



# 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, November 3, 2022.

Packet Pages:

- 2        Agenda
  
- 3-4      Draft Meeting Minutes from October 6, 2022
  
- 5-7      Financial Reports for September 2022
  
- 8-10     Permit Reports for September 2022
  
- 11-12    Violation Reports
  
- 13-21    Public Hearing

**Item I Owner:** Paul & Leetta Mast **Site location:** N3091 Cty. Rd. B/H **General legal description:** Parcel 014-00506-0000 part of the NE1/4 of S36, T15N, R11E, Town of Marquette, 40 acres **Request:** CUP to operate a woodworking business

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

<div>Land Use Planning &amp; Zoning Committee</div> <div>Meeting Notice</div>	
<div>Date: November 3, 2022 Time: 4:00 PM</div> <div>Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI</div>	
AGENDA	
<div>Committee Members</div> <div>Curt Talma, Chair</div> <div>Chuck Buss Vice Chair</div> <div>Bill Boutwell</div> <div>Gene Thom</div> <div>Harley Reabe</div> <div>Karen Werlein, Secretary</div> <div>Virtual attendance at meetings is optional. If technical difficulties arise, there may be instances when remote access may be compromised. If there is a quorum attending in person, the meeting will proceed as schedules.</div>	<div> <div>1. Call to Order</div> <div>2. Pledge of Allegiance</div> <div>3. Certification of Open Meeting Law</div> <div>4. Approval of Minutes: 10/06/22</div> <div>5. Public Comments: 3 minute limit</div> <div>6. Department Activity Reports <div> <div>a. Financial reports</div> <div>b. Land use &amp; septic permits</div> <div>c. Violation reports</div> </div> </div> <div>7. Public Hearing: (Not to begin before 4:30 PM)</div> <div> <div>Item I Owner: Paul &amp; Leeta Mast</div> <div>Site location: N3091 Cty. Rd. B/H</div> <div>General legal description: Parcel 014-00506-0000 part of the NE1/4 of S36, T15N, R11E, Town of Marquette, 40 acres</div> <div>Request: CUP to operate a woodworking business</div> </div> <div> <div>8. Future committee activities <div> <div>a. Future agenda items</div> <div>b. Next meeting date: December 1, 2022</div> </div> </div> <div>9. Adjourn</div> </div> <div> <div>This meeting will be conducted through in person attendance or audio/visual communication.</div> <div>Remote access can be obtained through the following link:</div> <div> <a href="https://teams.microsoft.com/l/meetup-join/19%3awqahrjDs92dJKnM1sBjrlWK_b7Lpo1xGLrgyzZrwB3s1%40thread.tacv2/1666033596193?context=%7b%22Tid%22%3a%226e4bd50f-9266-4d14-8159-66cdd4fec978%22%2c%22Oid%22%3a%224e449f27-8574-4e1f-8898-c48d04181428%22%7d">https://teams.microsoft.com/l/meetup-join/19%3awqahrjDs92dJKnM1sBjrlWK_b7Lpo1xGLrgyzZrwB3s1%40thread.tacv2/1666033596193?context=%7b%22Tid%22%3a%226e4bd50f-9266-4d14-8159-66cdd4fec978%22%2c%22Oid%22%3a%224e449f27-8574-4e1f-8898-c48d04181428%22%7d</a> </div> <div> <div>Topic: Land Use Planning &amp; Zoning Committee Meeting</div> <div>Time: November 3, 2022, 04:00 PM Central Time (US and Canada)</div> </div> </div> </div>

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

**CALL TO ORDER**

Planning & Zoning Vice Chair Chuck Buss called the meeting of the Land Use Planning and Zoning Committee to order at 4:00 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met. Public access was available via remote programming as well as in person.

Present: **Harley Reabe, Chuck Buss, Bill Boutwell, Dawn Klockow**, Corporation Counsel

Absent: **Curt Talma, Gene Thom**

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 (Boutwell/Reabe)*** to approve the minutes of the September 1st meeting. Motion carried with no negative vote.

**PUBLIC COMMENTS:**

Mark Lindquist: N5111 Skunk Ridge Ln, spoke against the CUP approved at the July 7<sup>th</sup> P&Z meeting.

Carl Nehm: N4805 Prairie Rd, spoke against the CUP approved at the July 7<sup>th</sup> P&Z meeting.

Phyllis Peterson: N5461 Skunk Hallow Rd, believes a BOA member has a conflict of interest related to the appeal of the CUP approved at the July 7<sup>th</sup> P&Z meeting.

Mark Lindquist: N5111 Skunk Ridge Ln, requested the BOA member to recuse himself from deciding the appeal of the CUP approved at the July 7<sup>th</sup> P&Z meeting.

Connie Willett: N5415 Brooklyn G Rd, believes a BOA member has conflict of interest related to the appeal of the CUP approved at the July 7<sup>th</sup> P&Z meeting.

**DEPARTMENT ACTIVITY REPORTS**

a. **Financial reports**

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

b. **Permits**

Matt Kirkman stated there were 25 land use permits and 8 sanitary permits in August.

c. **Violations**

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

**Discussion on short term rental properties**

Matt Kirkman discussed how there is a current ordinance that oversees Tourist Rooming Houses and that he is working with corporation counsel to find out more information. Member Bill Boutwell commented that rental properties should have the same regulations as their non-rental property neighbors.

### **Current Stay of Proceedings related to the Kopplin-Kinas CUP**

Kirkman updated the committee that there is a current stay of proceedings for the CUP approved at the July 7<sup>th</sup> P&Z meeting. To his knowledge, no conditions of the CUP have been started.

### **FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items –
- b. Next meeting date – November 3rd, 2022

***Motion/second (Boutwell/Reabe)*** to go into closed session. Roll call: Buss- aye, Boutwell- aye, Thom- absent, Reabe- aye, Talma-absent. Motion carried.

### **CLOSED SESSION**

### **ADJOURN**

Vice Chair Buss adjourned the meeting at 5:00pm from closed session.

Respectfully submitted,  
Karen Werlein, Land Use Coordinator

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

FEES RECEIVED	SEPTEMBER				YEAR-TO-DATE				BUDGET	
	2021		2022		2021		2022		2022	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	16	4,400	27	6,850	178	54,500	196	\$ 48,400	\$ 60,000	81%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	9	2,185	12	3,660	81	21,960	61	\$ 17,135	\$ 26,000	66%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	5	10,800	18	\$ 15,200	\$ 15,000	101%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	
Variances	-	-	-	-	1	375	3	1,125	-	
Appeals	-	-	-	-	-	-	1	375	-	
Total	-	\$ -	-	\$ -	1	\$ 375	4	\$ 1,500	\$ 1,125	133%
PLANNING & ZONING COMMITTEE										
Zoning Change	2	750	-	-	18	6,750	7	2,625	-	
Conditional Use Permits	3	1,125	-	-	10	3,750	14	5,250	-	
Variance	-	-	-	-	-	-	1	450	-	
Total	5	\$ 1,875	-	\$ -	28	\$ 10,500	22	\$ 8,325	\$ 8,525	98%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	
Fines & Forfeitures	1	250	3	300	4	697	5	400	-	
Total	1	\$ 250	3	\$ 300	4	\$ 697	5	\$ 400	-	
SURVEYOR										
Certified Survey Maps	7	1,200	3	540	33	6,030	32	5,595	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	
Total	7	\$ 1,200	3	\$ 540	34	\$ 15,530	32	\$ 5,595	\$ 16,000	35%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	1	30	1	15	-	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	1	\$ 30	1	\$ 15	\$ 35,000	0%
GRAND TOTAL										
									Total	63%

Account No/Description	Budget Amount	Period Amount	Y-T-D Amount	Balance	Percent Received
10 Land Use Planning and Zoning					
22-100-10-44400-000-000 Land Use Permits	60,000.00	6,850.00	48,400.00	11,600.00	80.67
22-100-10-44400-001-000 BOA Public Hearing	1,125.00	.00	1,500.00	-375.00	133.33
22-100-10-44400-002-000 PZ Public Hearing	8,525.00	.00	8,325.00	200.00	97.65
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	3,660.00	17,135.00	8,865.00	65.90
22-100-10-45110-000-000 Fines & Forfeitures	.00	300.00	400.00	-400.00	.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	540.00	5,595.00	905.00	86.08
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	11,350.00	96,555.00	55,595.00	63.46

Run Date 10/21/22 10:13 AM

## GREEN LAKE COUNTY

Page No 1

For 09/01/22 - 09/30/22

## Expenditure Summary Report

FJEXS01A

Periods 09 - 09

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	23,680.40	204,638.83	109,495.17	65.14
22-100-10-53610-140-000 Meeting Payments	940.00	.00	.00	80.00	860.00	8.51
22-100-10-53610-151-000 Social Security	24,034.00	.00	1,717.48	16,298.51	7,735.49	67.81
22-100-10-53610-153-000 Ret. Employer Share	20,422.00	.00	1,539.23	14,269.26	6,152.74	69.87
22-100-10-53610-154-000 Health Insurance	53,482.00	.00	4,194.02	46,685.58	6,796.42	87.29
22-100-10-53610-155-000 Life Insurance	321.00	.00	27.18	234.32	86.68	73.00
22-100-10-53610-210-002 Professional Services	9,500.00	.00	3,607.50	7,407.50	2,092.50	77.97
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	74.61	915.14	-305.14	150.02
22-100-10-53610-242-000 Print Management	300.00	19.00	14.08	117.73	163.27	45.58
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	47.33	299.34	490.66	37.89
22-100-10-53610-312-000 Field Supplies	600.00	.00	47.97	79.96	520.04	13.33
22-100-10-53610-320-000 Publications-BOA Public Hearing	500.00	.00	.00	776.00	-276.00	155.20
22-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	310.00	2,341.25	658.75	78.04
22-100-10-53610-321-000 Seminars	930.00	.00	350.00	350.00	580.00	37.63
22-100-10-53610-324-000 Member Dues	130.00	.00	40.00	140.00	-10.00	107.69
22-100-10-53610-330-000 Travel	820.00	.00	.00	92.00	728.00	11.22
22-100-10-53610-352-000 Vehicle Maintenance	938.00	.00	90.35	584.13	353.87	62.27
<b>53610 Code Enforcement</b>	<b>432,051.00</b>	<b>19.00</b>	<b>35,740.15</b>	<b>295,309.55</b>	<b>136,722.45</b>	<b>68.36</b>
<b>10 Land Use Planning and Zoning</b>	<b>432,051.00</b>	<b>19.00</b>	<b>35,740.15</b>	<b>295,309.55</b>	<b>136,722.45</b>	<b>68.36</b>

Land Use Permits: 09/01/2022 - 09/30/2022

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
13243	002003770302	W1397 COUNTY ROAD V	09/06/2022	SHARON STEWART	\$1,700.00	Accessory Structure	Shed		
13245	002002720000	N8566 STATE ROAD 49	09/07/2022	ALL SAINTS CONGREGATION	\$11,600,000.00	Principal Structure	School		
13255	002006080200	N7553 COUNTY ROAD A	09/20/2022	MASON CYRIER 2014 REVOCABLE TRUST	\$67,000.00	Additions / Alterations	40x40 to existing 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
13236	004013370000	W3007 ORCHARD AVE	09/06/2022	THOMAS SENO	\$50,000.00	Additions / Alterations to Principal Sturcture	16x24 Addition		
13247	004007160000	W2109 IRVING PARK RD	09/01/2022	MARY CHAPIN	\$25,000.00	Land Disturbing Activity - Grading	Site grading for new home.		
13249	004009670100	W1191 ILLINOIS AVE	09/13/2022	MICHAEL SHOEMACHER REVOCABLE TRUST	\$20,000.00	Accessory Structures	Limestone edger wall, stiar replacment	Land Disturbing Activity - Impervious Surface Treatment Device	Clear stone infiltration basin
13250	004013400000	W3029 ORCHARD AVE	09/14/2022	THOMAS R & JUDITH L RAUSCHENBERGER REVOCABLE TRUST	\$80,000.00	Accessory Structure	Tram		
13252	004004720301	N5942 LOST CREEK RD	09/16/2022	MARCIA HANSEN	\$49,550.00	Accessory Structure	28x28 Detached Garage		
13260	004018300000	W3235 BAY RD	09/26/2022	THEODORA FRANCK REVOCABLE TRUST	\$550,000.00	Principal Structure	New 4 bedroom SFD		
13263	004009170100	W2955 HILLSIDE RD	09/27/2022	KELLY FRANCIS	Permit renewal	Accessory Structures	2 attached patios, 2 retaining walls, Driveway	Land Disturbing Activity	Impervious Surface Treatment Device

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
13242	006005810300	W2185 MELMAR DR	09/06/2022	ROBERT STRELOW	\$10,000.00	Additions / Alterations to Accessory Structure	24x24 Garage Addition		
13254	006012100000	W2152 TULETA HILL RD	09/20/2022	JEROME DESSERICH	\$40,000.00	Accessory Structures	staris, walkway, lake steps, replace existing patio, replace existing retaining wall	Land Distrubing Activity	Impervious Surface Treatment Device
13256	006013340000	N3012 N KEARLEY RD	09/21/2022	RUSSELL HAMILTON	\$65,000.00	Addition/Alteration to Principal Structure	Garage Addition, House addition		
13261	006003320000	W2353 CENTER RD	09/26/2022	VALERIE ALBRECHT	\$63,400.00	Principal Structure - SFD	2 Bedroom House		
13265	006009210000	N3556 COUNTY ROAD O	09/29/2022	MAM FARMS LLC	\$249,000.00	Principal Structure - SFD	3 Bedroom House	Accessory Structure	Attached Garage

Town of Kingston

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13259	008001160200	W5599 COUNTY ROAD B	09/23/2022	KIMBERLY KLOTZBACH	\$44,500.00	Other - Solar Panel(s)	Solar Panel Array		

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
13248	010003660100	W2087 COUNTY ROAD I AND O	09/13/2022	STEVEN ECKERT	\$25,000.00	Ag. Structure	Lean-to Polished		

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
13203	012007040300	W2620 COUNTY ROAD AW	09/02/2022	TARAH BILLINGTON	\$450,000.00	Accessory Structure	Attached Garage	Addition/Alteration to Principal Structure	Kitchen
13238	012005650100	N605 COUNTY ROAD M	09/01/2022	ELI SCHROCK	\$35,000.00	Ag Structure	90x50 Shed		
13246	012000400000	No Address Available	09/09/2022	MAM FARMS LLC	\$126,000.00	Ag. Structure	Commodity Shed		
13251	012005650100	N605 COUNTY ROAD M	09/15/2022	ELI SCHROCK	\$40,000.00	Principal Structure - SFD	4 bedroom SFD		

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
13240	014005160100	N2856 NICOLET RD	09/02/2022	WILLIAM SCHMUCKER	\$88,000.00	Principal Structure - Single Family	Four Bedroom House	Ag. Structure	Horse Shelter
13239	014003770000	W6613 MARINE CT	09/01/2022	THREE FOUR FIVE LLC	\$2,400.00	Accessory Structure	2 pedestals with lions sitting on top		
13258	014002770000	N3343 HICKORY POINT RD	09/22/2022	HICKORY POINT ACRES, LLC	\$2,000.00	Accessory Structure	10x12 Shed	Accessory Structure	12x17 Attached Deck above flood elevation



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
13241	016003430102	W3521 MEREDITH LN	09/02/2022	ROBERTA LEGACY PROPERTIES LLC	\$5,000.00	Accessory Structure	20ftx12ft Shed	Land Disturbing Activity	IMS Device: 3/4 Clear Stone Trench
13266	016003970601	N4578 N LILL AVE	09/30/2022	JOYCE HOFFMAN SURVIVORS TRUST	\$8,341.00	Accessory Structure	Fence around Septic Mound		

Town of Saint Marie

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

None

Town of Seneca

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

None

September Estimated Cost:

\$13,696,891.00

YTD Estimated Cost:

\$42,306,573.00

## Sanitary Permits: 9/1/2022 - 9/30/2022

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202224051	014005160100	N2856 NICOLET RD	WILLIAM SCHMUCKER	09/01/2022	New System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann	4 Bedroom House	280	100
202224052	012005650100	N605 COUNTY ROAD M	ELI SCHROCK	09/02/2022	New System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann	4 Bedroom House	280	100
202224053	154000890000	150 W 2ND ST	KENNETH A & JEAN A KOERNER	09/02/2022	Replacement System	Holding Tank	Jeramiah Storer	3 Bedroom House	355	100
202224054	006016960000	N3108 SUSAN DR	PROCHOTSKY FAMILY TRUST	09/06/2022	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer	3 Bedroom House	280	100
202224055	014002930100	W7096 PUCKAWAY RD	GLEN E LITTLE II	09/06/2022	Replacement System	Mound	Lichtfeld, T	2 Bedroom House	280	100
202224056	002002720000	N8566 STATE ROAD 49	ALL SAINTS CONGREGATION	09/07/2022	New System	Holding Tank	Ben Kinas	Kitchen Holding Tanks	355	100
202224057	002002720000	N8566 STATE ROAD 49	ALL SAINTS CONGREGATION	09/07/2022	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	School	280	100
202224058	008004840000	No Address Available	KEVIN & CRYSTAL DENSON REVOCABLE TRUST	09/09/2022	New System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann	1 Bedroom House	280	100
202224059	006003320000	W2353 CENTER RD	PAUL ALBRECHT	09/26/2022	Replacement System	Mound w/ Pre-Treatment	Thomas Matenaer	2 Bedroom House	355	100
202224060	006009210000	N3556 COUNTY ROAD O	MAM FARMS	09/29/2022	Reconnect	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer	3 Bedroom House	280	0
202224061	004018300000	W3235 BAY RD	THEODORA FRANCK REVOCABLE TRUST	09/29/2022	New System	Conventional (Non-Pressurized In-Ground)	Schroeder, J	4 Bedroom House	280	100
<b>Total:</b>									3305	1000

# Land Use Violations Report

## First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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
004003390201, 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
014005060000	N3091 Cty. Rd. B/H	Paul Mast	13090	Zoning	Operating a wood working business in A-1 property without a CUP. Public hearing at 11/3/22 P&Z Meeting	3/18/2022
004004440000	W2398 State RD	Philip Mirr	13152	Zoning	Operating a contractors yard in C2 Zoning. Ordinance passed.	5/24/2022
020004240000	N8215 Hopp Rd	Petraszak Family Land Holding	13244	Floodplain	Chapter 300-18(A)(1) Obstruction to flow and no rise. Chapter 300-38.B. No land use permit for floodplain development. Working with WDNR.	9/7/2022

## Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
010003910200	W2194 Cty Rd X	David Cotterill	12995	Zoning/Vehicles	Three Structures built without permits (Barn/cabin, Shipping Container, Shed). Update 11/24/21: Spoke with David Cotterill regarding his violations. He said that he is on revision number 3 of his dwelling building plans. He intends to build a new house and a new shed in 2022. I instructed him to apply for a sanitary permit, and a land use permit by the end of the year. He is to include the ice shanty and storage barn structure on that application. The metal shipping container is not allowed on site once the shed is completed.	10/22/2021
014007690000	W4564 Cty Rd B	Keith Frederick	13175	Zoning	Failure to obtain a LUP for the placement of a structure. (Bunker Silo Concrete Wall) Construction of a Bunker Silo within the highway setback. BOA meeting 9/16/22. Denied. LUP Issued for code compliant location.	6/9/2022
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 10/12/22: Camper unmoved	9/10/2021

## Corporation Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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. Sent to Corporation counsel on 4/22/22.	1/20/2022
014007480000	N2902 Hilltop Rd	Jeremy Roska	13179	Zoning	Shed built without a permit. Shed is built within the street yard setback. Plans to move shed to new property. Shed removed as of 11-1-22 waiting on corporation counsel settlement.	6/13/2022

# POWTS Violation Report

## First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
016007980500	N5588 Lock Rd	THOMAS KUJAC	202024007	POWTS Failure	Not all wastewater is run into new septic system	On hold. House deemed uninhabitable by health

## Second Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
004009950000	N5552 Old Oak Ln.	PAFF FREDERICKA	10024391	POWTS Failure	System is a Cesspool Holding tank used when another type of	possibly working with Novak
006003320000	W2353 Center Rd	VALERIE & PAUL ALBRECHT	201624077	POWTS Violation	system could be used	Has new permit
006001980000	W591 Thomas Rd	Carl Wilke	624010	POWTS Failure	Tank not watertight	Working with Egbert
016000090000	N6123 Swamp Rd	James Hebbe	1624006	POWTS Failure	Tank not watertight	Working with Kinas
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	
006010220701	W1740 SANDSTONE AVE	WOOD SIMON	159178	POWTS Failure	Tank not watertight	Working with Pollesch
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	Maybe working with Pollesch
016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank not watertight	
018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank not watertight	Has new permit app
154000890000	150 W 2nd St	KENNETH & JEAN KOERNER	593	POWTS Failure	probable suface discharge	Has new permit app
006001350000	N4474 LAKEVIEW RD	GREGORY ZIER	18201	POWTS Failure	Tank failure	Resent letter 7/22
008005940000	W6521 W North St	RHONDA BARKER	11	POWTS Failure	Tank failure	

## Corp Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
016009230000	W5880 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	10024250	POWTS Failure	Tank unsound	Has new permit
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	Resent letter 7/22
016009230000	N4914 RAY SHORTER RD	PROG ROD-GUN CLUB	10024257	POWTS Failure	Tank failure	Has new permit
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	10024253	POWTS Failure	Tank failure	Has new permit

## 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, November 3, 2022, at 4:30 p.m.** to consider the following requests:

**Item I Owner:** Paul & Leeta Mast **Site location:** N3091 Cty. Rd. B/H **General legal description:** Parcel 014-00506-0000 part of the NE1/4 of S36, T15N, R11E, Town of Marquette, 40 acres **Request:** CUP to operate a woodworking business

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: October 20, 2022*

## Land Use Planning and Zoning Committee Staff Report

Public Hearing

November 4, 2022

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

**Owner:**

Paul and Leetta Mast

**Applicant:**

Same

**Request:** The owner/applicant is requesting a conditional use permit to operate a woodworking shop/business.

**Parcel Number/ Location:** The request affects part of parcel 014-00506-0000 (±40 acres). The parcel is located in the SE ¼ of the NE ¼ of Section 10, T15N, R11E, Town of Marquette. The site address is N3091 County Road B and H.

**Existing Zoning and Uses of Adjacent Area:** The ±40 acre parcel referenced above is zoned A-1, Farmland Preservation District. The property is primarily used for pasture and field crops. It also has a single-family residence where the owner resides along with a barn, a large attached garage, and a small shed. All the surrounding parcels are zoned as A-1 and appear to be used mostly for agriculture.

**Additional Information/Analysis:** Originally the wood working business started on another property in 2007 and was moved onto this property in 2021. The owner/applicant is requesting a conditional use permit to allow for a woodworking shop. Currently the shop is in a 44'x80' building attached to a residence. The owner plans to add a 56'x80' shed addition to the existing building. The new addition would be used to store farm equipment and corn. Currently the shop mostly makes cabinets, but they also make other wood products as well by order. The hours of operation would be Monday through Saturday from 6:00am and 5:00pm. The sawdust created by the woodworking shop ends up being reused on the farm for animal bedding. Once the shed addition is completed the attached shed will total 8,816 Square Feet (sqft) and the woodworking shop will take up 3,952 sqft (45%) and the farm storage will take up 4864sqft (55%) of the space inside the building. In the future the owner plans on building a new house on the property. Once this is done the existing house attached to the shed would be remodeled back into a storage shed and be used for storing Ag equipment. This meets the 50% rule in the A-1 Farmland Preservation district for a non-ag related conditional use permit.

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

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

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

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

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

- a) No conditional use permit shall be issued 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 6:00am and 5:00pm.
3. 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.
4. The total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.
5. The proposed shed addition must be completed within 1 year of this permit's issuance

**Town of Marquette:** An Action Form requesting the Town's input related to this CUP request was emailed to the Town Clerk on September 15, 2022. The town took no action.



Fee Received (Non-Refundable) 375.<sup>00</sup>

Date 8-26-22

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 W. Most  
Mailing Address N3091 Ctr. Rd. B/H  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Signature Paul W. Most Date 8-26-22

**AGENT IF OTHER THAN OWNER**

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY INFORMATION**

Town of Marquette Location of Property N3091 Ctr. Rd. B/H  
Section 36 Town 15 N Range 11 E  
Affected Parcel Number(s) 014-00506-0000 Affected Acres 14.01 acre  
Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
CSM \_\_\_\_\_ Lot \_\_\_\_\_ or COS \_\_\_\_\_  
Legal Description SE 1/4 of NE 1/4 Section 36 T. 15 N.

Current Zoning Classification A-1

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

Residence Farm

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

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

Operate a Woodworking business

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. 1 acre

☐ 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**

(History of) Started 2007 on William Mast Jr. property. Then moved to Paul Mast property in 2021

(Property Was) bare land built and moved on in 2012  
current use is mostly Ag. Want to do woodworking business.

(Proposed use) Woodworking cabinet shop home business

(Property use) Monday thru Sat. 6:00<sup>AM</sup> to 5:00<sup>PM</sup>

Current structure 4336 sq. building that will be converted to be used for woodworking shop. other buildings on site for Farm use.

**OPERATIONAL PLAN NARRATIVE (continued)**

New structure will be built Pole shed addition 4864 sq. ft.  
used for storage farm machines corn storage

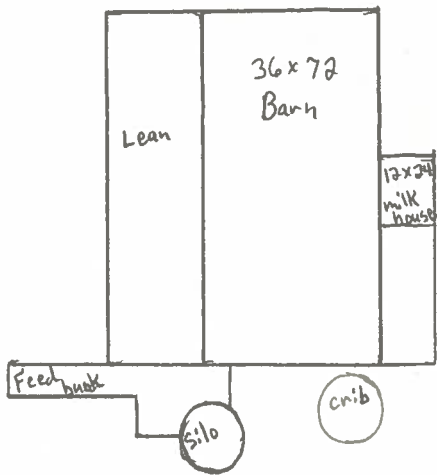
Saw Dust will be used for bedding on farm

(Business activity) We own this property and with C.U.P.  
is something that can be done.

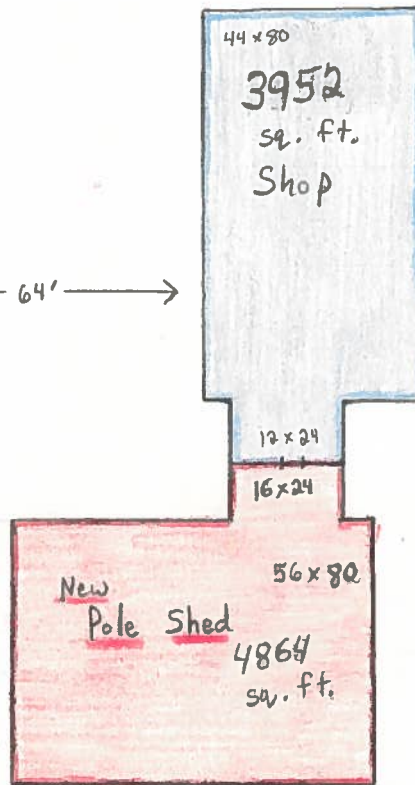


Paul W. Mast

Well  
pump  
house



64'



?  
912  
sq.  
ft.

12 x 12

12 x 24

16 x 24

32 x 52

12 x 24

Leach Field

Septic

440'  
to property  
line

Drive way

368' to road

Ag Building  
4864 sq. ft.

Woodworking Shop  
3952 sq. ft.

720' →  
to property  
line

# 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)

October 12, 2022

**Owner/Applicant:** Paul & Leeta Mast

**Site Location:** N3091 Cty. Rd. B and H

**General legal description:** Parcel 014-00506-0000, part of the NE1/4 of S36, T15N, R11E, Town of Marquette  
±40 acres

**Request:** CUP for woodworking business

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

☐ Town does not object to and approves of request

☒ No action taken

☐ Objects to and requests denial of request

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

- Reason(s) for objection:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

James J. Tellmarcher  
Town Representative

10-12-22  
Date Signed

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

Please return this form to the Land Use Planning & Zoning Office by: **October 14, 2022**