authority is required and has been issued and all  
79 such licenses are in full force and effect.
- 80 2. This section does not regulate or place limitations on junk that is stored inside a  
81 closed building.
- 82 3. This section is not intended to prohibit the proper outside storage of licensed  
83 and operable motor vehicles.
- 84

85 **Article IV: Zoning Districts, Amendments as follows:**

86

87 **§ 350-27 A-1 Farmland Preservation District.**

88 **(2) Conditional uses:**

- 89 **(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, and is not a dog breeding facility or a dog breeder as defined in ATCP 16, which meets all of the following requirements: **[Amended 9-21-2021 by Ord. No. 30-2021]**

[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.

**§ 350-32 C-1 General Commercial District.**

B. Conditional uses. An application for a conditional use permit shall not be approved unless, at a minimum, it complies with the conditions and standards set forth in Article VII, Conditional Use Permits.

(2) One single-family residential use may be allowed on a lot or parcel in this district. The single-family residence shall only be occupied by the owner or operator of ~~established in the same building with~~ the commercial use.

**§ 350-33 C-2 Extensive Commercial District.**

B. Conditional uses. An application for a conditional use permit shall not be approved unless, at a minimum, it complies with the conditions and standards set forth in Article VII, Conditional Use Permits.

(1) ~~One~~ One single-family residential use may be allowed on a lot or parcel in this district. The single-family residence shall only be occupied by the owner or operator of ~~established in the same building with~~ the commercial use.

(16) Contractor's yard or shop ~~(inside material storage only).~~ **[Added 3-19-2019]**

by Ord. No. 2-2019]

**§ 350-34 I Industrial District.**

A. Permitted uses. Any use permitted in the C-2 Extensive Commercial District except residential, educational or institutional uses, with the following provisions:

~~(1) There may be one single family residential use established in the same building with any commercial use.~~

~~(2) There may be a dwelling for the owner, watchman or caretaker employed on the premises and members of his family in connection with any wholesale or industrial trade.~~

B. Conditional uses. The following are permitted as conditional uses, provided that consideration is given to such matters as the creation of nuisance conditions for the public or the users of nearby areas and the creation of traffic hazards, and that any use is not in conflict with any laws of the State of Wisconsin or any ordinances of Green Lake County governing nuisances. An application for a conditional use permit shall not be approved unless, at minimum, it complies with the conditions and standards set forth in Article VII, Conditional Use Permits.

(29) One single-family residential use may be allowed on a lot or parcel in this district. The single-family residence shall only be occupied by the owner or operator of the commercial or industrial use.

**§ 350-40 R-3 Multiple-Family Residence District.**

A. Permitted uses. **[Amended 11-14-2017 by Ord. No. 22-2017]**

(9) Dwelling, multiple-family, three to eight units. The dwelling may contain all the dwelling units, or the dwelling units may be located in multiple separate buildings.

B. Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article VII, Conditional Use Permits. **[Amended 11-14-2017 by Ord. No. 22-2017]**

(5) Dwelling, multiple-family, nine plus units. The dwelling may contain all the dwelling units, or the dwelling units may be located in multiple separate buildings.

**Article V: Nonbuilding Structures, Amendments as follows:**



157 **§ 350-43.3 Driveways, & walkways**

158 Driveways and walkways shall comply with the following:

159  
160 A. Driveways and walkways may be allowed within the side yard and street yard  
161 setbacks within the street yard.

162  
163 B. Walkways no greater than 36 inches in width may be allowed within the side and  
164 rear yard setbacks.

165 **Article VI: Highway Setback Lines, Amendments as follows:**

166  
167 **§ 350-52 Structures permitted within setback lines.**

168 A. The following kinds of structures may be placed between the setback lines and  
169 the highway:

170 (10) Irrigation and liquid manure transport piping and structures that are  
171 necessary for underground pipeline maintenance.

172 **Article XIII: Word Usage and Definitions, Amendments as follows:**

173  
174 **§ 350-77 Word usage and definitions.**

175 **CONTRACTOR'S EQUIPMENT**

176 Means all apparatus, machinery, vehicles and other things required for the  
177 execution and completion of work or assembly of work by any building trade or  
178 other contractor.

179 **CONTRACTOR'S YARD or SHOP**

180 Means any land, building or structure used for the purpose of storing contracting  
181 equipment and material or performing shop work or assembly work by any building  
182 trade or other contractor.

183 **PATIO**

184 A residential accessory structure, used as an outdoor space for leisure, dining,  
185 cooking, or similar use, that consists of a surface layer, including but limited to  
186 concrete, pavers, bricks, tiles, asphalt or stone (e.g. flagstone, limestone,  
187 bluestone, slate, granite, gravel, stone screenings) and the supporting base layers  
188 extending subgrade to the underlying soil.

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

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

193   Section 4. All ordinances and parts of ordinances in conflict herewith are hereby  
194   repealed.

## 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, May 5, 2022, at 4:45 p.m.** to consider the following requests:

**Item I: Owner:** James & Catherine Jackowski **Site location:** N4148 County Rd N **General legal description:** Parcel 006-00178-0000 part of the SE1/4 of S9, T15N, R13E, Town of Green Lake, ±40 acres **Request:** Rezone ±7.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by certified survey map.

**Item II: Owner:** Hickory Point Acres, LLC **Applicant:** Paula Gilbertson **Site location:** N3361 Hickory Point Rd **General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres **Request:** Rezone ±39.66 acres from R-1, Single-Family Residence District, to RC, Recreation District.

**Item III: Owner:** Hickory Point Acres, LLC **Applicant:** Paula Gilbertson **Site location:** N3361 Hickory Point Rd **General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres **Request:** Conditional use permit for a campground and bar.

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: April 21, 2022*

## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

May 5, 2022

### ITEM I: ZONING CHANGE

**OWNER:**

James & Catherine Jackowski

**APPLICANT:**

James & Catherine Jackowski

**REQUEST:** The applicants are requesting a zoning change for ±7.8 acres from A-1, Farmland Preservation District to R-4, Rural Residential District.

**PARCEL NUMBER / LOCATION:** The affected parcel number is 006-00178-0000, located in the SW ¼ of the SE ¼ of Section 9, T15N, R13E, Town of Green Lake. The site proposed for the zoning change is located at N4148 County Road N.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of parcel 006-00178-0000 is A-1. The lands surrounding this parcel are also zoned A-1, Farmland Preservation District. The current use of the property has a residence, farm crops, and woods. The adjacent property uses appear to be mainly for farm crops.

**ADDITIONAL INFORMATION / ANALYSIS:** Parcel 006-00178-0000 is ±40 acres of A-1, Farmland Preservation District. ±32 acres are being used agriculturally. ±1.2 acres are being used residentially, and the remaining ±6.8 acres are woods. Out of the ±7.8 acres proposed in the rezone, ±1.53 acres have problems with water, or “wet spots” and one section is a drainage way for neighboring fields.

The soils on this property fall between class I, class II, and class III. Class I soils are defined as “soils have few limitations that restrict their use”. Class II soils are defined as “soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices”. Class III soils are defined as “soils that have severe limitations that reduce the choice of plants, require special conservation practices, or both.” About 2.0 acres of the proposed rezone are made up of Class III soils. The remaining 4.3 acres are either Class I or II. The property owners have also pointed out a few low areas that they say have not been suitable for farming. These areas, depending on the season, add up to and additional 1.5 acres. The breakdown of this proposed rezone is 60% quality ag soils and about 40% poor soils for agriculture.

There are alternatives to rezoning 7.8 acres from A-1 to R-4. The property owners could avoid the rezone entirely by increasing the acreage to 8 acres and including at least 50% of the tillable acres. Alternatively, the property owners could present a rezone that would include just the Class III soils.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **Based on there being a 60% good soils for agriculture and 40% poor soils for agriculture staff would suggest that there is a significant portion of the proposed rezone that could still**

be utilized for agricultural production. Clearly the Class III soils have not been utilized for agriculture and would be better suited to a use not allowed in the Farmland Preservation.

- b) The rezoning is consistent with any applicable comprehensive plan. Rezoning a parcel of land that has a higher percentage of quality ag soils than the percentage of poor ag soils would not meet the comprehensive plan's goal to preserve the County's farmland. A rezone that would have applied to mostly Class III soils, that have not been farmed and would not be easily put into agricultural production, would meet comprehensive plan goals.
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture...without damaging the economic and social environment or the natural resources..." Here again the majority of this proposed rezone is of quality ag soils, so the rezone would not be at all consistent with the Farmland Preservation Plan. Had the rezone applied to lands that mostly consisted of Class III soils I can see this request being consistent.
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also require a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

**TOWN OF GREEN LAKE:** An Action Form requesting the Town's input related to this zoning change request was emailed to the Town Clerk on March 11th. The Town Board did not object to and did recommend approval of this request.

Please type or use black ink

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

### GENERAL APPLICATION

Fee 375 (not refundable) Date 2/3/22  
Zone Change from A-1 to R-4  
Conditional Use Permit for \_\_\_\_\_  
Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT (1)

Name James Jackowski  
Mailing Address N4148 Cty Rd N Markesan WI 53946  
Phone Number 920-979-0872  
Signature James Jackowski Date 2/3/22

#### PROPERTY OWNER / APPLICANT (2)

Name Catherine Jackowski  
Mailing Address N4148 Cty Rd N Markesan WI 53946  
Phone Number 920-979-3052  
Signature Catherine Jackowski Date 2/3/22

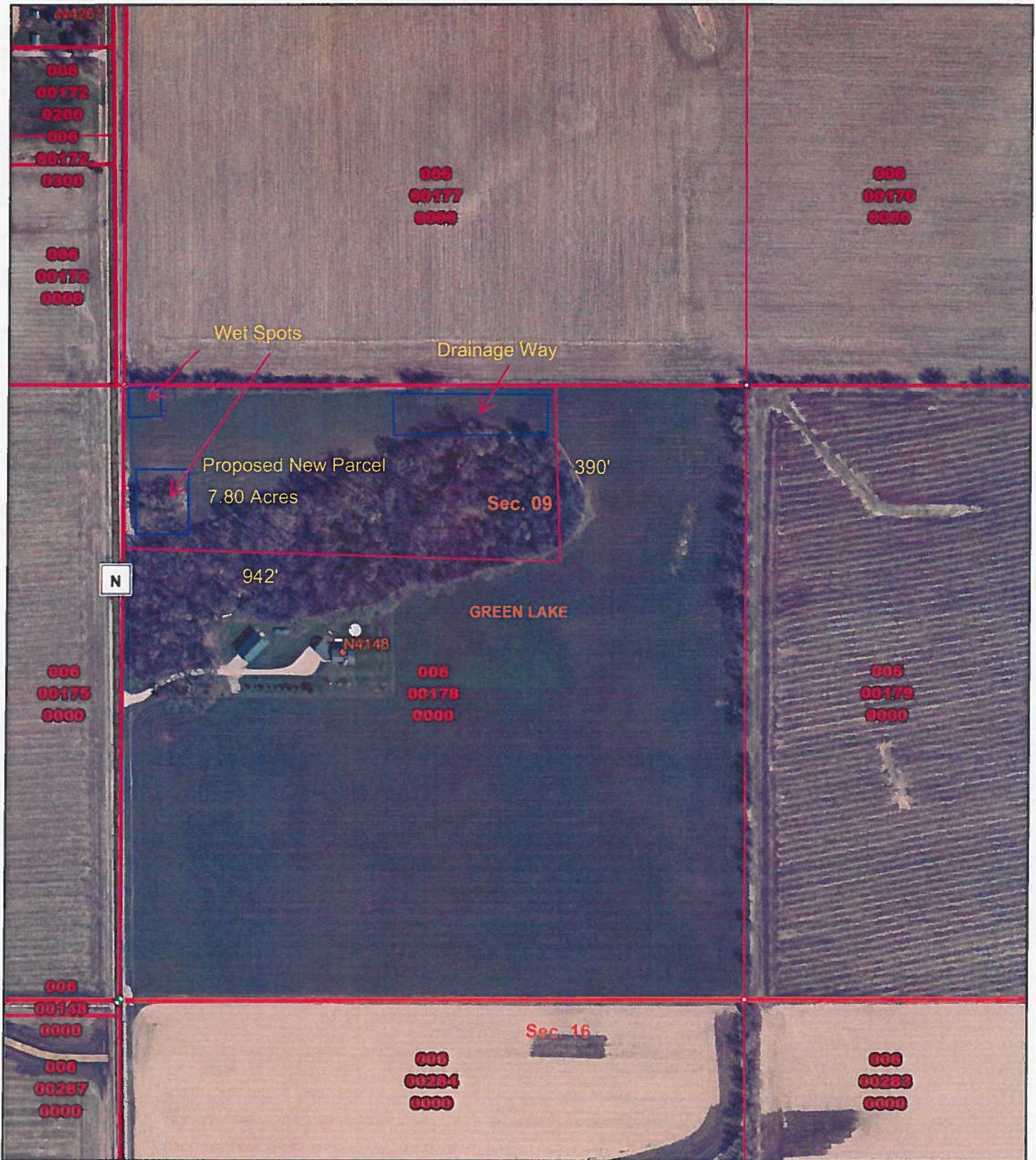
#### PROPERTY INFORMATION



Town of Green Lake Parcel Number(s) 006-00178-0000  
Acres 40 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Section 9 Town 15 North Range 13 East  
Location of Property N4148 County Rd N  
Legal Description \_\_\_\_\_  
NE 1/4 of Section 16 and the South half of the SE 1/4 of Section 9,  
all in T15N, R13E in the Town of Green Lake, Green Lake County, Wisconsin  
Current Zoning Classification A-1 Current Use of Property Farm and House  
Detailed Description of Proposed Use \_\_\_\_\_  
Non-farm Residence and light Agricultural uses  
Rezone 7.80 Acres to R-4

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

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





  
 1 inch = 293 feet  
  
 Geographic Information System (GIS)  
<https://gis.co.green-lake.wi.us/>

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

Note:

Time: 8:52:19 AM  
 Date: 2/3/2022





**(1)** The land is better suited for a use not allowed in the A-1 Farmland Preservation Zoning District.

- Multiple low wet spots in the proposed parcel makes growing crops more difficult.

**(2)** The rezoning is consistent with the Green Lake County Comprehensive Plan.

- R4 Zoning district allows for agricultural uses

**(3)** The rezoning is substantially consistent with the Green Lake County Farmland Preservation Plan, certified under Ch. 91, Wis. Stats., which is in effect at the time of zoning.

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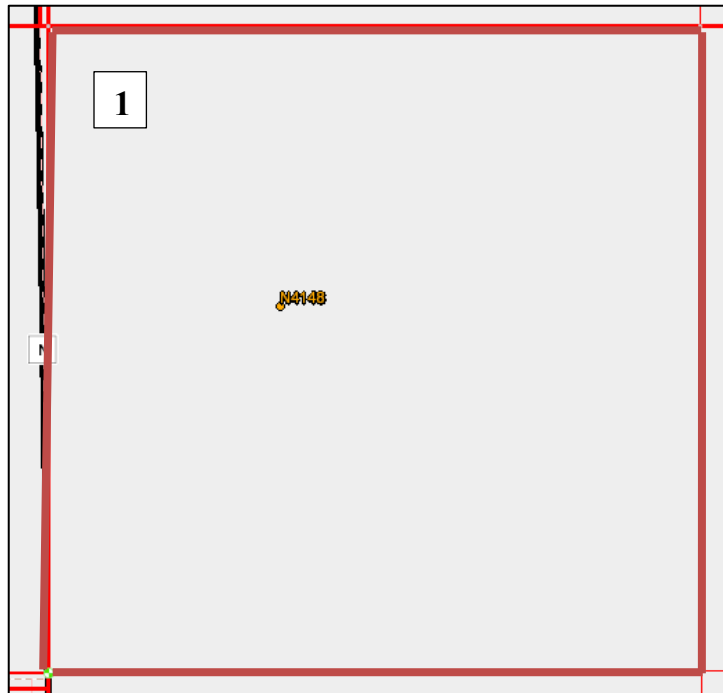
**(4)** The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

- Proposed lot is in a secluded part of the farm and is difficult to get to with farm machinery.

**Owner: James & Catherine Jackowski**  
**Town of Green Lake, Parcel #006-00178-0000**  
**Part of the SE1/4 of Section 9, T15N, R13E**

**Existing Configuration**

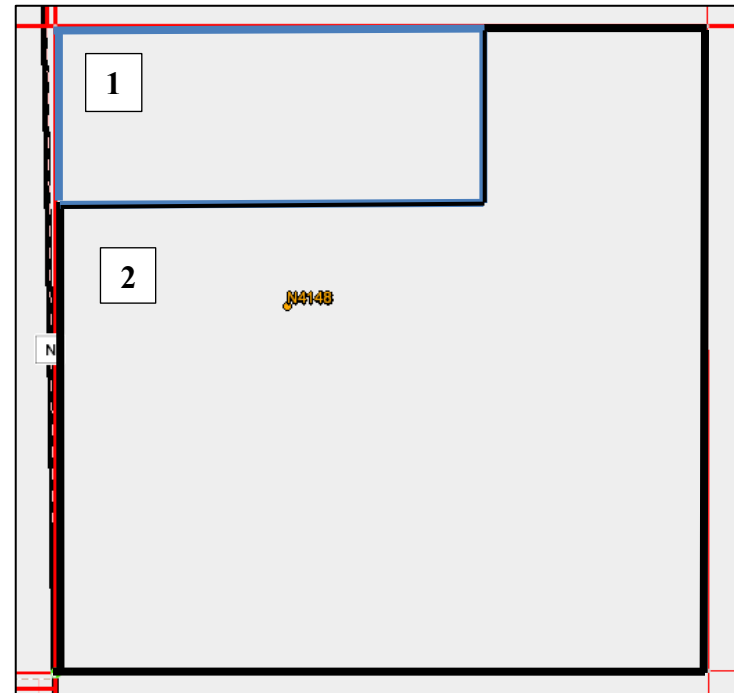
1 = ±40 acre parcel zoned A-1, Farmland Preservation District



**Proposed Configuration**

1 = ±7.8 acre parcel zoned R-4, Rural Residential District

2 = ±32.2 acre parcel zoned A-1, Farmland Preservation District



# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on –  
(Date) 4-11-2022.

**Owner/Applicant:** James & Catherine Jackowski

**Site Location:** N4148 County Rd N

**General legal description:** Parcel 006-00178-0000 part of the SE1/4 of S9, T15N, R13E, Town of Green Lake, ±40 acres

**Request:** Rezone ±7.8 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District. To be identified by Certified Survey Map.

**Planned public hearing date for the above requests:** May 5, 2022

☒ **Town Does Not object to and Approves of request**

☐ **No action taken**

☐ **Objects to and requests denial of request**

**NOTE:** If denial – please enclose Town Resolution of denial

- Reason(s) for objection:

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Bernice - chairman  
Town Representative

4-11-22  
Date Signed

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

Please return this form to the Land Use Planning & Zoning Office by: **April 15, 2022**

## Land Use Planning and Zoning Committee Staff Report

Public Hearing

May 5, 2022

### Item II: Zoning Change

**Owner:**

Hickory Point Acres LLC

**Applicant:**

Paula Gilbertson

**Request:** The owner/applicant is requesting a rezone from R-1, Single Family Residence District to RC, Recreation District.

**Parcel Number/ Location:** The request affects parcels 014-00277-0000 (±39.66 acres). The parcel is located in the SW ¼ of the SW ¼ of Section 27, T15N, R11E, Town of Marquette. The site address is N3361 Hickory Point Rd.

**Existing Zoning and Uses of Adjacent Area:** The parcel referenced above is zoned R-1, Single Family Residence District. The property is currently being used as a campground resort and bar. To the North and East, the property is bordered by Puckaway Lake. To the south the neighboring properties are zoned as A-1, Farmland Preservation District. These lands appear to be used for woods/wildlife habitat and some farm fields. To the west the properties are zoned as R-1 and appear to be used for single family residences.

**Additional Information/Analysis:**

The property has been operating as a recreational resort and bar since the 1950's. Currently it is considered a non-conforming use in the R-1 district. Currently there nine standing cabins with two open slabs for new cabins to be built. Cabins are rented out seasonally. There are also six trailers/mobile homes on the property in which the land is rented out to the mobile homeowners. There is also a bar located on the property which operates year-round on the weekends.

**Suggested Zoning Change Criteria:** When considering a request for zoning change, recent court cases have cited the following decision-making criteria: **(Staff Comments in Bold)**

- 1) Consistency with long-range planning (comprehensive plan): **The use of these lands is not changing, so consistency is not an issue. As stated earlier the property has been used as a recreational resort since the 1950's, which is consistent with the comprehensive plan's goal of accommodating recreational growth without losing productive ag land.**
- 2) Nature and character of parcel:  
**This parcel has been used as a resort and bar since the 1950's. Rezoning this parcel to RC matches the parcels current use and would make the parcel conforming.**

- 3) Use of surrounding land:

**The surrounding lands are mostly being used as farmland, woods, or wildlife habitat. There are some single-family residences to the west, but most of the property is surrounded by woods or Puckaway Lake.**

- 4) Overall scheme of zoning map: **Typically, the land surrounding recreational attractions like Lake Puckaway are developed for residential or recreational uses. It would not be inconsistent with the overall scheme of the zoning map to introduce a recreationally zoned parcel along Lake Puckaway especially since the use has existed for many years.**

- 5) Consideration of interest of public health, morals, and safety: **With this use being established, there are no concerns relates to public health, morals, and safety.**

- 6) Promote public welfare, convenience, and general prosperity

**It would appear the request is consistent with community goals relating to the promotion of the public welfare, convenience, and general prosperity.**

**Town of Marquette:** The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on March 11. The Town Board does not object to and approves of request.

Please type or use black ink

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

### GENERAL APPLICATION

Fee 375 (not refundable)  
Zone Change from R1 to RC  
Conditional Use Permit for \_\_\_\_\_  
Other \_\_\_\_\_

Date 2/28/2022

#### PROPERTY OWNER / APPLICANT (1)

Name Hickory Point Acres LLC  
Mailing Address N 3361 Hickory Point Rd Mancheson WI 53946  
Phone Number 920-767-1241  
Signature Paul Gilbertson Date 2/28/2022

#### PROPERTY OWNER / APPLICANT (2)

Name Paul Gilbertson, Agent  
Mailing Address P.O. Box 92 Manquette WI 53941  
Phone Number 920-767-1241  
Signature Paul Gilbertson Date 2/28/2022

#### PROPERTY INFORMATION

Town of Manquette Parcel Number(s) 01400277 0000  
Acres \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Section 27 Town 15 North Range 11 East  
Location of Property N 3361 Hickory Point Rd Mancheson WI 53946  
Legal Description \_\_\_\_\_

Current Zoning Classification R1 Current Use of Property Bar + Resort

Detailed Description of Proposed Use Bar with seasonal cabins/mobile homes that are rented out April-October of each year. Cabins are rented out and we rent the land to the mobile home owners

- property used as a campground with cabins and mobile homes
- bar also on property

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

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



Puckaway Lake

Rezone 50 acres of  
R-1 to 50 acres of RC



1 inch = 304 feet



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

### GIS Viewer Map

Green Lake County, WI

Time: 1:37:03 PM  
Date: 3/1/2022

Note:

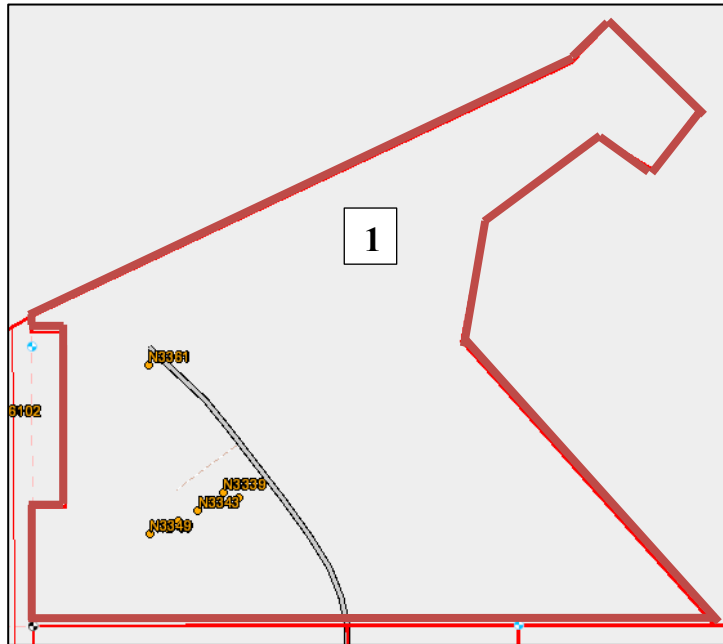




**Owner: Hickory Point Acres, LLC**  
**Applicant: Paula Gilbertson**  
**Town of Marquette, Parcel #014-00277-0000**  
**Part of the SW1/4 of Section 27, T15N, R11E**

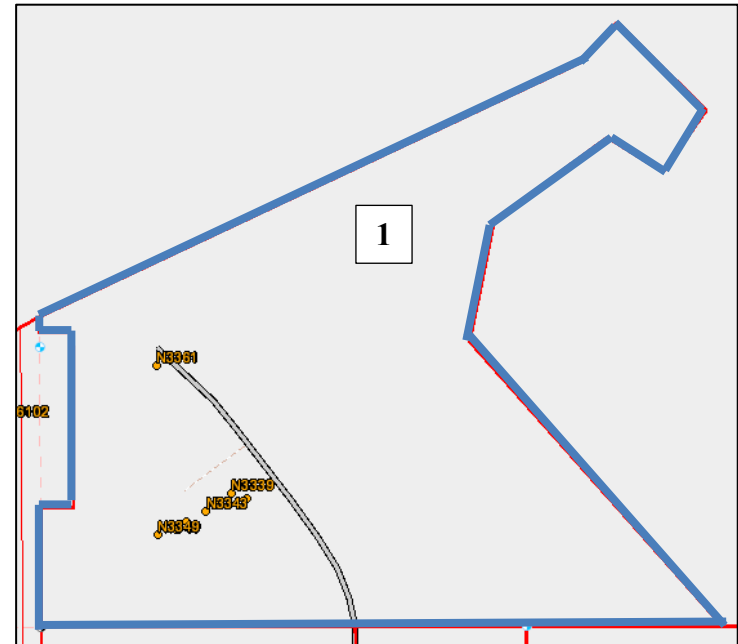
**Existing Configuration**

1 = ±39.66 acre parcel zoned R-1, Single-Family Residence District



**Proposed Configuration**

1 = ±39.66 acre parcel zoned RC, Recreation District



# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on 4-13-22 (Date)

**Owner/Applicant:** Hickory Point Acres, LLC / Paula Gilbertson

**Site Location:** N3361 Hickory Point Rd, Markesan, WI

**General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres

**Request:** Rezone ±39.66 acres from R-1, Single-Family Residential District, to RC, Recreation District.

**Planned public hearing date for the above requests:** May 5th, 2022

☒ Town Does Not object to and Approves of request

☐ No action taken

☐ Objects to and requests denial of request

**NOTE:** If denial – please enclose Town Resolution of denial

- Reason(s) for objection:

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James A. Tellmarcher  
Town Representative

4-13-2022  
Date Signed

**NOTES:** We do think the tavern should be zoned commercial

Please return this form to the Land Use Planning & Zoning Office by: **April 15, 2022**

## Land Use Planning and Zoning Committee Staff Report

Public Hearing

May 5, 2022

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

**Owner:**

Hickory Point Acres LLC

**Applicant:**

Paula Gilbertson

**Request:** The owner/applicant is requesting a conditional use permit to operate a campground resort and a bar.

**Parcel Number/ Location:** The request affects parcels 014-00277-0000 (±39.66 acres). The parcel is located in the SW ¼ of the SW ¼ of Section 27, T15N, R11E, Town of Marquette. The site address is N3361 Hickory Point Rd.

**Existing Zoning and Uses of Adjacent Area:** The parcel referenced above is zoned R-1, Single Family Residence District. The property is currently being used as a campground resort and bar. To the North and East, the property is bordered by Puckaway Lake. To the south the neighboring properties are zoned as A-1, Farmland Preservation District. These lands appear to be used for woods/wildlife habitat and some farm fields. To the west the properties are zoned as R-1 and appear to be used for single family residences.

**Additional Information/Analysis:** Originally this property was developed as a campground and tavern in the 1950's. It originally opened as Millers Resort and Tavern where the built 14 cabins, a shower house, and allowed 7 mobile homes to be located on the property. In 2014 the property was bought by the current owners, and they continued to operate the resort. Currently cabins are rented out seasonally from April through October. The bar is open year-round on Fridays, Saturdays, and Sundays. The owner plans to possibly renovate or move the current bar to a different location on the property. They are also planning on building new cabins on pre-existing slabs where the cabins were taken down. The owners do not plan on adding any more sites in the near future and the resort would have 11 cabin sites and 6 mobile home sites. In total the cabins, mobile homes, and bar occupy ±6 acres of the parcel.

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.*

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

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

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

- 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
- 2. 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. The existing septic system must have a soil evaluation conducted before any new buildings are hooked up to it.

**Town of Marquette:** The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on March 11, 2022. The Town Board did not take action on this request.

Fee Received (Non-Refundable) 375

Date 2/28/2022

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 Hickory Point Acres LLC  
Mailing Address N3361 Hickory Point Road Manchesa WI 5394  
Phone Number 920-767-1241 Email gilbertson4@centurylink.net  
Signature Paula Gilbertson Date 2-28-2022

**AGENT IF OTHER THAN OWNER**

Name Paula Gilbertson  
Mailing Address P.O. Box 92 Marquette WI 53947  
Phone Number 920-767-1241 Email gilbertson4@centurylink.net  
Signature Paula Gilbertson Date 2-28-2022

**PROPERTY INFORMATION**

Town of Marquette Location of Property N3361 Hickory Pt. Rd Manchesa  
Section 27 Town 15 N Range 11 E  
Affected Parcel Number(s) 014002770000 Affected Acres \_\_\_\_\_  
Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
CSM \_\_\_\_\_ Lot \_\_\_\_\_ or COS \_\_\_\_\_  
Legal Description \_\_\_\_\_

Current Zoning Classification R1

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

Currently the property is being used as a campground that has a bar. There were 11 cabins with water/septic hookup but currently there are 9 cabins standing but 11 sites that still have hookup on West lot line. There are also 6 trailers/mobile homes that are on their own septic system as well as the bar being on its own.

# Legal Description

## EXHIBIT B

A parcel of land located in Section 27, T.15N., R.11E. Town of Marquette, Green Lake County, Wisconsin, described as follows:

The West 132 feet of Fractional Section 27, Town 15 North, Range 11 East EXCEPT THEREFROM the following described parcel of land, to-wit: Commencing 19 rods and 17 links North of the Southwest corner of said Section 27, thence North 29 rods, thence East  $5\frac{1}{2}$  rods, thence South 29 rods, and thence West  $5\frac{1}{2}$  rods to place of beginning.

Fractional Section 27, Township 15 North, Range 11 East, which is situated North of and abuts on the Northwest Quarter of said Section 34, EXCEPT the West 164 feet thereof.

A part of Fractional Section 27, Town 15 North, Range 11 East described as follows: Commencing at a point 132 feet East of the Southwest corner of Fractional Section 27, in Section 34, Township 15 North, Range 11 East, which said point of commencement is also the Northwest corner of the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 34, Township 15 North, Range 11 East, thence North to Lake Shore; thence East along Lake Shore 132 feet more or less; thence South parallel with first described line to a point East of point of commencement; thence West to point of commencement.



**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? Proposed uses include a campground with cabins and mobile homes as well as the bar. No new sites are being proposed but would like to put cabins back on the two areas that used to have cabins

If this application is for a use that will be contained to a part of the parcel, specify the exact dimensions of the affected area. The area proposed in this conditional use permit will be to the west of Hickory Point Road. The "campground area" is approximately 6 acres.

☐ 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**

Miller's Resort and Tavern was established back in the 1950's. The original owners had built the bar along with 14 cabins and 1 shower house as a weekly vacation spot. Over time the resort expanded to include 7 mobile homes in which they rented the land to people who wanted to put their mobile homes on. The children of the original owner ran the resort until their passing. In 2014, we took over and formed Hickory Point Acres LLC and continue to run the resort and bar. We had made the change from weekly to seasonally renting the cabins. The bar is currently open year round on Friday, Saturday, and Sunday. The seasonal rentals are generally from April through October of each year. My future plans are to either remodel the existing bar or relocate it near existing cabin #9 & #10. We would also like the option of putting cabins back on the slabs with sewer and water hookup like there once was (Camping Unit #7 and just south of cabin #10). Once I retire I plan on having my children take over the resort and bar. By rezoning this parcel from R-1 to RC and obtaining a conditional use permit for the resort and bar, we would be creating a conforming use as it is currently a legal nonconforming use. Presently each



**OPERATIONAL PLAN NARRATIVE (continued)**

cabin/mobile home has their own propane tank and [REDACTED]  
movable shed and deck. At this time we limit each cabin/mobile home to  
have one shed not to exceed 200sqft.





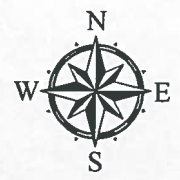


Green Lake County

1 inch = 304 feet

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

<p><b>GIS Viewer Map</b>  Green Lake County, WI</p>		<p>Time: 1:37:03 PM  Date: 3/1/2022</p>
<p>Note</p> <p>Existing</p>		









# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

April 19<sup>th</sup> 2022.

**Owner/Applicant:** Hickory Point Acres, LLC / Paula Gilbertson

**Site Location:** N3361 Hickory Point Rd, Markesan, WI

**General legal description:** Parcel 014-00277-0000, part of the SW1/4 of S27, T15N, R11E, Town of Marquette, ±39.66 acres

**Request:** CUP for a campground and bar.

**Planned public hearing date for the above requests:** May 5th, 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:

why is it going from residential to recreational why  
is it not going to commercial  
Big concerns about the septic field of compliance  
on cabins and trailers and bar

James J. Tellmacher  
Town Representative

4-19-22  
Date Signed

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

Please return this form to the Land Use Planning & Zoning Office by: **April 15, 2022**