



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, May 4, 2023.

Packet Pages:

- 2 Agenda
- 3-8 Draft Meeting Minutes from 4/6/23 and 4/12/23
- 10-12 Financial Reports for March 2023
- 13-15 Permit Reports for March 2023
- 16-17 Violation Reports
- 18-30 Public Hearing

Item I Owner: Lori Ann B Waters **Site location:** N6156 N Lawson Dr **General legal description:** Parcels 004-00384-0000, 004-01021-000, S16,T16N,R13E, Town of Brooklyn ±4.67 acres **Request:** Rezone ±.87 acres from R1, Single Family Residential, to R4, Rural Residential District and ±3.8 acres from A2, General Agricultural District, to R4, Rural Residential District. To be identified by certified survey map.

Item II Owner: Zodrow Properties LLC **Agent:** John Zodrow **Site location:** W1287 N Lawson Dr **General legal description:** Parcels 004-00308-0201, 004-00311-0000, part of the SW1/4 of S15,T16N,R13E, Town of Brooklyn, ±2.86 acres **Request:** Conditional Use Permit to expand the parking lot of Green Lake Service Center.

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

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

Date: May 4, 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: 4/6/23 and 4/12/23
5. Public Appearance: Robert Hargrave and Tom Schwartz to discuss amending the zoning ordinance to increase the detached garage standards in the R-4, Rural Residential District.
6. Public Comments – 3 minutes
7. Department Activity Reports
 - a. Financial reports
 - b. Land use & septic permits
 - c. Violation reports
8. Public Hearing: (Not to begin before 9:30 AM)

Each item below will consist of:

 - a. Public Testimony/Comment: 3-minute time limit
 - b. Committee Discussion & Deliberation
 - c. Committee Decision
 - d. Execute Ordinance/Determination Form

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Item II Owner: Zodrow Properties LLC **Agent:** John Zodrow **Site location:** W1287 N Lawson Dr **General legal description:** Parcels 004-00308-0201, 004-00311-0000, part of the SW1/4 of S15,T16N,R13E, Town of Brooklyn, ±2.86 acres **Request:** Conditional Use Permit to expand the parking lot of Green Lake Service Center.

9. Future committee activities
 - a. Future agenda items
 - b. Next meeting date: June 1, 2023
10. 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: 248 639 692 913

Passcode: EQXgNh

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

Or call in (audio only)

[+1 920-659-4248,938167696#](#) United States, Green Bay

Phone Conference ID: 938 167 696#

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

Please accept at your earliest convenience. Thank you!

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, April 6, 2023**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 9:02 a.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, Harley Reabe, Chuck Buss, Jeff Mann, Corporation Counsel
Absent: Bill Boutwell

Also Present: Matt Kirkman(virtual), Land Use Planning and Zoning Director, Noah Brown, Land Use Specialist, Caleb Edwards, Land Use Specialist, Karen Werlein, LUP&Z Secretary
Cate Wiley, County Administrator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Buss/Reabe) to approve the minutes of the March 2nd meeting.
Motion carried with no negative vote.

PUBLIC COMMENTS:

Susan McConnell: N4975 Craig Rd, spoke against changing the appeal process.

Stephanie Prellwitz: 833 Watson St, spoke on behalf of Green Lake Association. Spoke against changing the appeal process.

Lisa Reis: N4909 Channel Rd, representing Green Lake Sanitary District, spoke against changing the appeal process.

Edward Ellsworth: W555 Badtke Ln, spoke against the appeal process and change in meeting time.

Tom Kloosterboer: W2684 Oakwood Beach Rd, spoke against changing the appeal process and his concerns with short term rental regulations.

Bur Zeratsky: N5602 Cty Rd A, representing Green Lake Conservancy, spoke against changing the appeal process.

Ernst Neuenfeldt: N5139 Brooklyn G Rd, spoke against changing the appeal process.

Mark Lindquist, N5111 Skunk Ridge Ln, spoke against changing the appeal process.

DEPARTMENT ACTIVITY REPORTS

a. **Financial reports**

Caleb Edwards gave an update on the February expenses and revenues.

b. **Permits**

Edwards stated there were 7 land use permits and 2 sanitary permits in February.

c. **Violations**

Edwards outlined the current land use violations as well as the POWTS violations.

PUBLIC HEARING – 9:30AM

Chair Talma read the rules for the Public Hearing

Chair Talma recuses himself at 9:31am

Item I Owner: Badger Mining Cooperation **Site location:** W300 Utley Quarry Rd **General legal description:** S36,T15N,R13E, Town of Green Lake & S1,T14N,R13E, Town of Mackford ±132 acres **Request:** Revising the current Nonmetallic Mining Reclamation Permit

- a. Public Testimony/Comment: Vice Chair Buss called for public input.
Gary Laybourn: N2477 Cty Rd Q, questioned when the berms would be removed and how long the reclamation will take to complete.
Bur Zeratsky: N5602 Cty Rd A, asked for the committee to consider public comments after the staff report on an item.
Buss closed the public comment.
- b. Committee Discussion: Caleb Edwards presented the Staff Report.

Curt Talma returns to meeting at 9:41am

Item II Owner: 1970 Lawson LLC **Agent:** Matt Rogatz **Site location:** W1970 S Lawson Dr **General legal description:** Parcel 004-00480-0101, part of the SW1/4 of S20,T16N,R13E, Town of Brooklyn, ±1.62 acres **Request:** CUP update including the construction of a pavilion, two storage sheds, and two pickleball courts.

- a. Public Testimony/Comment: Chair Talma called for public input.
None
Chair Talma closed the public comment.
 - b. Committee Discussion & Deliberation: Caleb Edwards presented the Staff Report. The Town of Brooklyn approves of the CUP.
Deliberation was made from committee members regarding the Conditional Use Permit Criteria.
1. Committee Decision: **Motion/second (Buss/Thom)** to remove condition #4 and approve the CUP request as presented with the following conditions:
 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
 2. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
 3. That the owners/applicants are responsible for obtaining permits from any other regulatory agency, if required.
 4. ~~A fence or vegetative screening be constructed on the east property line.~~
 5. The hours of operation are from 11:00 am to 10:00pm Monday through Sunday.

Motion carried with no negative vote.

Item III Owner: Little Green Lodge LLC **Agent:** Anthony Goebel **Site location:** N2811 Park Rd **General legal description:** Parcel 006-01384-0000, 006-00614-0000, part of the NW1/4 of S32,T15N,R13E, Town of Green Lake, ±1.25 acres **Request:** CUP for hotel and event space.

- a) Public Testimony/Comment: Chair Talma called for public input.
Anthony Goebel: Applicant, went over his application and plans.
Craig Muenchow: N2806 Park Rd, spoke against the conditional use permit request.

Shanda Farr: N2810 Park Rd, spoke against the CUP request.
David Johnson: W2056 Melmar Dr, spoke against the CUP request.
Chair Talma closed the public comment.

- b) Committee Discussion & Deliberation: Noah Brown presented the Staff Report. The Town of Green Lake approves of the CUP.
Deliberation was made from committee members regarding the Conditional Use Permit Criteria.

Motion/second (Thom/Reabe) to suspend rules and let the applicant talk.

Motion carried with no negative vote.

Applicant, Anthony Goebel, went over some questions and concerns.

Motion/second (Reabe/Thom) to delay action of the item until the next meeting.

Roll Call: Reabe: yes, Thom: yes, Talma: yes, Buss: no

Chuck Buss moves to go into recess at 10:37am.

Motion carried with no negative vote.

Motion/second (Thom/Buss) to enter back into session at 10:44am.

Motion carried with no negative vote.

Motion/second (Buss/Buss) to table the conditional use permit until next week in order for applicant to talk with Planning and Zoning Department.

Motion carried with no negative vote.

Item IV Owner: Zodrow Properties LLC **Agent:** John Zodrow **Site location:** Int. of North St. and HWY 23 **General legal description:** Parcel 004-00339-0201, part of the SW1/4 of S16,T16N,R13E, Town of Brooklyn, ±8.4 acres **Request:** CUP for wood burning facility, compost site, and contractor's yard.

- a) Public Testimony/Comment: Chair Talma called for public input.

None

Chair Talma closed the public comment.

- b) Committee Discussion & Deliberation: Edwards presented the Staff Report. The Town did not return the action form.

Harley Reabe leaves meeting at 10:48am. Quorum met with three members present.

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

- c) Committee Decision: **Motion/second (Thom/Buss)** to approve the CUP request as presented with the following conditions:

General Conditions:

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

3. The hours of operation are from 8:00 am to 5:00pm Monday through Sunday.
4. All activities relating to this site must but contained within the subject parcel. All compostable materials currently located on the R-4 zoned parcel (#004-00339-0204) immediately south of the subject parcel shall be removed and/or relocated to the subject parcel.

Conditions for Compost Site:

5. Only yard waste may be stored on the property and turned into compost.
6. That the owners/applicants are responsible for obtaining and maintaining a composting facility license through the Wisconsin Department of Natural Resources.
7. The applicant to provide the Land Use Planning & Zoning Department with a copy of the WDNR approved erosion control and stormwater runoff plan / permit. Said plan shall be established and maintained to prevent erosion and runoff from the subject site. The use of neighboring parcels for this purpose is not authorized under this CUP.

Conditions for Wood-burning Facility:

8. Only clean wood and brush may be stored and burned on the property.
9. That the owners/applicants are responsible for obtaining and maintaining a wood burning facility license through the Wisconsin Department of Natural Resources.
10. The applicant to provide the Land Use Planning & Zoning Department with a copy of the WDNR approved erosion control and stormwater runoff plan / permit if applicable. Said plan shall be established and maintained to prevent erosion and runoff from the subject site. The use of neighboring parcels for this purpose is not authorized under this CUP.

Conditions for Contractors yard:

11. All materials stored on site must be suitable for future use.
12. All motor vehicles stored on site must be in road worthy condition and have current WDOT registration.
13. All accessory equipment stored on site must be in workable condition.
14. Anything stored on site that does not meet the above conditions is prohibited.

Motion carried with no negative vote

Review and approve Resolution Recommending Revision to State Renewable Energy Contract Regulations

Motion/second (Buss/Thom) to approve the resolution and forward to County Board.

Motion carried with no negative vote.

Discuss obtaining DSPS Agent Status and associated Private Sewage Ordinance Amendment

Caleb Edwards explained the proposed staff training. Sanitary Fee Schedule will need to change once agent status is obtained.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – TBD

ADJOURN

Chair Talma adjourned the meeting at 11:19am.

Respectfully submitted,

Karen Werlein, Committee Secretary

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Wednesday, April 12, 2023**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 2:00pm. 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, Harley Reabe, Chuck Buss, Jeff Mann**, Corporation Counsel
Absent:

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director, **Karen Werlein**, LUP&Z Secretary
Cate Wiley, County Administrator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS:

Craig Muenchow: N2806 Park Rd, spoke against the conditional use permit request.
Ben Moderow: Town of Green Lake Chairman, spoke in favor of the conditional use permit.

Review, discuss, and possible approval for conditional use permit request from Little Green Lodge LLC for a hotel and event space at N2811 Park Rd. Markesan, WI 53946

Member Reabe questioned what type of truck the food truck would be.
Member Thom questioned the lower-level hotel room.

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. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
3. That the owner/applicant apply for and receive a Land Use Permit prior to making any changes authorized through this conditional use permit approval process.
4. That within one year of CUP approval the owner/applicant provide appropriate vegetative screening or code-compliant fencing to hide the dumpsters as well as provide the neighbors to the parking lot with privacy screening.
5. That if vegetative screening is utilized instead of privacy fencing, any dead, dying or diseased vegetation shall be removed and replaced with viable and effective, visual-screening vegetation as soon as practicable.

Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items –
- b. Next meeting date – May 4, 2023

ADJOURN

Chair Talma adjourned the meeting at 2:12pm.

**Respectfully submitted,
Karen Werlein, Committee Secretary**

DRAFT

R-4 Zoning Ideas 3-8 Acres

Current guidelines

-1500 square feet, 15' sidewalls, 25' max peak height 25000 cubic foot inside?

General Example could be a 34' x 44' building (1496sq.)

Most owners would like to store there valuables and not have them sitting out in the open.

Standard full size truck = 20'-**24'**long

A Boat, 4 place snowmobile trailer, or a 5th wheel camper all can range 20'-**45'** long

Add that to a truck even at 20' you can be over **60'**

In order to store your equipment during off season or inclement weather you would need to build a narrow tunnel to stay under the 1500sqare rule and would be a terrible looking building.

Legal height on the road is **13'6"** and most manufactures take full advantage of that.

In order to accommodate the 13'6", you need a standard 14' door. You cannot install a 14' overhead door in a 15' sidewall building without custom trusses.

6/12 roof pitch is very common but many new house are higher

40 wide with 6/12 = 10' + 16' sidewall or **26"** total

40 wide with 8/12 = 13.4" + 16' sidewall or **29'4"**

A more accommodating size, I.E. **40' x 60' x 16'** sidewalls = **2400sq/ft** and covers todays average residential needs.

Thank you for your time,

Rob & Cathy Hargrave

Current Green Lake County Residents

THOMAS SCHWARZ CONSULTING LLC

Building Consultant & MPB Outside Sales

N5724 Nelson Road Fond du Lac, WI 54937

920-229-3472 tom@mpbuilders.com

April 26, 2023

Matt Kirkman, Land Use Planning & Zoning Director
Green Lake County Land Use Planning & Zoning
571 County Road A
Green Lake, WI 54941

Subject: **R-4 Zoning Comments**

Dear Matt,

I will not be able to attend the Zoning meeting on Thursday morning. Going to wound care is top on my list for next 6 or 8 Thursdays. Following are comments and ideas on the R-4 Zoning issue.

People pursue property in the R-4 Zoning to have space – space to do and store things they own and do not want outside. Currently, the way the R-4 Zoning is worded, your only allowed to build an oversized doghouse. People today own campers, motorhomes, and large boats. These require larger buildings with taller doors. Legal limit to go down the highway is 13'-6" and new campers and motorhomes are built to 13'-6". A 14'-0" tall overhead door requires no less than 15'-9" of head space – so therefore a 16'-0" clear building.

I have some building size recommendations that should be considered. The sizes I have chosen are maximum in lot size and are only examples of what could be constructed. The width and the length can vary and still meet the square footage and cubic footage.

- 1) A 3-to-4-acre lot – 42' x 48' x 16' = 2,000 square feet or 40,000 cubic feet.
- 2) A 4-to-5-acre lot – 46' x 64' x 16' = 3,000 square feet or 60,000 cubic feet.
- 3) A 5 acre plus lot – 50' x 80' x 16' = 4,000 square feet or 80,000 cubic feet.

Also, the peak height requirement will need to be changed because a 50-foot-wide building will have a higher peak than 25 feet. The roof height can remain the same but make it the median roof height. In another words the roof height halfway from the eave edge to the peak. This will allow the property owner to construct a wider building with a lower pitch or narrower building with a steeper pitch to match their house roof. It's all aesthetics.

And no accessory building should be constructed in front of the front building line of the residence. Again, it's all aesthetics.

When I moved from Green Lake County in 2018 to the Town of Lamartine, Fond du Lac County I built a new garage/office/workshop. I asked the Township officials what I could build. And they said anything I wanted as long as it wasn't an eyesore. My new garage which is connected to our home with a breezeway (no garage on the house) is 225 square feet larger than our home. It doesn't look out of place and the aesthetics are great.

Matt Kirkman, Land Use Planning & Zoning Director
Green Lake County Land Use Planning & Zoning
571 County Road A
Green Lake, WI 54941
Page2

R-4 Zoning should allow people to build what they need and would like within certain perimeters. They way the law is now it is too restrictive, and you may as well live in a city area with R-1 Zoning. Property owners pay for the privilege to live in the country.

I've been a building designer, building salesman, and building project manager for more than 25 years and I have seen a lot of different building scenarios and other counties Zoning Ordinances, and this is the most restrictive R-4 type Zoning I've ever come across.

Matt, if you have questions or would like a discussion, please feel free to call me. I'm sorry I can't be there on Thursday mornings, but my leg comes first.

Thank you.

Best Regards,

Thomas Schwarz

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

FEES RECEIVED	MARCH				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	21	4,600	15	6,100	46	12,800	34	\$ 12,350	\$ 60,000	21%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	4	890	4	1,195	11	3,000	7	\$ 2,110	\$ 26,000	8%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	18	15,200	20	\$ 16,550	\$ 15,200	109%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	2	750	-	-	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
Total	-	\$ -	-	\$ -	2	\$ 750	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	2	750	1	375	3	1,125	2	750	-	-
Conditional Use Permits	5	1,875	-	-	10	3,750	4	1,500	-	-
Variance	-	-	-	-	-	-	-	-	-	-
Total	7	\$ 2,625	1	\$ 375	13	\$ 4,875	6	\$ 2,250	\$ 8,525	26%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	3	3,040	-	-	7	3,940	-	-
Total	-	\$ -	3	\$ 3,040	-	\$ -	7	\$ 3,940	-	-
SURVEYOR										
Certified Survey Maps	6	1,050	-	-	11	1,950	4	705	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	-
Total	6	\$ 1,050	-	\$ -	12	\$ 11,450	4	\$ 705	\$ 16,000	4%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
	38	9,165	23	10,710	102	48,075	78	37,905	\$ 162,225	
									Total	24%

GREEN LAKE COUNTY

For 03/01/23 - 03/31/23

Revenue Summary Report

FJRES01A

Periods 03 - 03

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
23-100-10-44400-000-000 Land Use Permits	60,000.00	6,100.00	12,350.00	47,650.00	20.58
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	375.00	2,250.00	6,275.00	26.39
23-100-10-44409-000-000 Non-Metallic Mining	15,200.00	.00	16,550.00	-1,350.00	108.88
23-100-10-44410-000-000 Sanitary Permits	26,000.00	1,195.00	2,110.00	23,890.00	8.12
23-100-10-45110-000-000 Fines & Forfeitures	.00	3,040.00	3,940.00	-3,940.00	.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	.00	705.00	5,795.00	10.85
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	10,710.00	37,905.00	114,820.00	24.82

For 03/01/23 - 03/31/23

Expenditure Summary Report

FJEXS01A

Periods 03 - 03

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	25,121.60	62,804.00	260,047.00	19.45
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	1,833.57	5,466.58	19,234.42	22.13
23-100-10-53610-153-000 Ret. Employer Share	21,956.00	.00	1,708.28	5,094.49	16,861.51	23.20
23-100-10-53610-154-000 Health Insurance	65,459.00	.00	5,183.44	26,050.32	39,408.68	39.80
23-100-10-53610-155-000 Life Insurance	321.00	.00	27.18	81.54	239.46	25.40
23-100-10-53610-210-002 Professional Services	9,500.00	.00	667.00	667.00	8,833.00	7.02
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	.00	128.69	489.31	20.82
23-100-10-53610-242-000 Print Management	300.00	.00	8.26	40.18	259.82	13.39
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	.00	1,650.00	-1,650.00	.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	244.00	488.00	2,512.00	16.27
23-100-10-53610-321-000 Seminars	930.00	.00	.00	400.00	530.00	43.01
23-100-10-53610-324-000 Member Dues	130.00	.00	.00	100.00	30.00	76.92
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	34,793.33	102,970.80	353,235.20	22.57
10 Land Use Planning and Zoning	456,206.00	.00	34,793.33	102,970.80	353,235.20	22.57

Land Use Permits: 03/01/2023 - 03/31/2023

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
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
13338	004007160000	W2109 IRVING PARK RD	03/15/2023	BRADLEYD CHAPIN, MARYS CHAPIN	\$2,500,000.00	Principal Structure	4 bed 5 bath Single Family Dwelling	Accessory Structures	Screen Porch, Deck, Attached Garage
13345	004002370102	N6637 COUNTY ROAD PP	03/17/2023	SCOTTL GUDEX	\$27,000.00	Accessory Structure	Detached Garage		

Town of Green Lake

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13333	006015970000	W1530 SANDSTONE AVE	03/01/2023	PNP INVESTMENT PARTNERSHIP	\$115,000.00	Accessory Structure	Detached Garage	Addition/Alteration to Principal Structure	Entry way
13336	006010520000	No Address Available	03/07/2023	SOUTHSHORE TERRACE HOME OWNERS ASSOC INC	\$430,000.00	Land Disturbing Activity - Slope Stabilization	Replacement of Seawall	Accessory Structure	Sidewalk replacement above seawall
13337	006008920100	N3633 ROY CREEK RD	03/08/2023	JASONE POLLESCH, JENNIFERA POLLESCH	\$365,000.00	Addition/Alteration to Principal Structure	office space and second story room	Accessory Structure	Screen porch
13339	006005420000, 006005421200	N3026 E LITTLE GREEN RD , No Address Available	03/08/2023	DAVID WINGER, RENEE SCHWARTZ	\$11,868.00	Accessory Structure	Two Rail Vinyl open style fence		
13340	006001000000	W2299 TULETA HILL RD	03/10/2023	TIMOTHYS CRANE REVOCABLE TRUST	\$1,200,000.00	Principal Structure	4 bedroom Single Family Dwelling	Accessory Structures	Porch, Attached garage with shop, Detached garage with office.
13341	006003580300	W2277 COUNTY ROAD B	03/13/2023	KARI LEEDLE, ZACHARY LEEDLE	\$85,000.00	Accessory Structure	Pole Shed		
13343	006006140000	No Address Available	03/13/2023	LITTLE GREEN LODGE LLC	\$30,000.00	Land Disturbing Activity - Blacktopping/Parking Lots	Parking Lot Upgrade		
13344	006013840000	N2811 PARK RD	03/13/2023	LITTLE GREEN LODGE LLC	\$5,000.00	Accessory Structure	Attached Deck		

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
13347	012003770000	W4460 COUNTY ROAD X	03/22/2023	HARLEY A & MIRIAM J BEECHY	\$7,500.00	Accessory Structure	Enclosed Porch		

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
13335	016005090100	N4459 NELSON RD	03/07/2023	SMITH RECREATIONAL TRUST THE	\$11,000.00	Addition/Alteration to Principal Structure	Addition to house	Accessory Structure	Carport
13342	016013490000	N4229 LAKEVIEW DR	03/20/2023	E ANDREW CAPONE	\$14,000.00	Accessory Structures	Privacy Fence, kids fort	Land Disturbing Activity- Filling	excavate and level grade approximatly 2,400sqft

Town of Saint Marie

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

Town of Seneca

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

March Estimated Cost: \$4,801,368.00

YTD Estimated Cost: \$10,288,683.00

Sanitary Permits: 3/1/2023 - 3/31/2023

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202324004	004003570200	W1302 N LAWSON DR	EGBERT EXCAVATING INC	03/13/2023	Replacement System	Holding Tank	Daniel Egbert	Repair Shop	355	100
202324005	002004850301	N8066 FOREST RIDGE RD	CANDICE SCHRAM, LISA SCHRAM	03/15/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	4 Bedroom House	280	100
202324006	012004180100	W3618 COUNTY ROAD X	EDNAE OTTO, SAMUEL OTTO	03/27/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	6 Bedroom House	280	100
202324007	020002562001	W2739 FOX RIVER SHORES	JUNE HORNAK, PATRICK GUTCHE	03/28/2023	Reconnect	Mound	Harry Handle	3 Bedroom House	280	0
Total:									1195	300

* There are additional properties associated with the permit

Land Use Violations Report

First Notice						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
006005810101	N2730 Welk Rd.	Ricky & Ashley Ruck	13069	Zoning	Commercial sale of firewood on R-1 zoned property. Unoccupied outside storage of trailers without dwelling unit on parcel.	2/28/2022
004003390204		Zodrow Properties	13086	Zoning/Vehicles	Commercial vehicle exceeding 3-ton capacity on R-4 parcel. Trailers and RV with no principal dwelling on R- parcel. Need to verify.	3/11/2022
006013840000, 006006140000	N2811 Park Rd	Little Green Lodge LLC	13302	Zoning	Condition not met from 2005 CUP. Must combine parking lot parcel with building parcel.	11/9/2022
004003750100	N6264 N Lawson Dr	David Santee	13356	Zoning	Establishing a residence without a conditional use permit on C-2 parcel.	4/3/2023
012001270100	W4419 St.Rd 44	Scott Schmeckpeper	13365	Zoning	Building without a land use permit. Building within rear yard setback.	4/13/2023
014005110201	N2875 Nicolet Rd	Roger Swanke		Zoning, Junk	Movement of mobile home and construction of basement without a permit. Inoperable camper/mobile home and trailer/trailer frame. Junk includes: plastic drums, metal drums, ac unit, chest freezers, appliances, propane tanks, bins, buckets, lumber, etc. scattered throughout property. 3 boats on property when two rec vehicles allowed on R-4 zoned parcel.	4/25/2023
Second Notice						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
002007690000	N9666 Wildflower Ln	Keith Van Buren	13346	Junk	6 cars, scissor lift on residential property, plastic liquid storage tanks, 2-3 trailers, 4 snowmobiles, steel frum barrels and other junk. Update:3/17/23 Office meeting with Noah. Update: Little to no change	3/8/2023
Sent to Corp. Counsel						
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date
004004440000	W2398 State RD	Philip Mirr	13152	Zoning	Operating a contractors yard in C2 Zoning.	5/24/2022
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
016005550000	N6682 Cty Rd Y	Richard Swanke	1624049	Violation	Two manufactured homes not connected to POWTS. Working on POWTS with no permit.	Letter sent 4/25/23

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 system could be used	possibly working with Novak
006003320000	W2353 Center Rd	VALERIE & PAUL ALBRECHT	201624077	POWTS Violation		Has new permit
006001980000	W591 Thomas Rd	Carl Wilke	624010	POWTS Failure	Tank not watertight	Working with Egbert
016000090000	N6123 Swamp Rd	James Hebbe	1624006	POWTS Failure	Tank not watertight	Working with Kinas
002002110000	N8725 WHITE RIDGE RD	BLOCK KELIE	131	POWTS Failure	Tank not watertight	
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 surface 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	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	Has new permit
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	Maybe working with Hoffman Plumbing
016002620600	N5193 COUNTY ROAD D	MARCOE ELYSE	1624026	POWTS Failure	Tank not watertight	Maybe working with Pollesch

NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, May 4, 2023, at 9:30 a.m.** to consider the following requests:

Item I Owner: Lori Ann B Waters **Site location:** N6156 N Lawson Dr **General legal description:** Parcels 004-00384-0000, 004-01021-000, S16,T16N,R13E, Town of Brooklyn ±4.67 acres **Request:** Rezone ±.87 acres from R1, Single Family Residential, to R4, Rural Residential District and ±3.8 acres from A2, General Agricultural District, to R4, Rural Residential District. To be identified by certified survey map.

Item II Owner: Zodrow Properties LLC **Agent:** John Zodrow **Site location:** W1287 N Lawson Dr **General legal description:** Parcels 004-00308-0201, 004-00311-0000, part of the SW1/4 of S15,T16N,R13E, Town of Brooklyn, ±2.86 acres **Request:** Conditional Use Permit to expand the parking lot of Green Lake Service Center.

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

Publish: April 20, 2023

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

May 4, 2023

ITEM I: ZONING CHANGE

OWNER:

Lori Ann B Waters

APPLICANT:

Same

REQUEST: The applicant is requesting a zoning change for ±4.10 acres from A-2, General Agriculture District and ±0.87 acres from R-1, Single Family Residence District to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: The request affects parcels numbered 004-01021-0000 (±0.87 acres) and 004-00348-0000(±4.1 acres). The parcels are located in the SW ¼ of the SE ¼ Section 16, T16N, R13E, Town of Brooklyn. The site address for the zoning change is located at N6156 N Lawson Dr.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 004-00384-0000 is A-2 and is vacant land along the Puchyan River. The zoning of parcel 004-01021-0000 is R-1 and is also vacant land. Most surrounding parcels are zoned R-1 and are used residentially. To the north there is one parcel zoned R-4 used residentially that borders parcel 004-00384-0000. Across the river to the east there is an A-1 zoned parcel. To the southwest the parcels are under City of Green Lake zoning authority. The proposed rezone area does fall within shoreland, wetland, or floodplain jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is vacant land that is either mowed grass or a wooded area. The intention is to combine the parcels together to give the riverfront parcel access to the road. The owner then plans to build on the parcels once combined. There is a small amount of wetland and floodplain presence on parcels and both parcels are fully within 300 feet from the river. The total acreage to be rezoned is consistent with the acreage requirements for R-4 zoning.

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.**

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 zoned R-1 and used residentially. 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 be similar to many surrounding parcels and any impact to the river from residential use can be mitigated.**

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 parcel to R-4 would not adversely impact the ability to provide adequate public facilities or services as nearby parcels that are zoned R-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. **These parcels are on the outskirts of the city and have rural aspects to the property and would create more residential area in space previously vacant. As well a nearby parcel was also rezoned to R-4 in the past.**

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 used residentially and a parcel connected to the north is zoned R-4.**

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 3/16/2023. The Town Board took no action towards this request.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 2-14-23

Zone Change from A-2, R-1 to R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Lori Ann B. Wafers

Mailing Address 8197 S. Oakwood Ave Neenah WI

Phone Number 920 851-0978 54956

Signature [Signature] Date 2/14/23

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Parcel Number 004-01021-0000, 004-00384-0000 Acres .87 + 4.1 = 4.97

Lot _____ Block _____ Subdivision _____ -01021 -00384

Section 16 Town 16 North Range 13 East

Location of Property N6156 N Lawson Dr

Legal Description See attached

Current Zoning Classification R-1, A-2 Current Use of Property vacant

Detailed Description of Proposed Use single family home with
out buildings for gardening etc.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

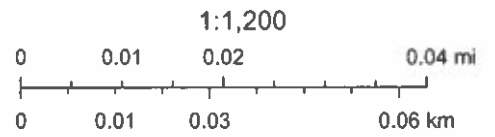
Fees: Zone Change \$375
Conditional Use Permit \$375.00
Variance \$375.00
Special Exception \$375.00

Waters Rezone



2/14/2023, 1:05:32 PM

- Address
- Section
- TaxParcel

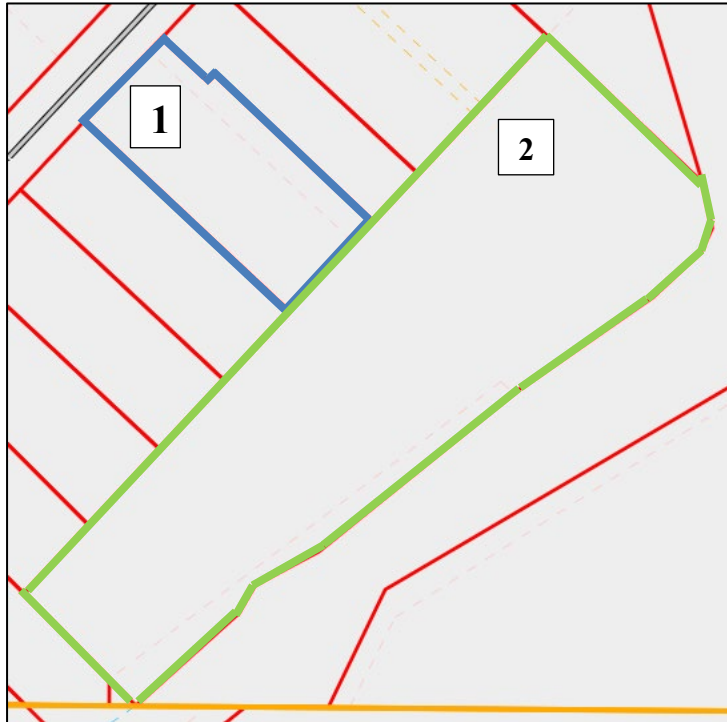


Owners: Lori Ann B Waters
Town of Brooklyn Parcel #004-00384-0000, 004-01021-0000
Part of the SE1/4 of Section 16, T16N, R13E

Existing Configuration

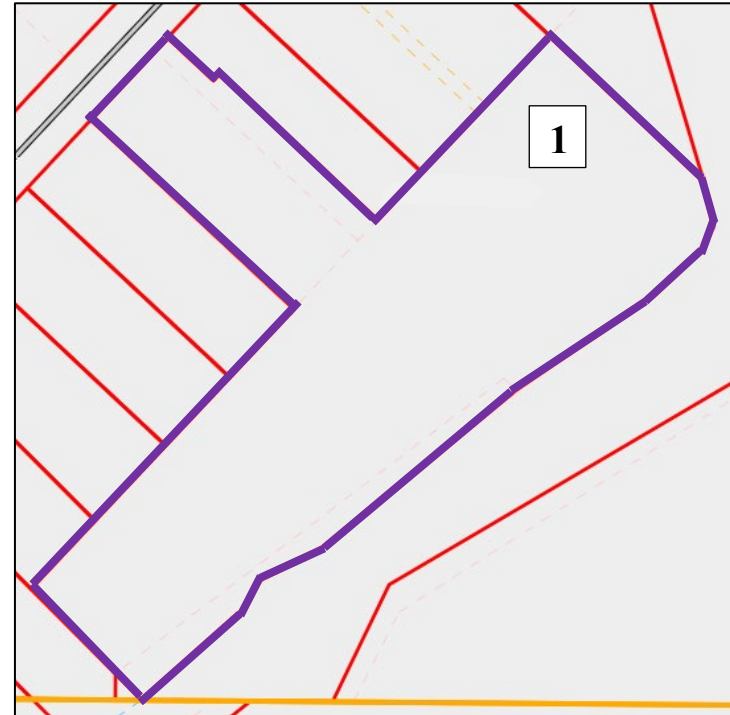
1 = ±.87 acre parcel zoned R-1, Single-Family Residence District

2 = ±3.8 parcel zoned A-2, General Agriculture District



Proposed Configuration

1 = ±4.67 acre parcel zoned R-4, Rural Residential District



Land Use Planning & Zoning Public Hearing 05/04/2023

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

_____.

Owner/Applicant: Lori Ann B Waters

Site Location: N6156 N Lawson Dr

General legal description: Parcels 004-00384-0000, 004-01021-0000, Town of Brooklyn, ±4.67 acres

Request: Rezone ±.87 acres of R1, Single-Family Residence District. and ±3.8 acres of A2, General Agricultural District, to R4, Rural Residential District

Planned public hearing date for the above requests: May 4, 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:

Town Representative

Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **April 26th, 2023**

Land Use Planning and Zoning Committee Staff Report

Public Hearing

May 4, 2023

Item II: Conditional Use Permit (CUP)

Owner:

John Zodrow - Green Lake Lawn & Snow

Applicant:

Same

Request: The owner/applicant is requesting a conditional use permit. The use would include a parking lot expansion for vehicles and trailers related to Green Lake Lawn and Snow as well as overflow parking and Green Lake Service Center.

Parcel Number/ Location: The request affects parcels 004-00311-0000 (±1.4 acres) and 004-00308-0201 (±1.46 acres). The parcels are located in the NW ¼ of the SW ¼ of Section 15, T16N, R13E, Town of Brooklyn. The site address is W1287 N Lawson Dr.

Existing Zoning and Uses of Adjacent Area: Both parcels are zoned C-2, Extensive Commercial District. Parcel 004-00311-0000 is being used currently as an auto shop with parking lot. Parcel 004-00308-0201 had been vacant, forested land, but has been recently cleared and the parking lot from parcel 004-00311-000 has expanded into it. The neighboring properties to the West, are zoned A-2, General Agriculture District. Highway 23 borders the south side of the parcels. The parcels to the east are zoned C-2. The parcels to the north across N Lawson Dr are zoned I, Industrial District. Most uses of the surrounding parcels are commercial in nature with a few being used residentially.

Additional Information/Analysis: In 1995 the auto shop CUP was approved and has operated ever since. This CUP is looking to increase the area of the existing parking lot that is located on parcel 004-00311-0000 by about 35,000 sqft extending into parcel 004-00308-0201. The parking lot would be used to park vehicles that are used by the applicant's lawn care business as well as increase the parking space for vehicles that the auto shop is working on.

General Standards for Review of Conditional Use Requests: 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 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 standards found in Section 350-56 "Review of permit application; standards and conditions" of the County Zoning Ordinance. The Committee need not consider requirements that would apply to the local Town, other County, State or Federal entities of jurisdiction.

County Staff Comments: This request should be reviewed by the Committee to determine if it meets the general criteria for review as cited 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. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
3. That the owner/applicant apply for and receive an after-the-fact Land Use Permit.
4. That within one year of CUP approval the owner/applicant combines both parcels together by certified survey map.
5. That vehicles for both businesses/uses shall be parked on the parking lot and not within the town road right-of-way.
6. As the stormwater drainage from the east has been blocked by the parking lot expansion, a culvert shall be installed in the parking lot that will be effective at conveying stormwater from the easterly properties to the western side of the parking lot. A breaker rock crossing shall be installed in the portion of the Gallup property's driveway that encroaches onto the Zodrow property. The design and construction of these stormwater management practices shall be reviewed and approved by the Land Conservation Department prior to after the fact land use permit issuance.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on March 16, 2023. The Town Board did not take action on the request.

Fee Received (Non-Refundable) \$375

Date 2-24-23

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 Zodrow Properties LLC

Mailing Address W1287 N Lawson Dr

Phone Number 420-229-2709 Email greenlake@zodrow.com

Signature [Signature] Date 2-24-23

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Location of Property W1287 N Lawson Dr

Section 15 Town 16 N Range 13 E

Affected Parcel Number(s) 004-00311-0000, 004-00308-0201 Affected Acres 2.6

Subdivision _____ Lot _____ Block _____

CSM _____ Lot _____ or COS _____

Legal Description _____

Current Zoning Classification C-2

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

Parking for vehicles + trailers for Green Lake Lawn + Green Lake Service Center.

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? Continue parking vehicles for work + employees.

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. All.

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

We own Green Lake Lawn + Snow + Green Lake Service Center. We ran out of room so we turned the parcel into a parking area.

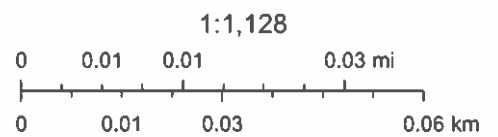
No plans other than parking for tractors etc.
This parcel expands off of our existing parcel!

W1287 Site Plan



2/24/2023, 10:40:39 AM

- Address
- Corner
- SUB
- Section
- TaxParcel



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

_____.

Owner/Applicant: Zodrow Properties LLC **Agent:** John Zodrow

Site Location: W1287 N Lawson Dr

General legal description: Parcels 004-00311-0000, 004-00308-0201, Town of Brooklyn, ±2.6 acres

Request: CUP for a parking lot for vehicles and trailers for Green Lake Lawn and Green Lake Service Center

Planned public hearing date for the above requests: May 4, 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:

Town Representative

Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **April 26th, 2023**