



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, March 2, 2023.

Packet Pages:

- 2 Agenda
- 3-5 Draft Meeting Minutes from February 2, 2023
- 6-8 Financial Reports for January 2023
- 9-10 Permit Reports for January 2023
- 11-12 Violation Reports
- 13-18 2022 Annual Report
- 19-31 Public Hearing

Item I Owners: Marcel & Marian Mildebrandt Trust, Jeffrey & Kristine Miller **Site location:** N5629 Skunk Hollow Rd **General legal description:** Parcel 004-00621-0000, -0300, part of the NE1/4 of S26,T16N,R13E, Town of Brooklyn, ±19.98 acres **Request:** Rezone ±3.61 acres from A1, Farmland Preservation District, to R4, Rural Residential District and 1.39 acres from R1, Single Family Residential, to R4. To be identified by certified survey map.

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: March 2, 2023 Time: 9:00 AM
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. Approval of Minutes: 2/2/23
5. Public Comments: 3-minute limit
6. Department Activity Reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
7. Approval of the 2022 Annual Department Report
8. Planning and Zoning Committee Training (±15 minutes)
9. Public Hearing: (Not to begin before 9:30 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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10. Future committee activities
 - a. Future agenda items
 - b. Next meeting date: April 6, 2023
11. 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: 212 633 436 590

Passcode: YXbBd3

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

Or call in (audio only)

+1 920-659-4248,434938890# United States, Green Bay

Phone Conference ID: 434 938 890#

[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, February 2, 2023**

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: Chuck Buss, Gene Thom, Harley Reabe, Dan Sondalle, Corporation Counsel

Absent: Curt Talma

Also Present: Matt Kirkman, Land Use Planning and Zoning Director, **Karen Werlein**, BOA Secretary, Dawn Klockow, Previous Corporation Counsel.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CLOSED SESSION

Motion/second (Boutwell/Thom) to go into 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.

Roll Call: Chuck Buss, aye; Bill Boutwell, aye; Gene Thom, aye; Harley Reabe, recuse
Motion Carried

Motion/second (Thom/Boutwell) to come out of closed session to discuss matters held in closed session.

Roll Call: Chuck Buss, aye; Bill Boutwell, aye; Gene Thom, aye
Motion Carried

Motion/second (Thom/Boutwell) to follow counsels' advice and to dismiss case number 22-CV-75.

Roll Call: Gene Thom, aye; Bill Boutwell, aye; Chuck Buss, aye
Motion Carried

APPROVAL OF MINUTES

Motion/second (Boutwell/Thom) to approve the minutes of the January 5th meeting.

Motion carried with no negative vote.

PUBLIC COMMENTS:

Mike Lehner, 700219th Court, spoke against an ordinance amendment.

Ed Ellsworth, W555 Badtke Ln, spoke against an ordinance amendment.

Mark Lindquist, N5111 Skunk Ridge Ln, spoke against an ordinance amendment.

Earnest Neuenfeldt, N5139 Brooklyn G Rd, spoke against an ordinance amendment.

Tom Penfield, N5267 Brooklyn G Rd, spoke against an ordinance amendment.

John Willett, N5415 Brooklyn G Rd, spoke against an ordinance amendment.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

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

b. **Permits**

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

c. **Violations**

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

PUBLIC HEARING – 4:30PM

Vice Chair Buss read the rules for the 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.

a. Public Testimony/Comment: Vice Chair Buss called for public comment.

None

Buss 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 (Thom/Reabe)*** to approve the rezone. To be forwarded to County Board for final approval.

Motion carried with no negative vote.

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.

a. Public Testimony/Comment: Vice Chair Buss called for public input.

None

Buss closed the public comment.

b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Mackford approves of the CUP.

Deliberation was made from committee members regarding the Conditional Use Permit Criteria.

a. Committee Decision: ***Motion/second (Thom/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. 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.
- Motion carried with no negative vote.

Discussion on time of Planning & Zoning Committee Meetings:

Motion/second (Boutwell/Thom) to change the meeting time to be at 9:00am on the first Thursday of each month.

Motion carried with no negative vote.

Approval of 2023 Meeting Calendar:

Motion/second (Boutwell/Thom) to approve the 2023 meeting calendar.

Motion carried with no negative vote.

Planning and Zoning Committee Training:

Not discussed

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – **March 2, 2023 at 9:00am.**

ADJOURN

Vice Chair Buss adjourned the meeting at 4:51pm.

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

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

FEES RECEIVED	JANUARY				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	12	4,400	12	2,550	12	4,400	12	\$ 2,550	\$ 60,000	4%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	4	1,195	1	355	4	1,195	1	\$ 355	\$ 26,000	1%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	10	9,200	10	\$ 9,650	10	\$ 9,200	10	\$ 9,650	\$ 15,200	63%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	1	375	-	-	1	375	-	-	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	1	\$ 375	-	\$ -	1	\$ 375	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	-	-	-	-	-	-	-	-
Conditional Use Permits	4	1,500	2	750	4	1,500	2	750	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	4	\$ 1,500	2	\$ 750	4	\$ 1,500	2	\$ 750	\$ 8,525	9%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	2	400	-	-	2	400	-	-
Total	-	\$ -	2	\$ 400	-	\$ -	2	\$ 400	-	-
SURVEYOR										
Certified Survey Maps	3	525	1	165	3	525	1	165	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	1	9,500	-	-	1	9,500	-	-	9,500	-
Total	4	\$ 10,025	1	\$ 165	4	\$ 10,025	1	\$ 165	\$ 16,000	1%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
	35	26,695	28	13,870	35	26,695	28	13,870	\$ 162,225	
									Total	9%

For 01/01/23 - 01/31/23

Revenue Summary Report

FJRES01A

Periods 01 - 01

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
23-100-10-44400-000-000 Land Use Permits	60,000.00	2,550.00	2,550.00	57,450.00	4.25
23-100-10-44400-001-000 BOA Public Hearing	1,500.00	.00	.00	1,500.00	.00
23-100-10-44400-002-000 PZ Public Hearing	8,525.00	750.00	750.00	7,775.00	8.80
23-100-10-44409-000-000 Non-Metallic Mining	15,200.00	9,650.00	9,650.00	5,550.00	63.49
23-100-10-44410-000-000 Sanitary Permits	26,000.00	355.00	355.00	25,645.00	1.37
23-100-10-45110-000-000 Fines & Forfeitures	.00	400.00	400.00	-400.00	.00
23-100-10-46131-002-000 Strategic Fund	10,000.00	.00	.00	10,000.00	.00
23-100-10-46762-000-000 Certified Survey Maps	6,500.00	165.00	165.00	6,335.00	2.54
23-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	152,725.00	13,870.00	13,870.00	138,855.00	9.08

For 01/01/23 - 01/31/23

Expenditure Summary Report

FJEXS01A

Periods 01 - 01

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
23-100-10-53610-110-000 Salaries	322,851.00	.00	12,560.00	12,560.00	310,291.00	3.89
23-100-10-53610-140-000 Meeting Payments	940.00	.00	.00	.00	940.00	.00
23-100-10-53610-151-000 Social Security	24,701.00	.00	1,799.38	1,799.38	22,901.62	7.28
23-100-10-53610-153-000 Ret. Employer Share	21,956.00	.00	1,677.87	1,677.87	20,278.13	7.64
23-100-10-53610-154-000 Health Insurance	65,459.00	.00	15,683.44	15,683.44	49,775.56	23.96
23-100-10-53610-155-000 Life Insurance	321.00	.00	27.18	27.18	293.82	8.47
23-100-10-53610-210-002 Professional Services	9,500.00	.00	.00	.00	9,500.00	.00
23-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	.00	300.00	.00
23-100-10-53610-225-000 Phone Service	618.00	.00	66.24	66.24	551.76	10.72
23-100-10-53610-242-000 Print Management	300.00	.00	.00	.00	300.00	.00
23-100-10-53610-307-000 Training	1,240.00	.00	.00	.00	1,240.00	.00
23-100-10-53610-310-000 Office Supplies	1,290.00	.00	.00	.00	1,290.00	.00
23-100-10-53610-312-000 Field Supplies	200.00	.00	.00	.00	200.00	.00
23-100-10-53610-312-001 Non-Metallic Mining Expense	.00	.00	1,350.70	1,350.70	-1,350.70	.00
23-100-10-53610-320-000 Publications-BOA Public Hearing	800.00	.00	.00	.00	800.00	.00
23-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	.00	.00	3,000.00	.00
23-100-10-53610-321-000 Seminars	930.00	.00	.00	.00	930.00	.00
23-100-10-53610-324-000 Member Dues	130.00	.00	.00	.00	130.00	.00
23-100-10-53610-330-000 Travel	832.00	.00	.00	.00	832.00	.00
23-100-10-53610-352-000 Vehicle Maintenance	838.00	.00	.00	.00	838.00	.00
53610 Code Enforcement	456,206.00	.00	33,164.81	33,164.81	423,041.19	7.27
10 Land Use Planning and Zoning	456,206.00	.00	33,164.81	33,164.81	423,041.19	7.27

Land Use Permits: 01/01/2023 - 01/31/2023

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
13320	002003000000	No Address Available	01/09/2023	MASCOUTIN COUNTRY CLUB INC	\$338,780.00	Accessory Structure	Replacement Pump House		
13323	002001390000	N9173 32ND DR	01/12/2023	HOPPA REV TRUST	\$60,000.00	Accessory Structures	Hoop Shed, 5 shipping containers, Large Northern Shed		

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
13315	004013410000	W3039 ORCHARD AVE	01/03/2023	ADAMT KUHLMAN, KATHLEENR KUHLMAN	\$79,000.00	Accessory Structur	Tram Replacement		
13324	004004430300	W2354 STATE ROAD 23	01/19/2023	JULI REALTY LLC	\$2,000.00	Accessory Structure	Porch		

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
13318	006012430000	W2042 TULETA HILL RD	01/06/2023	LINDAS SHANKSTER IRREVOCABLE TRUST	\$15,000.00	Land Disturbing Activity	Fill area of old bridge crossing/culvert location	Bridges / Culverts - Culverts	Replacement of existing culvert
13319	006012490000	N3077 LAKE SHORE DR	01/09/2023	PAUL M & ELIZABETH J CANNING	\$30,000.00	Accessory Structure	Replacement of Detached Garage		
13322	006012850000, 006012870000	N2954 N KEARLEY RD , N2944 N KEARLEY RD	01/17/2023	ARLEENK BRUMIRSKI, DANIEL M & KELLY A BECK RADDATZ TRUST, TERENCE BRUMIRSKI	\$50,000.00	Accessory Structure	Detached Garage. Permit renewal		

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
None									

Town of Marquette

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

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
13312	016015690000	N4792 N LAKESHORE DR	01/04/2023	ANNEC LINNE, JAMESD LINNE	\$180,000.00	Addition to Principal Structure	2 story addition	Accessory Structure, land disturbing activity	Deck going over existing patio, Impervious surface device
13321	016016000300	W5316 OXBOW TRL	01/10/2023	MARY HATFIELD, RONALD HATFIELD	\$32,000.00	Accessory Structures	Storage Shed, well pump house, raintin walls	Filling/Grading	Filling

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
13313	Multiple	W3411 HUCKLEBERRY RD , and others	01/03/2023	Multiple	\$99,000.00	Transmission Main	15 Bore holes to tie into transmission line	Transmission Main	2 Padmount Transformers
13316	Multiple	N7274 WHITETAIL LN , and others	01/03/2023	Multiple	\$99,000.00	Transmission Main	55 Bore Holes	Transmission Main	9 Junction Boxes

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									

January Estimated Cost: \$984,780.00
YTD Estimated Cost: \$984,780.00

Sanitary Permits: 1/1/2023 - 1/31/2023

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202324001	004010060000	W2229 Hickory Rd	W2241 Hickory Road Trust	01/27/2023	New System	Holding Tank	Daniel Egbert	4 Bedroom House	325	130
Total:									325	130

* 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. CUP application received.	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. CUP application received.	11/9/2022

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
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Sent to Corp. 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
004004440000	W2398 State RD	Philip Mirr	13152	Zoning	Operating a contractors yard in C2 Zoning. Ordinance passed. Need CUP	5/24/2022
014001780000	N4474 Pine Rd E	Sammie Smith	12964	Zoning	Camper on A-1 zoned property. Update 10/12/22: Camper unmoved	9/10/2021
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

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	
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
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 suface discharge	New permit
006001350000	N4474 LAKEVIEW RD	GREGORY ZIER	18201	POWTS Failure	Tank failure	Resent letter 7/22

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	N4939 RAY SHORTER RD	PROG ROD-GUN CLUB	10024253	POWTS Failure	Tank failure	Has new permit
008005940000	W6521 W North St	RHONDA BARKER	11	POWTS Failure	Tank failure	
016002620600	N5193 COUNTY ROAD D	MARCOE ELYSE	1624026	POWTS Failure	Tank not watertight	Maybe working with Pollesch



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941

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

Land Development Code Enforcement County Surveyor GIS Land Information

2022 Annual Report

To the Honorable Board of Supervisors, Green Lake County:

Financials:

Please find attached the 2022 financial report for the Land Use Planning and Zoning Department. The activity of the Department's Land Development, Code Enforcement, County Surveyor, and Geographic Information System (GIS) offices are represented in chart format. Also please see the attached graphs for historical comparisons.

Below are a few takeaways from the attached report:

- The Land Use Planning & Zoning Department came in very close to meeting budget forecasts. Projected revenues were \$161,650 and actual revenues were \$160,680. This equates to 99.4% of projected budget. The difference was \$970.
- This Department issued 17 more (239 vs 222) land use permits in 2022 than in 2021. These projects, if completed, would add an estimated value of \$44,743,213 to the County's tax base. Construction did start to tail off more than usual in 2022. I worry that permitting might not be as substantial in 2023.
- The Department issued 42 fewer (80 vs 122) sanitary permits in 2022 than in 2021. The decrease in sanitary permits issued indicates that the installers have managed to work their way through their backlogs. This is not great news from a revenue perspective, but it is good news from a regulation and compliance perspective. I do not anticipate 2023 to yield more sanitary permits than 2022.
- Revenue from Committee public hearing items came in at 125% of what was projected. We had 10 rezones (down from 9 in 2021) and 16 conditional use permit requests (up from 1 in 2021). We also had a couple Non-metallic Mine reclamation permits that were submitted in 2022. Based on current trends I do not foresee more robust numbers in this category in 2023.
- Certified survey maps were down from 47 in 2021 to 40 in 2022. This matches the trends above. People are still looking to develop, but money is more expensive than it has been in the recent past. I think as long as interest rates are high and inflation weighs down the economy, the revenues related to development will be reduced accordingly.

The 2022 expense report indicates that the Land Use Planning and Zoning Department spent \$21,464 more than forecasted. This overage was entirely due to an "administrative appeal" (Land Use Planning & Zoning Committee) related to a conditional use permit that the Committee approved that was eventually over-ruled by the Board of Adjustment (BOA). Outside counsel was hired by Corporation Counsel's office as Corporation Counsel could not represent both the Committee and BOA. The attorney's fees amounted to around \$27,966. Corporation Counsel's Office did not have enough money in its budget to cover these costs, so it was decided to make these expenses of the Land Use Planning & Zoning Department. The Land Use Planning &

Zoning Department also did not have this amount of funds in any expense account, however, it was decided that the additional funds would come out of the County's contingency fund. In response to this overage, the Department and Committee are working on an ordinance amendment that would put an end to BOA appeals of Committee decisions. This should eliminate the need to hire outside counsel for appeals of Committee decisions. The Department hopes to get this amendment adopted before summer.

The 2022 "administrative appeal" was the first time a decision by the Planning & Zoning Committee was appealed to the Board of Adjustment. Hopefully, 2023 will be devoid of out-of-the-ordinary administrative appeals and be a normal year where we spend the forecasted amount. Other expenses related to health insurance, data services, LUP&Z and BOA public hearing publications exceeded their budgetary projections in 2021. 2023 has just begun, but I am expecting expenses to be pretty close to the budgeted amount.

Department Activity:

Every Department should be measured by the quality of its staff. 2022 started out on great footing from this perspective until our recently hired and fully trained Land Use Specialist, Aaron Ogle, resigned his position in March. Aaron and his fiancé decided that their best foot-forward would be to relocate back to Minnesota to buy a house and start a family. Aaron's time here was well-spent developing more efficient ways of administering the County's Shoreland Zoning and General Zoning ordinances.

It took a couple months, but in May, Noah Brown was hired and assumed the duties of Land Use Specialist. Noah has managed to catch on to his required duties very quickly. With Noah, the Land Use Planning & Zoning Department is fully staffed and poised to achieve big things going forward.

Here is a list of the 2022 Land Use Planning & Zoning Department & Committee activity and accomplishments:

- In March, an amendment that would add another Hydrologic & Hydraulic (H&H) study to the Floodplain Zoning Ordinance was discussed by the Committee and approved to move forward. In April of 2022, the County Board approved the Floodplain Zoning Ordinance amendment for the H&H study along the Grand River near Utley Road & County Road Q. This was a specific study for a particular reach of the Grand River, but it's data could serve to aid property owners upstream and downstream as it relates to future property development.
- Also in March, the Land Use Planning and Zoning Committee began a discussion related to limiting non-agricultural related conditional use permits on lands in the Farmland Preservation zoning district. This discussion and subsequent other discussions yielded a zoning ordinance amendment adopted September 20, 2022 limiting these properties to no more than two conditional use permits per farm.
- In April, the Committee discussed a revision to the County zoning ordinance's standards related to "junk" on private property. Corporation Counsel provided a template for the revised standards and the Committee reviewed and revised that language to best fit the citizens of Green Lake County. These standards were also adopted in the September 20th zoning ordinance amendment.

- Also, in April, the Committee began discussions related revising a long-time ordinance standard that required any single-family residential use, on lands zoned either commercially or industrially, to be established in the same building as the commercial or industrial use. This ordinance standard restricted a property owner's ability to build a proper dwelling and still be within a stone's throw of their business. This standard was also adopted in the September 20th zoning ordinance amendment.
- In May, the Committee's make-up changed slightly and the Committee's work on the zoning ordinance amendments had to be re-examined. The new Committee reduced the acreage standard for non-agricultural conditional use permits from 20 acres to 8 acres. With the change, the Committee forwarded the amendments to County Board where they were ultimately adopted.
- In July the Committee heard the Skunk Hollow Quarry conditional use permit request. This was a highly controversial public hearing item. The Committee approved the CUP request with several conditions that they felt alleviated all public interest concerns. This approval was subsequently appealed to the Board of Adjustment. On December 22, 2023, the Board of Adjustment affirmed the appeal, effectively disapproving the Skunk Hollow Quarry CUP.
- In August, staff from this Department conducted public outreach and education at the County Fair. Having a booth at the fair provides the Department with numerous opportunities to talk to fairgoers about their properties and answer their questions.
- In September, the Committee held a public hearing related to amending the County Zoning Ordinance by limiting non-ag CUPs per farm, allowing contractor's yards as CUPs in C-2 (Extensive Commercial district), revising the junk ordinance standards, allowing a detached single-family dwelling, when accompanied by a permitted use, on lands zoned C-1, C-2 and I, allowing multiple principle structures per lot or parcel in the R-3 (Multi-family Residence district), allowing driveways to be exempt from structure setbacks, and allowing irrigation and liquid manure transport piping to be exempt from highway building setbacks. The Committee recommended these amendments for passage and the County Board adopted them on September 20th.
- December's Committee meeting included the first installment of a multi-part series of Planning & Zoning Committee trainings. It makes a lot of sense going forward for Committee and Staff members alike to get a better idea of their roles as they relate to community planning and zoning. As Department Director it is important for me to provide these trainings not only for Committee members but for my own knowledge and reinforcement.
- Under the Land Information Office, located within the Land Use Planning & Zoning Department, 63 PLSS markers were re-monumented (no 92% complete), the Land Information Officer attended the international LIO conference in San Diego, various Treasurers' office records were scanned into digital files, the plat book was updated and surveying equipment used by Land Use Planning & Zoning and Land Conservation were updated.

2023 Projects / Activity:

- Presently we are working on an initial zoning ordinance amendment that would restrict appeals of the Planning & Zoning Committee's decision to approve a conditional use permit to circuit court for judicial review. Also, we intend to better define in the

ordinance the official filing date of a decision made by the Land Use Planning & Zoning Committee or the Board of Adjustment.

- With the nonconforming parcel database complete the map amendment project can move forward to the outreach stage. Hopefully we will have that completed by the end of spring. That will leave all of summer to create the proposed maps and complete the amendments to the Zoning Ordinance, Farmland Preservation Plan and Comprehensive plans. Hoping to have these items ready for County Board in November.
- Non-metallic Mining Reclamation inspections will continue. We have 19 NMMR sites that will need to be inspected in 2023. Caleb and Jerry will combine their skill sets to accomplish these inspections utilizing the Department's drone.
- Private On-site Wastewater Treatment Systems (POWTS) inspections will continue to be GPS mapped. This feature was added to our inspection process in 2022. This adds a high degree of accuracy to the inspection process and provides the owners, POWTS maintainers, realtors and regulators access to exactly where the POWTS components are located underground.
- A Substantial Damage Plan is also planned for 2023, so long as the model plan can be provided to counties by the WDNR. The purpose of this is to collaborate with outside substantial damage specialists to respond to natural disasters that obtain a presidential declaration, so that County staff do not have to work overtime and risk being overwhelmed.
- Finally, the Land Information Office will be in the second year of the 2022-2023-2024 Land Information Plan. This plan includes:
 - The County's Public Land Survey System (PLSS) project is 92% complete. By the end of 2023 this project will be 95% complete (46 monuments under contract). The remaining 97 monuments will be scheduled for 2024 and 2025.

Conclusion:

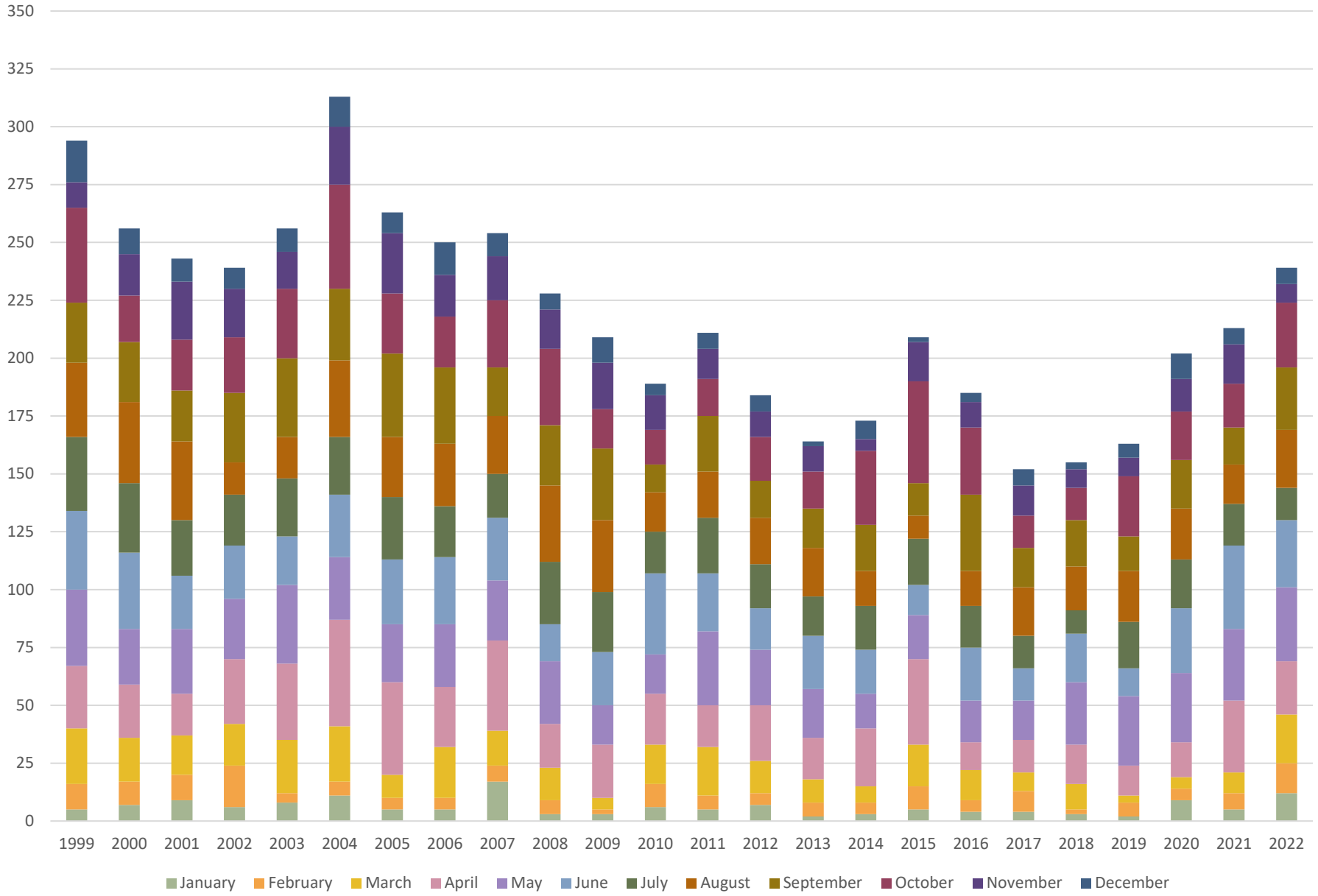
The Land Use Planning and Zoning Department endeavors to provide an exceptional level of customer service through personal interaction, quality informational resources, and a GIS site that is second to none. This Department looks forward to working with the Public, the Land Use Planning and Zoning Committee, all other committees, the County Administrator, and the County Board to represent and serve this amazing county. Respectfully submitted to and approved by the Land Use Planning & Zoning Committee on March 2, 2023.

Matt E. Kirkman
Land Use Planning & Zoning Director

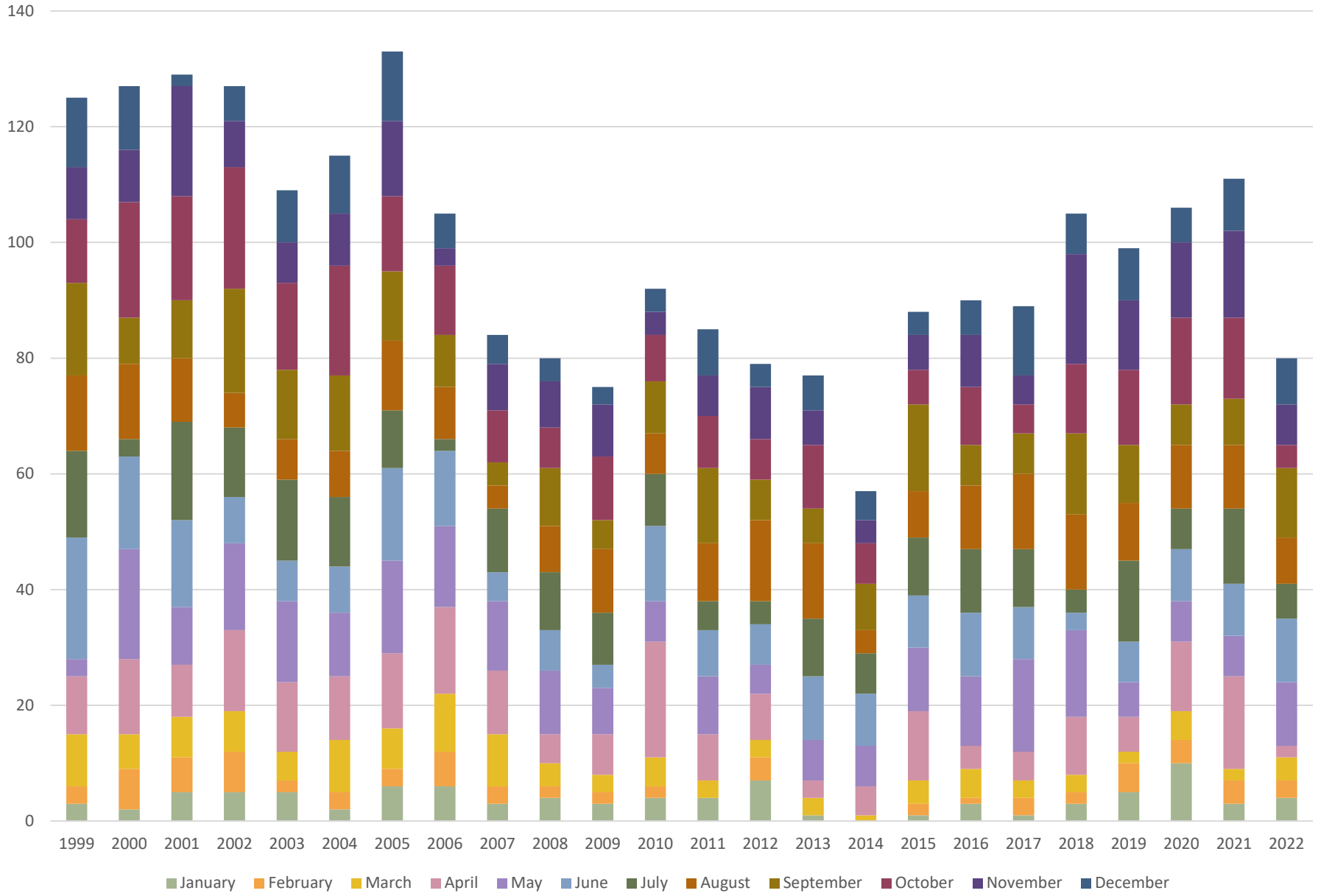
**GREEN LAKE COUNTY
LAND USE PLANNING ZONING DEPARTMENT**

FEES RECEIVED	DECEMBER				YEAR-TO-DATE				BUDGET	
	2021		2022		2021		2022		2022	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	8	3,400	7	2,650	222	69,650	239	\$ 58,750	\$ 60,000	98%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	11	3,325	8	2,010	122	33,675	80	\$ 22,050	\$ 26,000	85%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	5	10,800	18	\$ 15,200	\$ 15,000	101%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	2	750	3	1,125	-	-
Appeals	-	-	-	-	-	-	1	375	-	-
Total	-	\$ -	-	\$ -	2	\$ 750	4	\$ 1,500	\$ 1,125	133%
PLANNING & ZONING COMMITTEE										
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	-	-
Total	1	\$ 375	2	\$ 750	34	\$ 12,750	28	\$ 10,650	\$ 8,525	125%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	2	400	6	911	8	1,000	-	-
Total	-	\$ -	2	\$ 400	6	\$ 911	8	\$ 1,000	-	-
SURVEYOR										
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	1	9,500	1	9,500	9,500	-
Total	6	\$ 1,005	5	\$ 10,160	48	\$ 17,900	41	\$ 16,430	\$ 16,000	103%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	1	30	1	15	-	-
Land Records Transfer	1	25,000	-	25,000	1	25,000	-	25,000	25,000	-
Land Information Grant	1	10,000	-	10,000	1	10,000	-	10,000	10,000	-
Total	2	\$ 35,000	-	\$ 35,000	3	\$ 35,030	1	\$ 35,015	\$ 35,000	100%
GRAND TOTAL										
	28	43,105	24	50,970	442	181,466	419	160,595	\$ 161,650	
									Total	99%

Land Use Permit Numbers by Year



Sanitary Permit Numbers by Year



NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, March 2, 2023, at 9:30 a.m.** to consider the following requests:

Item I Owners: Marcel & Marian Mildebrandt Trust, Jeffrey & Kristine Miller **Site location:** N5629 Skunk Hollow Rd **General legal description:** Parcel 004-00621-0000, -0300, part of the NE1/4 of S26,T16N,R13E, Town of Brooklyn, ±19.98 acres **Request:** Rezone ±3.61 acres from A1, Farmland Preservation District, to R4, Rural Residential District and 1.39 acres from R1, Single Family Residential, to R4. To be identified by certified survey map.

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

Publish: February 16, 2023

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

March 2, 2023

ITEM I: ZONING CHANGE

OWNER:

Marcel A. and Marion Mildebrandt Trust

APPLICANT:

Jeffery S. and Kristine M. Miller

REQUEST: The applicants are requesting a zoning change for ±3.61 acres from A-1, Farmland Preservation District and ±1.39 acres from R-1, Single Family Residence District to R-4, Rural Residential District. To be identified by certified survey map.

PARCEL NUMBER / LOCATION: The affected parcels are 004-00621-0000(±17.92 acres) and 004-00621-0300(±1.39 acres), located in the NE ¼ of the NE ¼ of Section 26, T16N, R13E, Town of Brooklyn. The site addresses for the proposed zoning change are N5697 Skunk Hollow Rd and N5629 Skunk Hollow Rd.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 004-00621-0000 is A-1. This property is currently used for agriculture as a pasture for bison. The current zoning of parcel 004-00621-0300 is R-1. This property is currently used residentially. Most of the lands surrounding this parcel are also zoned A-1 with two parcels to the Northeast zoned A-2, General Agriculture District. Most of the surrounding uses are residential in nature with some areas being left in the natural state of a wetland and some forested areas. Most A-1 zoned parcels in the area are not used for farming.

ADDITIONAL INFORMATION / ANALYSIS: Parcel 004-00621-0000 is ±1.39 acres of R-1, Single Family Residence District. This property being rural in nature a more appropriate zoning would be R-4. Parcel 004-00621-0000 is ±17.92 acres of A-1, Farmland Preservation District. Most of the property is used as pasture for bison with a residence located on the property.

The soils on this property fall between class II and class III, there are no class I soils at the site location. 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”.

Attached soil map represents 3.61 acres or the maximum area the applicant may look at rezoning. About ±2.43 acres are considered as class III soils with some of the class III soils being located in a wetland. This equates to 67% of the acreage as class III soils with 33% of the soils being class II soils. The applicant would look at keeping the area as pasture or maybe having a small garden within the ±1.17 acres of class II soils. (See attached soil map)

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The proposed area to be rezoned has 67% of the soils as a class III soil. Only 33% of the soils are class II soils. The land to be rezoned as has 0.88 acres of mapped wetlands or about 24% of the soils are wetland soils. The wetland soils fall within the class III soils and are not currently used agriculturally as pasture. It could be argued either way as for what the best use is for this property.**

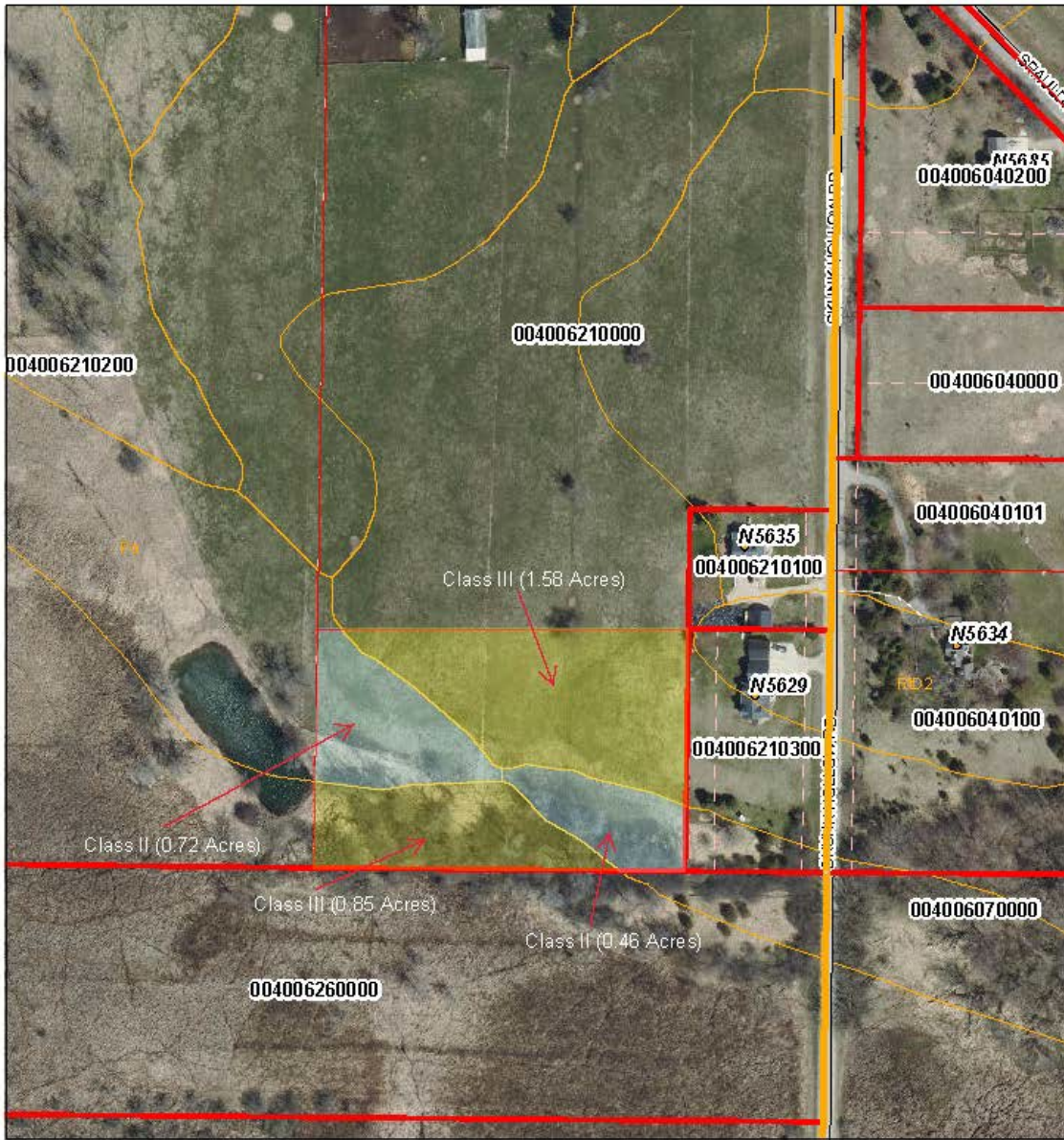
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county's comprehensive plan as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county. Section 350-41 of the County Zoning Ordinance states that the R-4 district is intended to provide for limited rural residential use development, require a large residential lands area to maintain the rural character, and to accommodate uses that are not urban in nature.**

- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture...without damaging the economic and social environment or the natural resources..." Due to R-4's uses being complimentary and not in conflict with agricultural lands and uses, it is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the county's certified Farmland Preservation Plan.**

- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The R-4, Rural Residential District is intended to provide for limited rural residential use development, but also require a larger area to maintain the rural character and to accommodate uses like light agriculture. The R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

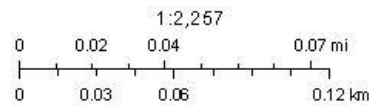
TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was emailed to the Town Clerk on January 12, 2023. The Town Board did not return the action form.

GIS Viewer Map



1/10/2023, 2:26:36 PM

- Address  Section
- Corner  TaxParcel
- SUB



Please type or use black ink

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

GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 12/15/22

Zone Change from A-1, R-1 to R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name Marcel A. and Marion Mildebrandt Trust

Mailing Address N5697 Skunk Hollow Rd, Ripon, WI 54971

Phone Number (920) 748-3320

Signature Marion Mildebrandt Trust Date 12-15-22

PROPERTY OWNER / APPLICANT (2)

Name Jeffrey S. and Kristine M. Miller

Mailing Address N5629 Skunk Hollow Rd, Ripon, WI 54971

Phone Number (920) 273-5686

Signature Jeffrey S. Miller / Kristine Miller Date 12/15/22

PROPERTY INFORMATION

Town of Brooklyn Parcel Number(s) 004-00621-0000, 004-00621-0300

Acres 3a, 1.39a Lot - Block - Subdivision -

Section 26 Town 16 North Range 13 East

Location of Property N5629 Skunk Hollow Rd

Legal Description _____

Current Zoning Classification A-1 and R-1 Current Use of Property Pasture for bison for ± 3.0a parcel, R-1 parcel use residentially.

Detailed Description of Proposed Use Intend to leave the ± 3.0 acre parcel described "as is." Might put in a small garden. Land has poor soils for agricultural crops, better to let it go back to a natural prairie.

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

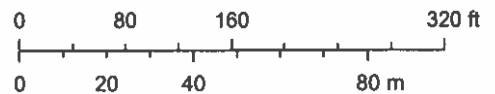
Jeffrey & Kristin Miller Rezone Map



8/13/2022, 5:06:58 PM

1:2,400

- Address
- ◻ Section
- ◻ TaxParcel
- SUB



REZONE REQUEST: JEFFREY & KRISTINE MILLER OWN PARCEL 004-00621-0300, CURRENTLY ZONED R1. THE REQUEST BY MILLER IS TO ACQUIRE 3 ACRES FROM NEIGHBORING PARCEL 004-00621-0000 THAT IS ZONED A1. BOTH THE 1.39 AC BY MILLER & 3 ACRES ADJACENT PARCEL TO BE REZONED TO R-4 AND COMBINED TOGETHER BY CSM.

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 123-14 & 822-394

DRAFTED BY: A. JEROME

CHECKED BY: RC

PROJ. 822-394

DWG. 123-14 SHEET 1 OF 5

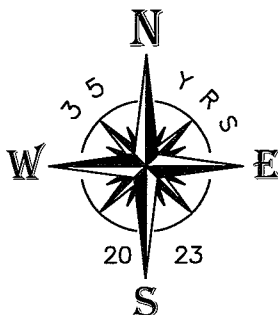
GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 2523 AS RECORDED IN VOLUME 12 OF C.S.M.S, PAGES 2523 AND 2523A AND UNPLATTED LANDS, ALL LOCATED IN THE NE1/4 OF THE NE1/4, SECTION 26, T. 16 N, R. 13 E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN. CONTAINING: 786,296 SQ.FT. (18.05 ACRES)

LEGEND

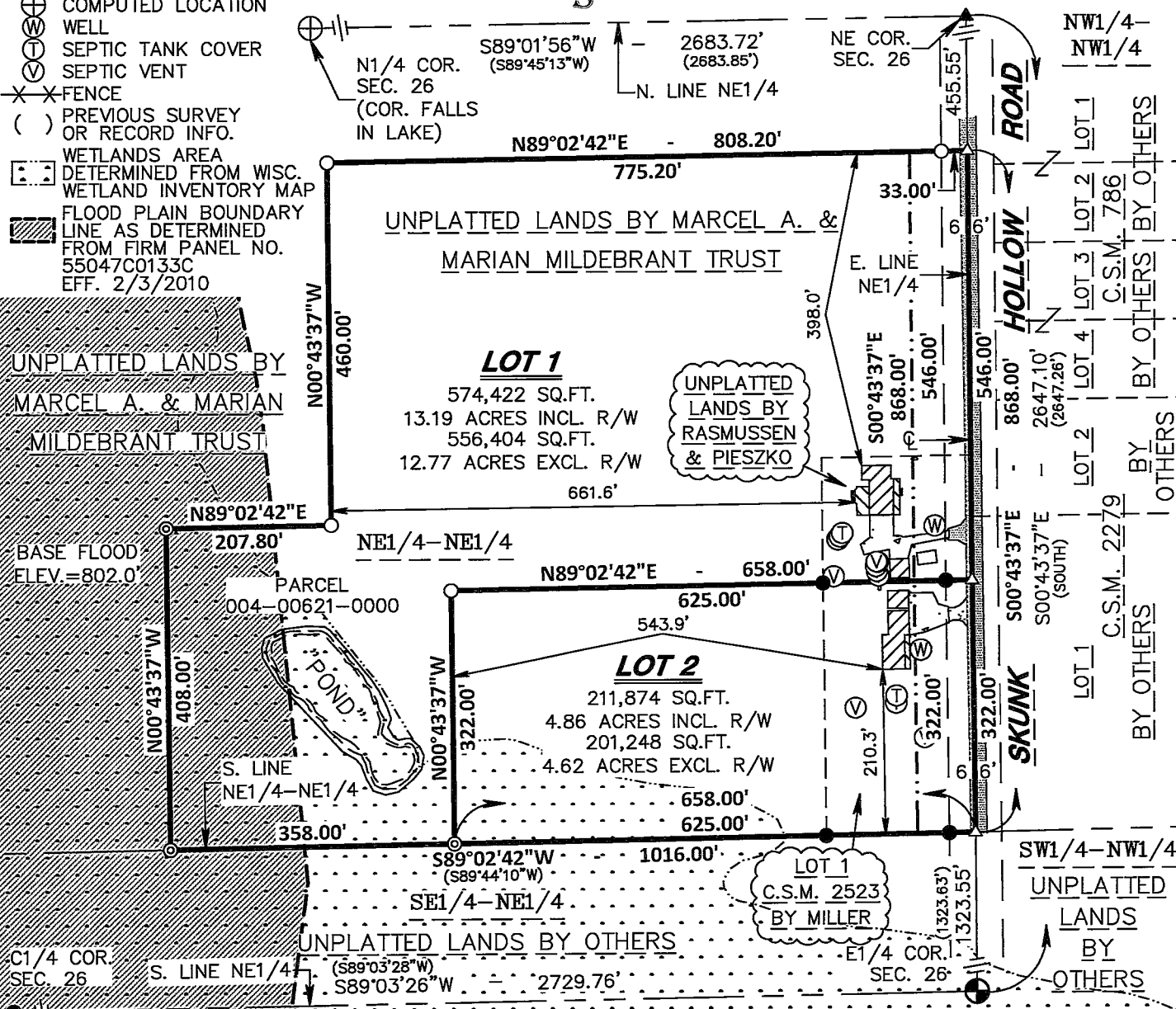
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- ⊙ 1" X 48" IRON PIPE SET (WT. = 1.68 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ▲ BERNTSEN SURVEY MARKER NAIL WITH WASHER FND.
- ⊕ 2" IRON PIPE WITH BRASS CAP FND.
- ⊕ COMPUTED LOCATION
- ⊙ WELL
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT
- ✕✕ FENCE
- () PREVIOUS SURVEY OR RECORD INFO.
- ▨ WETLANDS AREA DETERMINED FROM WISC. WETLAND INVENTORY MAP
- ▨ FLOOD PLAIN BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55047C0133C EFF. 2/3/2010



BASIS OF BEARINGS:

IS THE EAST LINE OF THE NE1/4, SECTION 26, WHICH BEARS S00°43'37"E AS REFERENCED TO GRID NORTH GREEN LAKE CO. COORDINATE SYSTEM NAD83(91).

SCALE: 1" = 200'



CLIENT/OWNER: STEVEN T. RASMUSSEN & KRISTEN A. PIESZKO
 PARCEL 004- N5635 SKUNK HOLLOW RD. 00621- RIPON, WI 54971 0100

CLIENT/OWNER: JEFFREY S. AND KRISTINE M. MILLER
 PARCEL 004- N5629 SKUNK HOLLOW RD. 00621- RIPON, WI 54971 0300

OWNER: MARCEL A. & MARIAN MILDEBRANT TRUST
 PARCEL 004- N5697 SKUNK HOLLOW RD. 00621- RIPON, WI 54971 0000

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



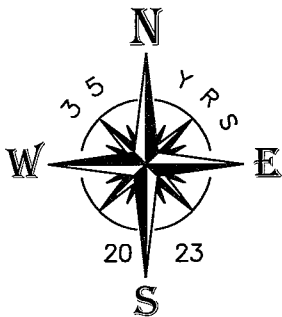
G & A FILE NO. 123-14 & 822-394

DRAFTED BY: A. JEROME
CHECKED BY: RC
PROJ. 822-394
DWG. 123-14 SHEET 2 OF 5

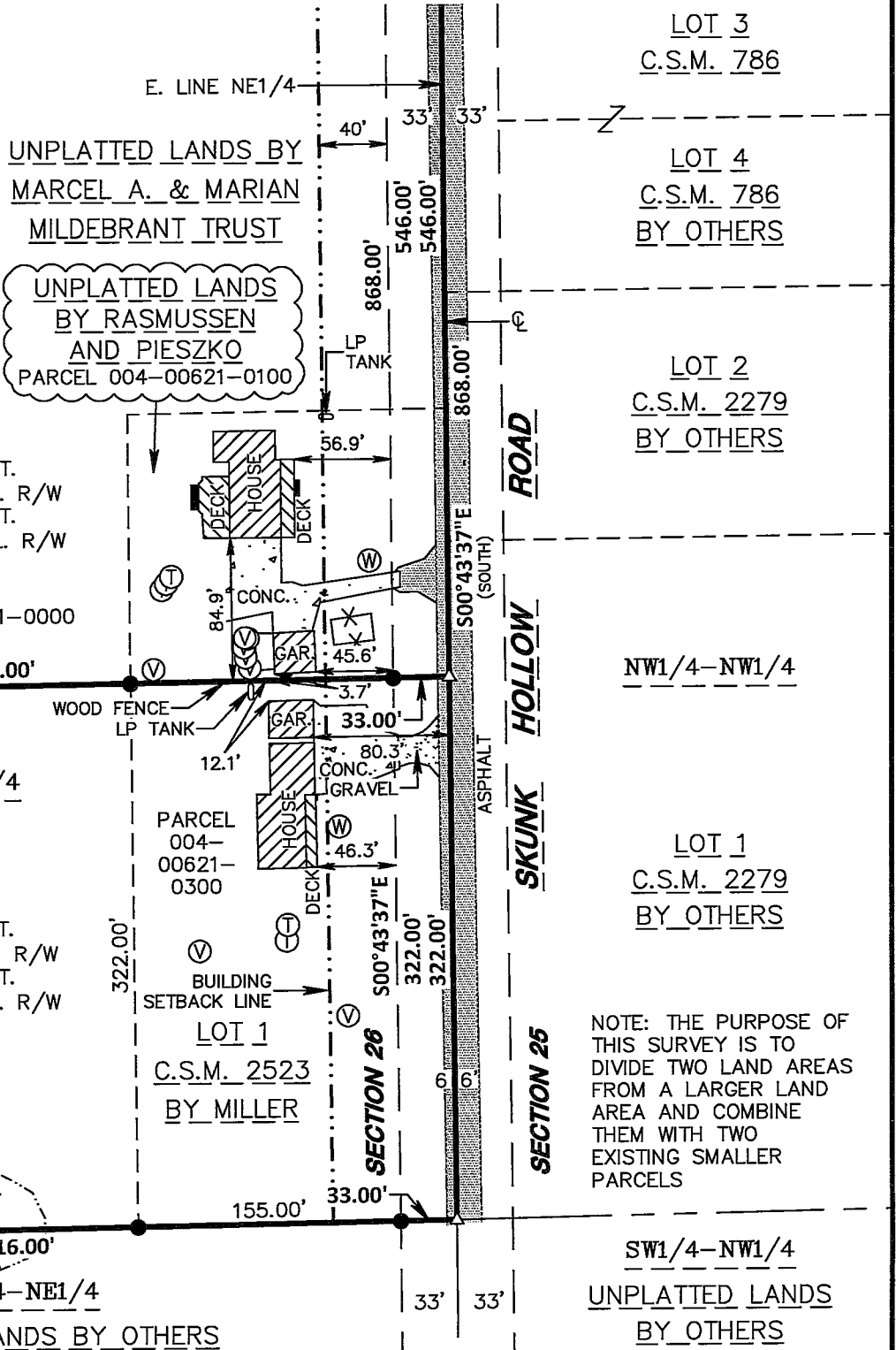
GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 2523 AS RECORDED IN VOLUME 12 OF C.S.M.S, PAGES 2523 AND 2523A AND UNPLATTED LANDS, ALL LOCATED IN THE NE1/4 OF THE NE1/4, SECTION 26, T. 16 N, R. 13 E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN. CONTAINING: 786,296 SQ.FT. (18.05 ACRES)



SCALE: 1" = 100'
0 50' 100' 200'



NOTE: THE PURPOSE OF THIS SURVEY IS TO DIVIDE TWO LAND AREAS FROM A LARGER LAND AREA AND COMBINE THEM WITH TWO EXISTING SMALLER PARCELS

CLIENT/OWNER: STEVEN T. RASMUSSEN & KRISTEN A. PIESZKO
PARCEL 004-00621-0100
N5635 SKUNK HOLLOW RD. RIPON, WI 54971

CLIENT/OWNER: JEFFREY S. AND KRISTINE M. MILLER
PARCEL 004-00621-0300
N5629 SKUNK HOLLOW RD. RIPON, WI 54971

OWNER: MARCEL A. & MARIAN MILDEBRANT TRUST
PARCEL 004-00621-0000
N5697 SKUNK HOLLOW RD. RIPON, WI 54971

As prepared by:

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DRAFTED BY: A. JEROME

CHECKED BY: RC

PROJ. 822-394

DWG. 123-14 SHEET 3 OF 5

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

BEING LOT 1, G.S.M. NO. 2523 AS RECORDED IN VOLUME 12 OF G.S.M.S, PAGES 2523 AND 2523A AND UNPLATTED LANDS, ALL LOCATED IN THE NE1/4 OF THE NE1/4, SECTION 26, T. 16 N, R. 13 E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN. CONTAINING: 786,296 SQ.FT. (18.05 ACRES)

SURVEYOR'S CERTIFICATE

I, **Scott P. Hewitt** Professional Land Surveyor, do hereby certify that by the order of **Jeffrey S. and Kristine M. Miller** and **Steven T. Rasmussen**, I have surveyed, monumented, mapped and divided Lot 1, Certified Survey Map, No. 2523 as recorded in Volume 12 of Certified Survey Maps, pages 2523 and, 2523A and unplatted lands all located in the Northeast Quarter of the Northeast Quarter, Section 26, Town 16 North, Range 13 East, Town of Brooklyn, Green Lake County, Wisconsin described as follows:

Commencing at the Northeast corner of Section 26;
 thence South 00°43'37" East along the East line of the Northeast Quarter and being the centerline of Skunk Hollow Road, 455.55 feet to the point of beginning;
 thence continuing South 00°43'37" East along the East line of the Northeast Quarter, the centerline of Skunk Hollow Road and the East line of Lot 1, Certified Survey Map, No. 2523, 868.00 feet to the Southeast corner of said Lot 1 and the Southeast corner of the Northeast Quarter of the Northeast Quarter;
 thence South 89°02'42" West along the South line of said Lot 1 and the South line of the Northeast Quarter of the Northeast Quarter, 1,016.00 feet;
 thence North 00°43'37" West, 408.00 feet;
 thence North 89°02'42" East, 207.80 feet;
 thence North 00°43'37" West, 460.00 feet;
 thence North 89°02'42" East, 808.20 feet to the point of beginning.

Containing 786,296 square feet (18.05 acres), more or less. Being subject to Skunk Hollow Road right-of-way along the Easterly 33 feet thereof and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this survey is a correct representation of the boundaries of land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Green Lake County Subdivision Ordinance to the best of my knowledge and belief in surveying and mapping the same.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: January 24, 2023

File No: 822-394 & 123-14

CLIENT/OWNER: STEVEN T. RASMUSSEN & KRISTEN A. PIESZKO
 PARCEL 004-00621-0100
 N5635 SKUNK HOLLOW RD. RIPON, WI 54971

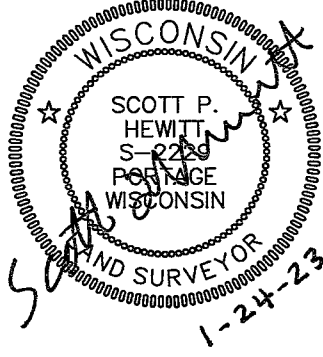
CLIENT/OWNER: JEFFREY S. AND KRISTINE M. MILLER
 PARCEL 004-00621-0300
 N5629 SKUNK HOLLOW RD. RIPON, WI 54971

OWNER: MARCEL A. & MARIAN MILDEBRANT TRUST
 PARCEL 004-00621-0000
 N5697 SKUNK HOLLOW RD. RIPON, WI 54971

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 PROFESSIONAL SERVICES
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 123-14 & 822-394



DRAFTED BY: A. JEROME

CHECKED BY: RC

PROJ. 822-394

DWG. 123-14 SHEET 4 OF 5

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

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OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, monumented, mapped and divided as represented on this certified survey map.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20__.

Jeffrey S. Miller

Kristine M. Miller

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **Jeffrey S. Miller** and **Kristine M. Miller** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires: _____

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, monumented, mapped and divided as represented on this certified survey map.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20__.

Steven T. Rasmussen

Kristen A. Pieszko

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **Steven T. Rasmussen** and **Kristen A. Pieszko** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires: _____

CLIENT/OWNER: STEVEN T. RASMUSSEN & KRISTEN A. PIESZKO
 PARCEL 004-00621-0100 N5635 SKUNK HOLLOW RD. RIPON, WI 54971

CLIENT/OWNER: JEFFREY S. AND KRISTINE M. MILLER
 PARCEL 004-00621-0300 N5629 SKUNK HOLLOW RD. RIPON, WI 54971

OWNER: MARCEL A. & MARIAN MILDEBRANT TRUST
 PARCEL 004-00621-0000 N5697 SKUNK HOLLOW RD. RIPON, WI 54971

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SEAL:



G & A FILE NO. 123-14 & 822-394

DRAFTED BY: A. JEROME

CHECKED BY: RC

PROJ. 822-394

DWG. 123-14 SHEET 5 OF 5

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

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OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, monumented, and mapped as represented on this certified survey map.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20____.

Marcel A. Mildebrant, Trustee
Marcel A. and Marian Mildebrant Trust

Marian Mildebrant, Trustee
Marcel A. and Marian Mildebrant Trust

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **Marcel A. Mildebrant and Marian Mildebrant** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires: _____

GREEN LAKE COUNTY LAND USE PLANNING & ZONING COMMITTEE

This Certified Survey Map is hereby approved this _____ day of _____, 20____ by the authority of the Green Lake County Land Use Planning and Zoning Committee.

Committee Representative

Print

CLIENT/OWNER: STEVEN T. RASMUSSEN & KRISTEN A. PIESZKO
PARCEL 004- N5635 SKUNK HOLLOW RD. 00621- RIPON, WI 54971 0100

CLIENT/OWNER: JEFFREY S. AND KRISTINE M. MILLER
PARCEL 004- N5629 SKUNK HOLLOW RD. 00621- RIPON, WI 54971 0300

OWNER: MARCEL A. & MARIAN MILDEBRANT TRUST
PARCEL 004- N5697 SKUNK HOLLOW RD. 0000 RIPON, WI 54971