



# 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, February 2, 2023.

Packet Pages:

- 2        Agenda
- 3-4     Draft Meeting Minutes from January 5, 2023
- 5-7     Financial Reports for December 2022
- 8-9     Permit Reports for December 2022
- 10-11   Violation Reports
- 12      Calendar
- 13-26   Public Hearing

**Item I Owner:** Mark & Kim Nowacki **Agent:** Timothy Lind **Site location:** W270 White Ridge Rd **General legal description:** Parcel 002-00204-0100, part of the SE1/4 of S12,T17N,R13E, Town of Berlin, ±12.47 acres **Request:** Rezone ±1.09 acres from A2, General Agriculture District, to A1, Farmland Preservation District.

**Item II Owner:** Town of Mackford **Agent:** Steve Davison **Site location:** N2272 Cty Rd A **General legal description:** Parcel 010-00056-0100, part of the SW1/4 of S3,T14N,R13E, Town of Mackford, ±2.48 acres **Request:** Conditional Use Permit to construct a pavilion.

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: February 2, 2023 Time: 4:00 PM  
Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI

### AGENDA

#### Committee Members

Curt Talma, Chair

Chuck Buss  
Vice Chair

Bill Boutwell

Gene Thom

Harley Reabe

Karen Werlein,  
Secretary

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 scheduled.

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. The Committee may meet in closed session under Wis. Stat. s. 19.86(1)(g) to confer with legal counsel for the government body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which is involved. This matter is in reference to Green Lake County case number 22-CV-75.
5. The committee may reconvene in open session to discuss matters held in closed session.
6. Approval of Minutes: 1/5/23
7. Public Comments: 3-minute limit
8. Department Activity Reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
9. Discussion on time of Planning & Zoning Committee Meetings
10. Approval of 2023 Meeting Calendar
11. Planning and Zoning Committee Training (±15 minutes)
12. Public Hearing: (Not to begin before 4:30 PM)

**Item I Owner:** Mark & Kim Nowacki **Agent:** Timothy Lind **Site location:** W270 White Ridge Rd **General legal description:** Parcel 002-00204-0100, part of the SE1/4 of S12,T17N,R13E, Town of Berlin, ±12.47 acres **Request:** Rezone ±1.09 acres from A2, General Agriculture District, to A1, Farmland Preservation District.

**Item II Owner:** Town of Mackford **Agent:** Steve Davison **Site location:** N2272 Cty Rd A **General legal description:** Parcel 010-00056-0100, part of the SW1/4 of S3,T14N,R13E, Town of Mackford, ±2.48 acres **Request:** Conditional Use Permit to construct a pavilion.

13. Future committee activities
  - a. Future agenda items
  - b. Next meeting date: March 2, 2023
14. Adjourn

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

### Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 254 365 353 137

Passcode: 9z3d6E

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 920-659-4248](#), [690179533#](#) United States, Green Bay

Phone Conference ID: 690 179 533#

[Find a local number](#) | [Reset PIN](#)

Please accept at your earliest convenience. Thank you!

**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, January 5, 2023**

**CALL TO ORDER**

Planning & Zoning Chair Curt Talma 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:** Curt Talma, Gene Thom (remote), Bill Boutwell, Harley Reabe, Chuck Buss, Dan Sondalle, Corporation Counsel

**Absent:**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

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

**PUBLIC COMMENTS:**

None

**DEPARTMENT ACTIVITY REPORTS**

a. **Financial reports**

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

b. **Permits**

Matt Kirkman stated there were 8 land use permits and 7 sanitary permits in November.

c. **Violations**

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

**Planning and Zoning Committee Training:**

Kirkman discussed the training PowerPoint.

**PUBLIC HEARING – 4:31PM**

Chair Talma read the rules for the Public Hearing

**Item I Owner:** Burton Werch Jr. **Site location:** W284 St Rd 91 **General legal description:** Parcel 002-00028-0000, part of the SE1/4 of S1, T17N, R13E, Town of Berlin, ±34.78 acres  
**Request:** Rezone ±3.1 acres from A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input.  
Burton Werch, owner: Spoke in favor of the request.  
Douglas Werch, W107 Werch Rd: Spoke in favor of the request.

Talma closed the public comment.

- b. Committee Discussion: Matt Kirkman presented the Staff Report. The Town of Berlin approves of the rezone.
- c. Committee Decision: **Motion/second (Reabe/Boutwell)** to approve the rezone. To be forwarded to County Board for final approval.  
Motion carried with no negative vote.

**Item II Owner:** MNJ Development LLC **Agent:** Michael Monohan **Site location:** Eastridge Dr  
**General legal description:** Parcel 002-00850-000 & 002-00048-0300, part of the SW1/4 of S2, T17N, R13E, Town of Berlin, 3.7 acres **Request:** CUP for a 17-stall storage building.

- a. Public Testimony/Comment: Chair Talma called for public input.  
James Silloway, N7752 Forest Ridge Rd: Spoke in favor of the request.  
Chair Talma closed the public comment.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Berlin approves of the CUP.  
Deliberation was made from committee members regarding the Conditional Use Permit Criteria.
- a. Committee Decision: **Motion/second (Buss/Boutwell)** to approve the CUP request as presented with the following conditions:
  - 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
  - 2. No outside storage of materials and other items is allowed.
  - 3. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
  - 4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
  - 5. Prior to construction both parcels must be combined into a single parcel through a CSM.
  - 6. The applicant must obtain a Land Use Permit before any building construction starts.

#### **FUTURE COMMITTEE ACTIVITIES**

- a. Future agenda items – 2023 calendar, discuss time of P&Z Committee Meetings.
- b. Next meeting date – February 2, 2023

#### **ADJOURN**

Chair Talma adjourned the meeting at 5:18PM.

**Respectfully submitted,**  
**Karen Werlein, Land Use Coordinator**

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

FEES RECEIVED	DECEMBER				YEAR-TO-DATE				BUDGET	
	2021		2022		2021		2022		2022	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>										
Total Monthly Issued Permits	8	3,400	7	2,650	222	69,650	239	\$ 58,750	\$ 60,000	98%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	11	3,325	8	2,010	122	33,675	80	\$ 22,050	\$ 26,000	85%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	-	-	-	\$ -	5	10,800	18	\$ 15,200	\$ 15,000	101%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	2	750	3	1,125	-	-
Appeals	-	-	-	-	-	-	1	375	-	-
<b>Total</b>	-	\$ -	-	\$ -	2	\$ 750	4	\$ 1,500	\$ 1,125	133%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	1	375	1	375	19	7,125	10	3,750	-	-
Conditional Use Permits	-	-	1	375	15	5,625	16	6,000	-	-
Variance	-	-	-	-	-	-	2	900	-	-
<b>Total</b>	1	\$ 375	2	\$ 750	34	\$ 12,750	28	\$ 10,650	\$ 8,525	125%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	2	400	6	911	8	1,000	-	-
<b>Total</b>	-	\$ -	2	\$ 400	6	\$ 911	8	\$ 1,000	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	6	1,005	4	660	47	8,400	40	6,930	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	
<b>Total</b>	6	\$ 1,005	4	\$ 660	48	\$ 17,900	40	\$ 6,930	\$ 16,000	43%
<b>GIS (Geographic Information System)</b>										
Map Sales	-	-	-	-	1	30	1	15	-	-
Land Records Transfer	1	25,000	-	-	1	25,000	-	-	25,000	
Land Information Grant	1	10,000	-	-	1	10,000	-	-	10,000	
<b>Total</b>	2	\$ 35,000	-	\$ -	3	\$ 35,030	1	\$ 15	\$ 35,000	0%
<b>GRAND TOTAL</b>	28	43,105	23	6,470	442	181,466	418	116,095	\$ 161,650	
									<b>Total</b>	<b>76%</b>

GREEN LAKE COUNTY

For 12/01/22 - 12/31/22

Revenue Summary Report

FJRES01A

Periods 12 - 12

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	2,650.00	58,750.00	1,250.00	97.92
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	750.00	10,650.00	-2,125.00	124.93
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	2,010.00	22,150.00	3,850.00	85.19
22-100-10-45110-000-000 Fines & Forfeitures	.00	400.00	1,000.00	-1,000.00	.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	660.00	6,930.00	-430.00	106.62
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	6,470.00	116,180.00	35,970.00	76.36

For 12/01/22 - 12/31/22

Expenditure Summary Report

FJEXS01A

Periods 12 - 14

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
22-100-10-53610-110-000 Salaries	314,134.00	.00	36,343.20	289,439.63	24,694.37	92.14
22-100-10-53610-125-000 Overtime	.00	.00	11.43	11.43	-11.43	.00
22-100-10-53610-140-000 Meeting Payments	940.00	.00	649.31	1,084.60	-144.60	115.38
22-100-10-53610-151-000 Social Security	24,034.00	.00	2,735.02	22,564.43	1,469.57	93.89
22-100-10-53610-153-000 Ret. Employer Share	20,422.00	.00	2,363.06	19,782.08	639.92	96.87
22-100-10-53610-154-000 Health Insurance	53,482.00	.00	5,183.44	60,257.06	-6,775.06	112.67
22-100-10-53610-155-000 Life Insurance	321.00	.00	27.18	315.86	5.14	98.40
22-100-10-53610-210-002 Professional Services	9,500.00	.00	18,862.12	35,347.12	-25,847.12	**
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	66.24	1,152.52	-542.52	188.94
22-100-10-53610-242-000 Print Management	300.00	.00	26.56	200.29	99.71	66.76
22-100-10-53610-307-000 Training	300.00	.00	-450.00	75.83	224.17	25.28
22-100-10-53610-310-000 Office Supplies	790.00	.00	31.90	949.02	-159.02	120.13
22-100-10-53610-312-000 Field Supplies	600.00	.00	.00	79.96	520.04	13.33
22-100-10-53610-312-001 Non-Metallic Mining Expense	.00	.00	185.00	454.62	-454.62	.00
22-100-10-53610-320-000 Publications-BOA Public Hearing	500.00	.00	133.00	1,109.00	-609.00	**
22-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	466.00	3,294.25	-294.25	109.81
22-100-10-53610-321-000 Seminars	930.00	.00	.00	350.00	580.00	37.63
22-100-10-53610-324-000 Member Dues	130.00	.00	.00	140.00	-10.00	107.69
22-100-10-53610-330-000 Travel	820.00	.00	360.00	452.00	368.00	55.12
22-100-10-53610-352-000 Vehicle Maintenance	938.00	.00	60.63	755.12	182.88	80.50
<b>53610 Code Enforcement</b>	<b>432,051.00</b>	<b>.00</b>	<b>67,054.09</b>	<b>437,814.82</b>	<b>-5,763.82</b>	<b>101.33</b>
<b>10 Land Use Planning and Zoning</b>	<b>432,051.00</b>	<b>.00</b>	<b>67,054.09</b>	<b>437,814.82</b>	<b>-5,763.82</b>	<b>101.33</b>

## Land Use Permits: 12/01/2022 - 12/31/2022

### 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
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None

### Town of Brooklyn

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13306	004003150200	W1002 STATE ROAD 23 AND 49	12/01/2022	COACHLITE GREEN LAKE LLC	\$7,000.00	Principal Structure	Lot 25 2 Bedroom Mobile Home		
13307	004016050100	W1971 BELLE MAPPS CT	12/07/2022	BRICEN ALVORD, KATHERINEM ALVORD	\$32,000.00	Accessory Structures	710 sqft patio, East & West Side Retaining Walls		
13308	004009752100	W1130 LILLIAN ST	12/08/2022	EGGERT LIVING TRUST	\$865,000.00	Principal Structure	3 bedroom house	Accessory Structures	Sunroom, garage, patio, covered patio, porch
13311	004021040500	N5458 SHORE DR	12/14/2022	DARLENEJ HOLIK TRUST	\$99,000.00	Accessory Structures	Side Walkway, walkway to lake, two patios	Accessory Structure	Retaining walls, driveway border

### 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
13310	006015940000	W1506 SANDSTONE AVE	12/12/2022	ERICK ELERT, LISAM ELERT	\$250,000.00	Accessory Structure	Pool House	Accessory Structures	Detached Patio, Two retaining walls wrapping around Pool house Patio area. Not taller than 3ftt in height.

### Town of Kingston

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

### Town of Mackford

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
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
13309	012001040100	N2127 MARQUETTE RD	12/08/2022	WILBUR M & EDNA A BONTRAGER	\$22,000.00	Ag. Structure	Green House	Ag. Structure Addition	Shed Addition, Storage Shed 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
None									

### Town of Princeton

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13305	016005420100	N4321 S LAKESHORE DR	12/01/2022	JUDITHM MC ELWAIN	\$325,000.00	Principal Structure	2,500 sqft 2-bedroom SFD	Accessory Structure	Attached Garage

### 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

Decmeber Estimated Cost: \$1,600,000.00

YTD Estimated Cost: \$44,743,213.00



## Sanitary Permits: 12/1/2022 - 12/31/2022

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202224074	008003350100	W5295 STATE ROAD 44	LEAHJ MILLER, WILBURD MILLER	12/01/2022	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann	3 Bedroom House	280	100
202224075	004003150200	W1002 STATE ROAD 23 AND 49	COACHLITE GREEN LAKE LLC	12/02/2022	Reconnect	Mound	Steve Stahl	Reconnecting a Mobile home	280	0
202224076	206012690400	553 RIPON RD	STEVEN A & CARLA M BUCHHOLZ REVOCABLE TRUST	12/05/2022	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	William Thoma	3 Bedroom	50	100
202224077	154001490100	245 S DODGES AVE	RICHARD SEMROW	12/06/2022	Reconnect	Conventional (Non-Pressurized In-Ground)	Patrick Hughes	2 Bedroom House Reconnect	280	0
202224078	014005620000	N3811 STATE ROAD 73	MONNIE GALLUN, PETER GALLUN	12/13/2022	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeremiah Storer	3 Bedroom	280	100
202224079	016007700000	W5897 STATE ROAD 23	WANETTA ET AL HAZELWOOD	12/07/2022	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	2 Bedroom	280	100
202224080	004009752100	W1130 LILLIAN ST	EGGERT LIVING TRUST	12/07/2022	New System	Conventional (Non-Pressurized In-Ground)	William Thoma	3 Bedroom house	280	100
<b>Total:</b>									1730	500

\* There are additional properties associated with the permit

Land Use Violations Report

First Notice						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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. No changes	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. Need CUP	3/11/2022
006013840000, 006006140000	N2811 Park Rd	Roses Lakeside Properties LLC		Zoning	Improvements made without land use permit. Condition not met from 2005 CUP. Working with Noah	11/9/2022
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
014001780000	N4474 Pine Rd E	Sammie Smith	12964	Zoning	Camper on A-1 zoned property. Update 10/12/22: Camper unmoved	9/10/2021
004004440000	W2398 State RD	Philip Mirr	13152	Zoning	Operating a contractors yard in C2 Zoning. Ordinance passed. Need CUP	5/24/2022
012002580000	N1615 Madison St.	Donald & Nancy Darsch	13046	Junk/Vehicles	Garbage and Junk piles throughout the property. Unlicensed and/or inoperable vehicles. Update 2/15/22: Working with health department. Sent to Corporation counsel on 4/22/22.	1/20/2022

# 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
016008010300	N5591 Lock Rd	TAMI CALAMITA	37516	POWTS Failure	Tank overflow	Working with Kinas Exc.
016004630000	N4487 Maple Ln	Justin Klein	58848	POWTS Failure	Tank not water tight	Working with Caleb

## 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	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	Possibly working with Bill Kinas
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	New permit
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	New Permit
018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Failure	Tank not watertight	New permit
154000890000	150 W 2nd St	KENNETH & JEAN KOERNER	593	POWTS Failure	probable surface discharge	New permit
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	W5874 Walter Williams Rd	PROG ROD-GUN CLUB	10024251	POWTS Failure	Tank unsound	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, February 2, 2023, at 4:30 p.m.** to consider the following requests:

**Item I Owner:** Mark & Kim Nowacki **Agent:** Timothy Lind **Site location:** W270 White Ridge Rd  
**General legal description:** Parcel 002-00204-0100, part of the SE1/4 of S12,T17N,R13E, Town of Berlin, ±12.47 acres **Request:** Rezone ±1.09 acres from A2, General Agriculture District, to A1, Farmland Preservation District.

**Item II Owner:** Town of Mackford **Agent:** Steve Davison **Site location:** N2272 Cty Rd A **General legal description:** Parcel 010-00056-0100, part of the SW1/4 of S3,T14N,R13E, Town of Mackford, ±2.48 acres **Request:** Conditional Use Permit to construct a pavilion.

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: January 19, 2023*

## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

February 2, 2023

### ITEM I: ZONING CHANGE

**OWNER:**

Mark and Kim Nowacki

**APPLICANT:**

Timothy Lind

**REQUEST:** The applicant is requesting a zoning change for ±1.0 acres from A-2, General Agriculture District to A-1, Farmland Preservation District.

**PARCEL NUMBER / LOCATION:** The request affects parcels numbered 002-00204-0000 (±24.42 acres) and 002-00204-0100(±12.48 acres). The parcels are located in the SW ¼ of the SE ¼ Section 12, T17N, R13E, Town of Berlin. The site addresses for the zoning change are located at W270 White Ridge Rd and W302 White Ridge Rd.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of parcel 002-00204-0000 is A-1 and is used residentially with some agriculture practices. The zoning of parcel 002-00204-0100 is A-2 and is used residentially with some agriculture practices. Most surrounding parcels are zoned A-1 and are either used for agriculture or are forested. To the south there are two parcels zoned R-4, Rural Residence District and are used residentially or agriculturally. The proposed rezone area does not fall within shoreland, wetland, or floodplain jurisdiction.

**ADDITIONAL INFORMATION / ANALYSIS:** The current use of the property is residential with some forested areas and areas for pasture. The intention is to cut a portion out of the southern parcel and to be combined to the northern parcel. The parcel will be increasing the amount of A-1 zoned acres in the county by transferring land between parcels 002-00204-0000 and 002-00204-0100. If approved the A-2 parcel would change from ±12.48 acres to ±11.48 acres. The A-1 parcel would change from ±24.42 acres to ±25.42 acres. The transfer of these lands would provide street frontage for parcel 002-00204-0000 allowing the parcel to be sold in the future without needing an access easement. This rezone also adds acreage into the Farmland Preservation District.

**REZONING CRITERIA PER §350-75.A.:** Land may be rezoned if all of the following are found after public hearing: **(Staff comments in bold)**

The amendment is consistent with community land use plan (comprehensive plan). **The proposed rezone is consistent with the county's comprehensive plan and would restore land to A-1 supporting the farmland preservation plan.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **Within the surrounding areas many parcels are already zoned A-1 and used agriculturally with some also having a residential use. The proposed rezone and use would be conforming to similar uses in neighboring parcels.**

The amendment will not have a significant adverse impact on the natural environment (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be mitigated by management practices on the site or in the immediate vicinity. **There would not be any increase to adverse impacts on the natural environment as the use will still be agricultural in nature as pasture and forested areas which is similar to many surrounding parcels.**

The amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services (i.e., highways, streets, water, sewage, drainage, schools, emergency services, etc.). **Rezoning a part of a parcel from A-2 to A-1 should not adversely impact the ability to provide adequate public facilities or services. Nearby parcels that are zoned A-1 are already being provided adequate public facilities or services.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **Many adjacent parcels are already zoned A-1 so the rezone would be a viable transition as the rezone would add more acres to the farmland preservation plan and increase the county ratio.**

The amendment will not result in inappropriate spot-zoning (i.e., use is inconsistent with surrounding properties and serves only a private, rather than public interests). **Spot-zoning would not be an issue since most of the surrounding parcels are zoned A-1.**

**TOWN OF BERLIN:** An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 12/14/2022. At their meeting the Town Board did not object to and did recommend approval of this request.

Please type or use black ink

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

### GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 11/28<sup>29</sup>/22

Zone Change from A2 to A1

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

Other \_\_\_\_\_

#### PROPERTY OWNER / APPLICANT (1)

Name Kim Nowacki

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

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

Signature [Handwritten Signature]

Date 12/12/22

#### PROPERTY OWNER / APPLICANT (2)

Name Timothy E Lind

Mailing Address W302 White Ridge Rd

Phone Number 920-789-8553

Signature [Handwritten Signature]

Date MOV 29 2022

#### PROPERTY INFORMATION

Town of Berlin Parcel Number(s) 002-00204-0000, 002-00204-0100

Acres ~25 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Section 12 Town 17 North Range 13 East

Location of Property W270 White Ridge Rd, W302 White Ridge Rd

Legal Description SW1/4 OF THE SE1/4 SEC 12 EXC RR R/W & EXC LOT 1 CSM 2177 V9

LOT 1 CERTIFIED SURVEY MAP 2177 V9 SEC 12

Current Zoning Classification A2 Current Use of Property Single family residence, pasture, farm sheds

Detailed Description of Proposed Use Rezone 1 acre from A2 to A1 and combine with lands to the north

#### 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



# CONCEPT PLAN

CONCEPT PLAN FOR MAJORIE E. LIND AND TIMOTHY E. LIND BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2177 AND OTHER LANDS LOCATED IN PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 12, TOWN 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.



OWNER(S)  
TIMOTHY E. LIND  
W302 WHITE RIDGE RD  
BERLIN, WI 54923

OWNER(S)  
MARJORIE E. LIND  
W270 WHITE RIDGE RD  
BERLIN, WI 54923

Green Lake Surveying Company  
A Division Of

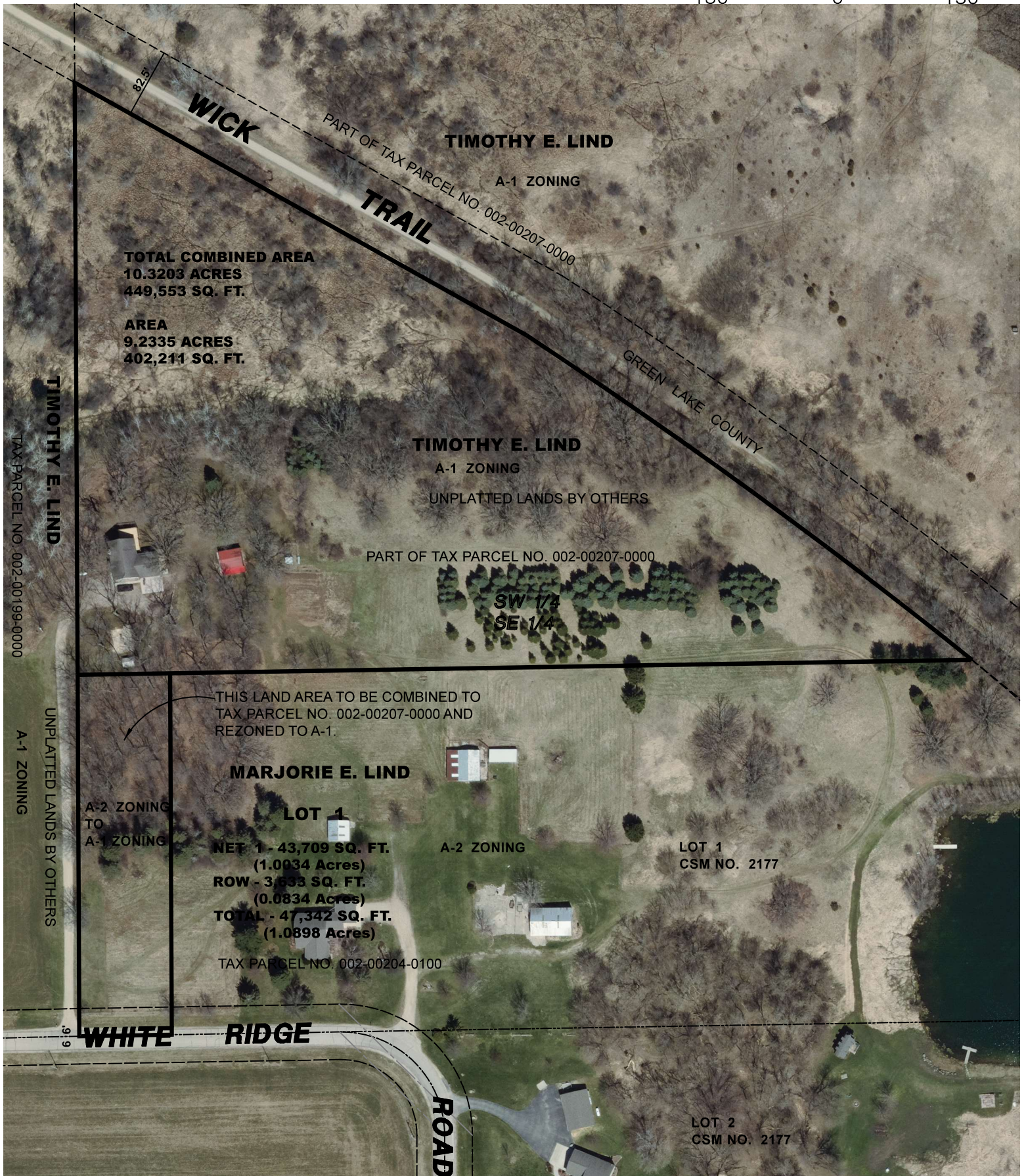


General Engineering Company  
P.O. Box 131 • W1734 North St. • Green Lake, WI 54941  
920-294-6666 (Green Lake Office)  
dlenz@generalengineering.net

*Donald W. Lenz*

DONALD W. LENZ - WI P.L.S. No. S-2003  
Dated this 30th Day of November 2022

SCALE: 1" = 150'



# CONCEPT PLAN

CONCEPT PLAN FOR MAJORIE E. LIND AND TIMOTHY E. LIND BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2177 AND OTHER LANDS LOCATED IN PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 12, TOWN 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.



OWNER(S)  
TIMOTHY E. LIND  
W302 WHITE RIDGE RD  
BERLIN, WI 54923

OWNER(S)  
MARJORIE E. LIND  
W270 WHITE RIDGE RD  
BERLIN, WI 54923

**Green Lake Surveying Company**  
A Division Of

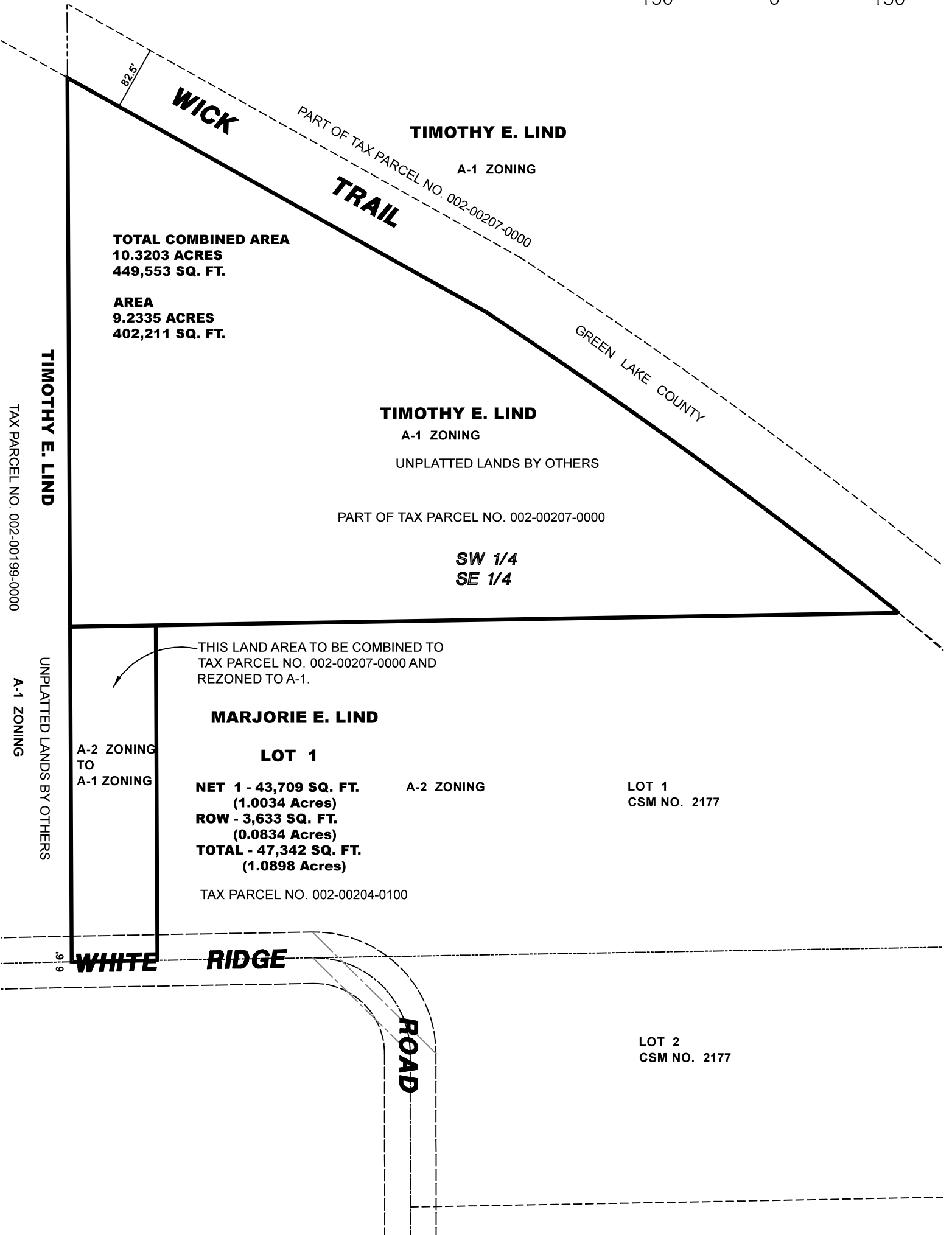
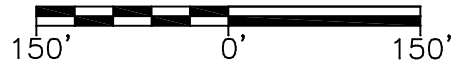


**General Engineering Company**  
P.O. Box 131 • W1734 North St. • Green Lake, WI 54941  
920-294-6666 (Green Lake Office)  
dlenz@generalengineering.net

*Donald W. Lenz*  
DONALD W. LENZ - WI P.L.S. No. S-2003

Dated this 30th Day of November 2022

SCALE: 1" = 150'

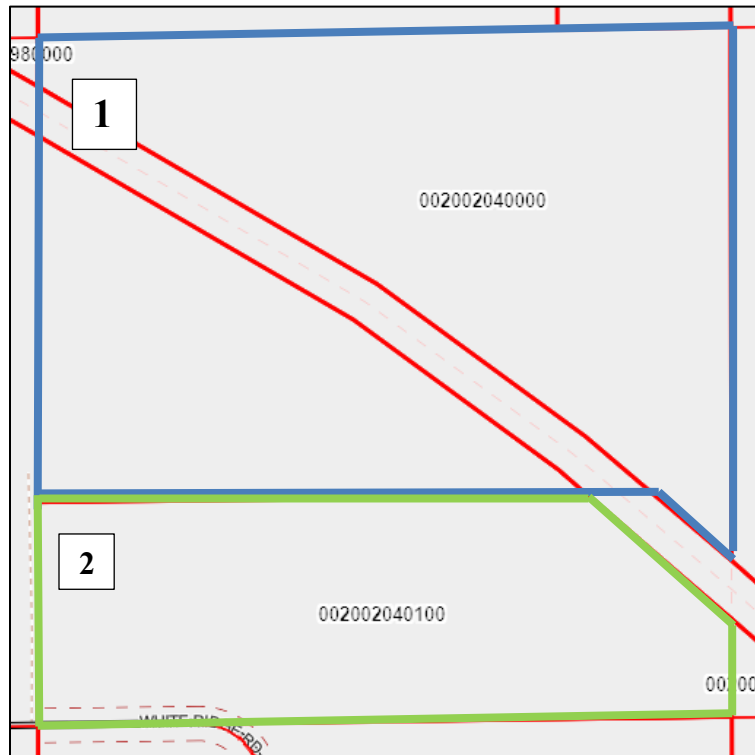


**Owner: Kim & Mark Nowacki Agent: Timothy Lind**  
**Town of Berlin Parcel #002-00204-0100**  
**Part of the SE1/4 of Section 12, T17N, R13E**

**Existing Configuration**

**1** = ±25.3 acre parcel zoned A-1, Farmland Preservation District

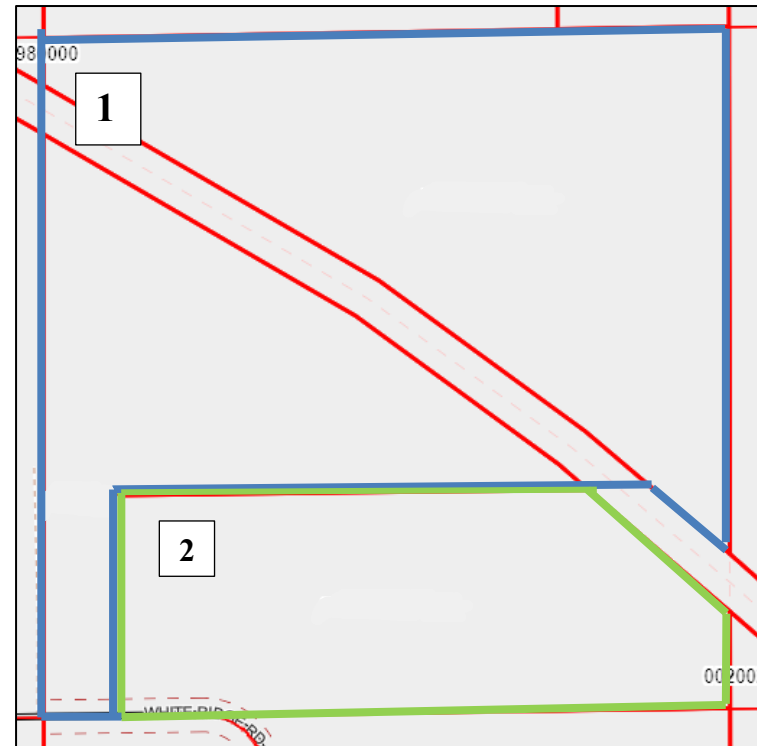
**2** = ±12.48 parcel zoned A2, General Agricultural District



**Proposed Configuration**

**1** = ±26.3 acre parcel zoned A-1, Farmland Preservation District

**2** = ±11.48 parcel zoned A2, General Agricultural District



# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

January 16, 2023.

**Owner/Applicant:** Kim & Mark Nowacki

**Agent:** Timothy Lind

**Site Location:** W270 White Ridge Rd. Berlin

**General legal description:** Parcel 002-00204-0100 part of the SE1/4 of S12, T17N, R13E, Town of Berlin, ±12 acres

**Request:** Rezone ±1 acres from A2, General Agricultural District, to A1, Farmland Preservation District. To be identified by certified survey map.

**Planned public hearing date for the above requests:** February 2nd, 2023

**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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Brenda Mueckley, Clerk/Treas.  
**Town Representative**

1/16/2023  
**Date Signed**

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

Please return this form to the Land Use Planning & Zoning Office by: **January 20, 2023**

## Land Use Planning and Zoning Committee Staff Report

Public Hearing

February 2, 2023

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

**Owner:**

Town of Mackford

**Applicant:**

Steve Davison

**Request:** The owner/applicant is requesting a conditional use permit to construct a pavilion and rent out the Town Hall to town members for gatherings.

**Parcel Number/ Location:** The request affects parcel 010-00056-0100 (±2.48 acres). The parcel is in the NW ¼ of the SW ¼ of Section 3, T14N, R13E, Town of Mackford. The site is located at N2270 County Road A

**Existing Zoning and Uses of Adjacent Area:** The parcel referenced above is zoned A-2, General Agriculture District. The property has the Town of Mackford Town hall located on the property and is used to conduct Town business. The neighboring parcels to the west, north, and south are zoned as A-1, Farmland preservation district and are used to grow field crops. The property to the east is zoned as M-1, Mineral Extraction District and appears to be used for field crops.

**Additional Information/Analysis:** The Town of Mackford would like to construct a 30'x36' pavilion on the property which could be used by town members. The town would rent out the hall and pavilion to town members to be used for gatherings. The hall would be available Monday through Sunday from 7:00 am to 12:00 AM.

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

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

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

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

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

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

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
4. Town Hall rentable hours are from 7:00 am to 12:00 am Monday through Sunday.

**Town of Mackford:** The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on December 14, 2022. At their meeting the Town Board did not object to and did recommend approval of this request.



Fee Received (Non-Refundable) \$375.00

Date 11-15-22

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 Town of Mackford

Mailing Address N2270 County Road A

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

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

**AGENT IF OTHER THAN OWNER**

Name Steve Davison

Mailing Address W1645 Lake Maria Road, Markesan, WI 53846

Phone Number 920-210-4498 Email steve.davison56@gmail.com

Signature Steve Davison Date 11-15-22

**PROPERTY INFORMATION**

Town of Mackford Location of Property N2270 Cty Rd A

Section \_\_\_\_\_ Town \_\_\_\_\_ N Range \_\_\_\_\_ E

Affected Parcel Number(s) 010 00056 0100 Affected Acres \_\_\_\_\_

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

CSM 2493 V12 Sec 3 Lot \_\_\_\_\_ or COS \_\_\_\_\_

Legal Description \_\_\_\_\_

Current Zoning Classification \_\_\_\_\_

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

The property is currently used for conducting business for the town of Mackford.



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

Describe specifically the nature of this request (List all proposed uses of the parcel.) What do you plan to do? We request to construct a pavillion to be used by town members who rent the town hall using money donated to the town by the estate of a former supervisor.

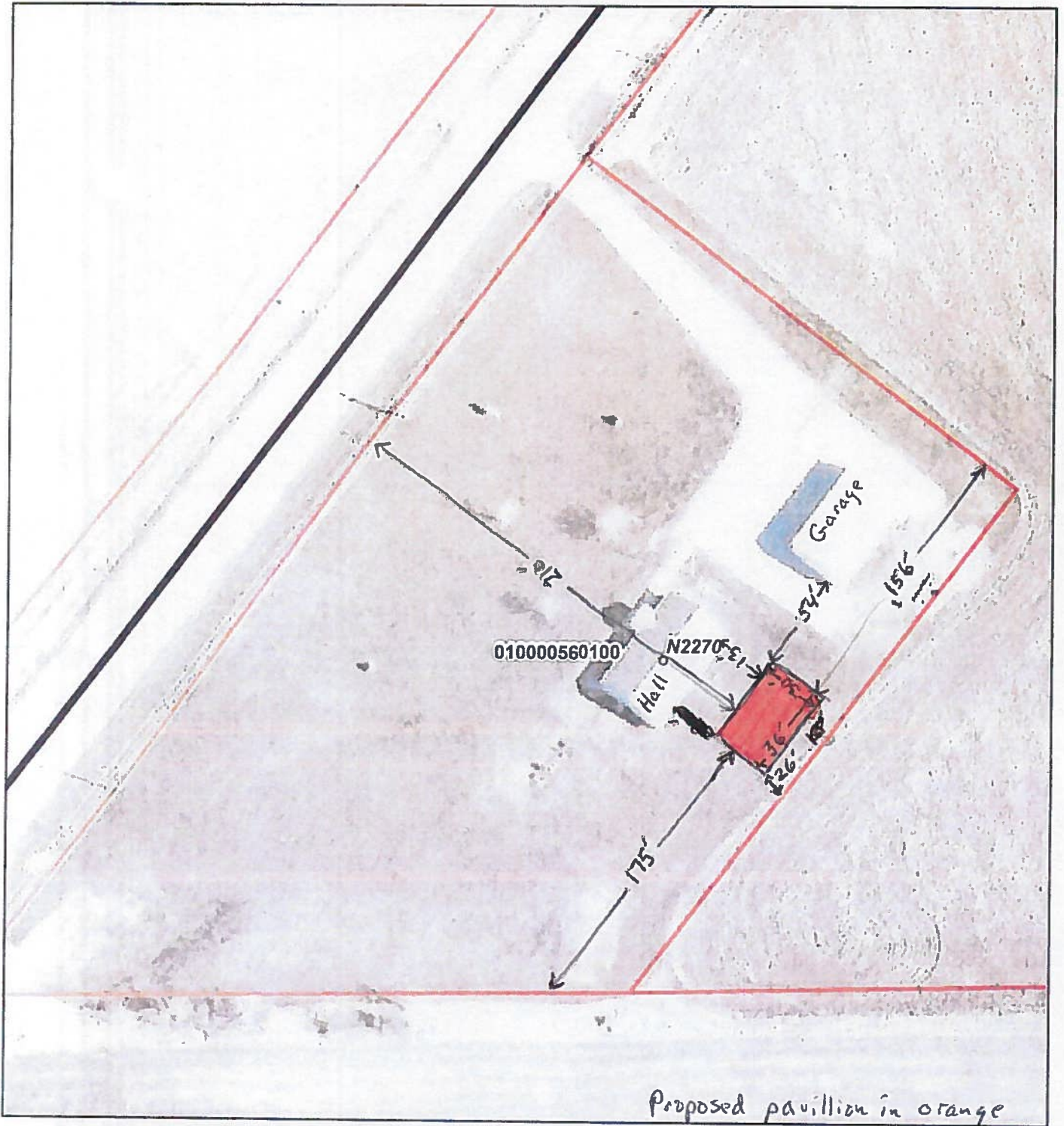
If this application is for a use that will be contained to a part of the parcel, specify the exact dimensions of the affected area. \_\_\_\_\_

If this box is checked, provide the following information:  
Proposed use has additional minimum development standards in Section \_\_\_\_\_.  
Explain how your proposal meets or exceeds these requirements.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OPERATIONAL PLAN NARRATIVE**

The town hall is occasionally rented out to town residents for gatherings. We would like to use the money donated to the town to construct a pavillion for town residents to use.

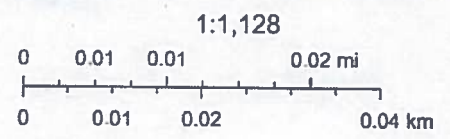
# GIS Viewer Map



Proposed pavillion in orange

11/9/2022, 7:47:19 PM

- Address
- Section
- TaxParcel



*Steve Davison*

# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

12-19-2022

**Owner/Applicant:** Town of Mackford

**Agent:** Steve Davison

**Site Location:** N2270 County Rd A Markesan

**General legal description:** Parcel 010-00056-0100 part of the SW1/4 of S3, T14N, R13E, Town of Mackford, ±2.48 acres

**Request:** Conditional Use Permit to construct a pavilion

**Planned public hearing date for the above requests:** February 2nd, 2023

**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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Steve Davison Chairman

**Town Representative**

12-19-22

**Date Signed**

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

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Please return this form to the Land Use Planning & Zoning Office by: **January 20, 2023**