



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, June 1, 2023.

Packet Pages:

- 2        Agenda
  
- 3-5     Draft Meeting Minutes from 5/4/23
  
- 6-13    Zodrow Properties LLC Conditional Use Permit
  
- 14      Rural Residential District Research
  
- 15-17   Financial Reports for April 2023
  
- 18-20   Permit Reports for April 2023
  
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**Item I Owner:** Robert P Kolton Trust **Site location:** Lakeview Rd **General legal description:** Parcels 006-00088-0000, -0400, -0500, S05,T15N,R13E, Town of Green Lake ±14.96 acres **Request:** Rezone ±14.96 acres from R1, Single Family Residence, to A2, General Agriculture. 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: June 1, 2023 Time: 9:00 AM  
Location: Government Center, County Board Room #902, 571 County Road A, Green Lake WI

### Amended 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. Certification of Open Meeting Law
3. Pledge of Allegiance
4. Approval of Minutes: 5/4/2023
5. Public Comments (3-minute limit)
6. Review, discuss, and possible action for conditional use permit request from Zodrow Properties LLC,  
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.
7. Discuss amending the zoning ordinance to increase the detached garage standards in the R-4, Rural Residential District.
8. Department Activity Reports
  - a. Financial reports
  - b. Land use & septic permits
  - c. Violation reports
9. 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

Item 1 Owner: Robert P Kolton Trust Site location: Lakeview Rd General legal description: Parcels 006-00088-0000, -0400, -0500, S05,T15N,R13E, Town of Green Lake ±14.96 acres Request: Rezone ±14.96 acres from R1, Single Family Residence, to A2, General Agriculture. To be identified by certified survey map.
10. \*Closed Session  
\*The Committee may meet in closed session under § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, to wit Committee and Departmental performance.
11. Future committee activities
  - a. Future agenda items
  - b. Next meeting date: July 6, 2023
12. 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: 263 292 031 073

Passcode: GEoRMe

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

Or call in (audio only)

+1 920-659-4248,,752469129# United States, Green Bay

Phone Conference ID: 752 469 129#

[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, May 4, 2023**

**CALL TO ORDER**

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 9:00 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, Bill Boutwell,

**Absent:** Jeff Mann, Corporation Counsel

**Also Present:** Matt Kirkman, Land Use Planning and Zoning Director, Noah Brown, Land Use Specialist, Karen Werlein, LUP&Z Secretary

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

***Motion/second (Buss/Boutwell)*** to approve the minutes of the April 6th and April 12th, 2023 meeting.

Motion carried with no negative vote.

**PUBLIC APPEARANCE:** Robert Hargrave discussed amending the zoning ordinance to increase the detached garage standards in the R-4, Rural Residential District.

The Committee request the Planning & Zoning Director, Matt, to research the building standards for similar zoning districts in other counties.

**PUBLIC COMMENTS:**

Edward Ellsworth: W555 Badtke Ln, spoke against the appeal process change for Conditional Use Permits.

**DEPARTMENT ACTIVITY REPORTS**

a. **Financial reports**

Matt Kirkman gave an update on the March expenses and revenues.

b. **Permits**

Kirkman stated there were 15 land use permits and 4 sanitary permits in March.

c. **Violations**

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

***Motion/second (Buss/Reabe)*** to suspend the rules to let Mike Wuest speak, Town of Brooklyn Chairman.

Motion carried with no negative vote.

Wuest let the Committee know that the Town of Brooklyn is now also involved with the N6264 N Lawson Drive violation.

***Motion/second (Buss/Reabe)*** to recess until 9:30am.

Motion carried with no negative vote.

## **PUBLIC HEARING – 9:30AM**

Chair Talma read the rules for the 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. To be identified by certified survey map.

- a. Public Testimony/Comment: Chair Talma called for public input.  
Lori Waters, applicant: spoke in favor of the rezone request.  
Talma closed the public comment.
- b. Committee Discussion: Matt Kirkman presented the Staff Report. The Town of Brooklyn takes no action on the rezone request.
- c. Committee Decision: ***Motion/second (Reabe/Boutwell)*** to approve the rezone. To be forwarded to County Board for final approval.  
Motion carried with no negative vote.

**Item II Owner:** 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.

- a. Public Testimony/Comment: Chair Talma called for public input.  
Jerry Roeder, W1259 N Lawson Dr: Spoke of flooding concerns for his property to the East.  
Todd Morris, Land Conservation Department Director: Spoke on how the department can help facilitate flooding and runoff concerns.  
Mike Wuest, Town of Brooklyn Chairman: Informed the committee that the Town of Brooklyn is also working with neighbors and landowners to improve current draining issues.  
Chair Talma closed the public comment.
- b. Committee Discussion: Matt Kirkman presented the Staff Report. The Town of Brooklyn takes no action on the conditional use permit request.
- c. Committee Discussion/Decision:  
***Motion/second (Buss/Thom)*** to suspend the rules to let Todd Morris speak.  
Motion carried with no negative vote.  
Morris discussed how Land Conservation plans to work with landowners to help runoff.  
***Motion/second (Buss/Thom)*** to suspend the rules to let Mike Wuest speak.  
Motion carried with no negative vote.  
Wuest discussed that he'll need landowner permissions to start work.  
***Motion/second (Buss/Boutwell)*** to suspend the rules to let Morris speak.  
Motion carried with no negative vote.  
Morris explained that a storm water management plan is not currently required due to the limited size of the parking lot, but a condition could be added.

**Motion/second (Reabe/Boutwell)** to postpone the conditional use permit request until next month, or sooner with an emergency meeting, for Corporation Counsel to be present and runoff issues to be addressed.

Motion carried with no negative vote.

**FUTURE COMMITTEE ACTIVITIES**

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

**ADJOURN**

Chair Talma adjourned the meeting at 10:17am.

**Respectfully submitted,**

**Karen Werlein, Committee Secretary**

DRAFT

## Land Use Planning and Zoning Committee Staff Report

Public Hearing

May 4, 2023

Amended for June 1, 2023

**Item II: Conditional Use Permit (CUP) – Postponed until June 1, 2023 LUP&Z Committee hearing.**

**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 004-00311-0000 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.

**Update:** As a result of the May LUP&Z Committee's decision to post-pone action on this request, a May 9<sup>th</sup>, 2023 meeting was held in the LUP&Z Department's conference room. Mr. Zodrow, Jerry Roeder, Nick Egbert, Mike Wuest, Harley Reabe, Cate Wiley, Todd Morris and LUP& Z Department Staff (Matt Kirkman and Noah Brown) were present. County Conservationist Morris went over a grassed drainage swale solution. The outcome was that the entire group was satisfied as to the solution presented by Mr. Morris.

**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.~~  
\*Property owner has a land contract on one of the parcels so combining is not possible.
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~~ **\*grassed waterway or equivalent stormwater management practice, shall be installed in the parking lot** **\*\*by the owner/applicant** 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 Zedrow 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.

*\*The grassed waterway practice was agreed upon during the May 9<sup>th</sup> conference room meeting at the LUP&Z Department. \*\*The owner/applicant is responsible for resolving any drainage related issues that were the result of the owner's / applicant's actions in expanding his parking lot.*

**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.

CONSTRUCTION PLAN

PRACTICE(S) 412-GRASSED WATERWAY (CLASS I D.A.)  
342-CRITICAL AREA PLANTING, 484-MULCHING  
 LANDOWNER ZODROW PROPERTIES LLC  
 ADDRESS W1287 N LAWSON DR., GREEN LAKE, WI 54941  
 CONTACT PHONE NO. 920-229-2709 COUNTY GREEN LAKE  
 TOWNSHIP BROOKLYN T 16 N, R 13 E, Sec. 15  
 FIELD OFFICE GREEN LAKE TELEPHONE NO. 920-294-4051

DIGGERS HOTLINE

Call 3 Work Days  
 Before You Dig!

Nationwide  
 811

Toll Free  
 1-800-242-8511

TDD  
 1-800-542-2289

Website  
 www.diggershotline.com



Not to  
 Scale

LOCATION MAP

NOTICE TO LANDOWNERS AND EXCAVATORS

Any representation made by the USDA, Natural Resources Conservation Service, or the GREEN LAKE County LCD, as to the approximate location or nonexistence of above or under ground hazards does not relieve the owner of the property or the excavator that is hired to complete construction, from notifying Diggers Hotline of the pending construction. You will be liable for damages resulting from construction activities.  
 Call Diggers Hotline! Ticket Number \_\_\_\_\_

CONSTRUCTION DRAWINGS AND SPECIFICATIONS ACCEPTANCE

I have reviewed and understand the construction plans and specifications and agree to complete the work accordingly. Failure to meet these plans and specifications may jeopardize any continued NRCS technical assistance or program cost sharing applied for. I understand that it is my responsibility to secure all necessary permits and licenses, and to complete the work in accordance with all local, state, and federal laws. Modification of these construction plans or specifications must be approved by the NRCS before installation. I assume all responsibility for negotiations and contract agreements with the construction contractors.

Landowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Designed by: \_\_\_\_\_ Date: \_\_\_\_\_

Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

The installed practices comply with applicable NRCS technical standards and specifications. The "redlined" construction plans (as-built drawings) reflect changes made during construction.

Construction Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Job Approval Class I

ESTIMATED QUANTITIES

ITEM	UNIT	QUANTITY	SHEET NUMBER	WI. CONSTRUCTION SPEC. OR JOB SHEET NUMBER
GRASSED WATERWAY	LIN. FT.	540	2,3,5	WI CONSTRUCTION SPEC. 2
WATERWAY ESTIMATED EXCAVATION	CU. YDS.	953	2,3,4	WI CONSTRUCTION SPEC. 2
SEEDING	AC.	0.46	2,5	WI CONSTRUCTION SPEC. 5
EROSION CONTROL BLANKET - 16' WIDE X 112' LONG	ROLLS	5	2,6	WI CONSTRUCTION SPEC. 5

Quantities are estimated to the neat lines and grades of in-place materials shown on the construction plan unless otherwise stated. Truck yardage, loose fill, shrinkage, etc., must be calculated and compensated for by the contractor preparing a bid or constructing the project.

United States Department of Agriculture Natural Resources Conservation Service	ESTIMATED QUANTITIES		Drawing Name WI-005
	CLIENT: <u>ZODROW PROPERTIES LLC</u>	Date Designed <u>J. Dornfeld</u> <u>5/22/23</u>	Date _____
	COUNTY: <u>GREEN LAKE</u>	Checked _____	Date <u>05/15</u>
	Approved _____	Sheet 1 of 6	



**Construction Notes:**

- Contact Diggers Hotline 3 days prior to starting construction to have utilities located.
- Strip all topsoil and stockpile out of project area. Shape waterway using subgrade soils and then re-spread topsoil over finished subgrade to promote growth of vegetation.
- Spread seed and place a 16' wide roll of Erosion Control Blanket down the center of the entire channel immediately after completing construction of the waterway channel to prevent erosion. See sheets 5 & 6.



DATE: 5/22/23  
 DESIGNED: J. Dornfeld  
 DRAWN:  
 CHECKED:  
 APPROVED:

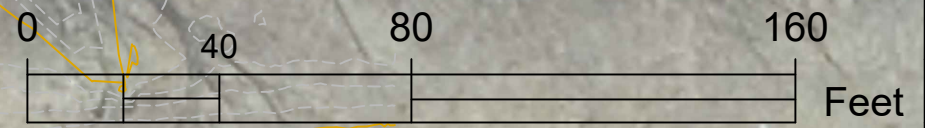
Waterway outlets to a culvert that runs under the driveway. This culvert needs to be cleaned out due to sediment deposition.

Grassed Waterway  
 540' linear feet  
 3:1 side slopes  
 Station 0+00 - 2+00 will have 3' bottom width  
 Station 2+00 - 5+40 will have 8' bottom width to match existing channel  
 See sheets 3 & 4.

New gravel parking lot

STA 0+00 - 2+00  
 3' bottom width  
 3:1 side slopes

STA 2+00 - 5+40  
 8' bottom width  
 3:1 side slopes



1:480

ZODROW PROPERTIES LLC

PLAN VIEW

**LCD**  
 GREEN LAKE COUNTY  
 DEPARTMENT OF  
 LAND CONSERVATION

FILE NAME

FILE NAME

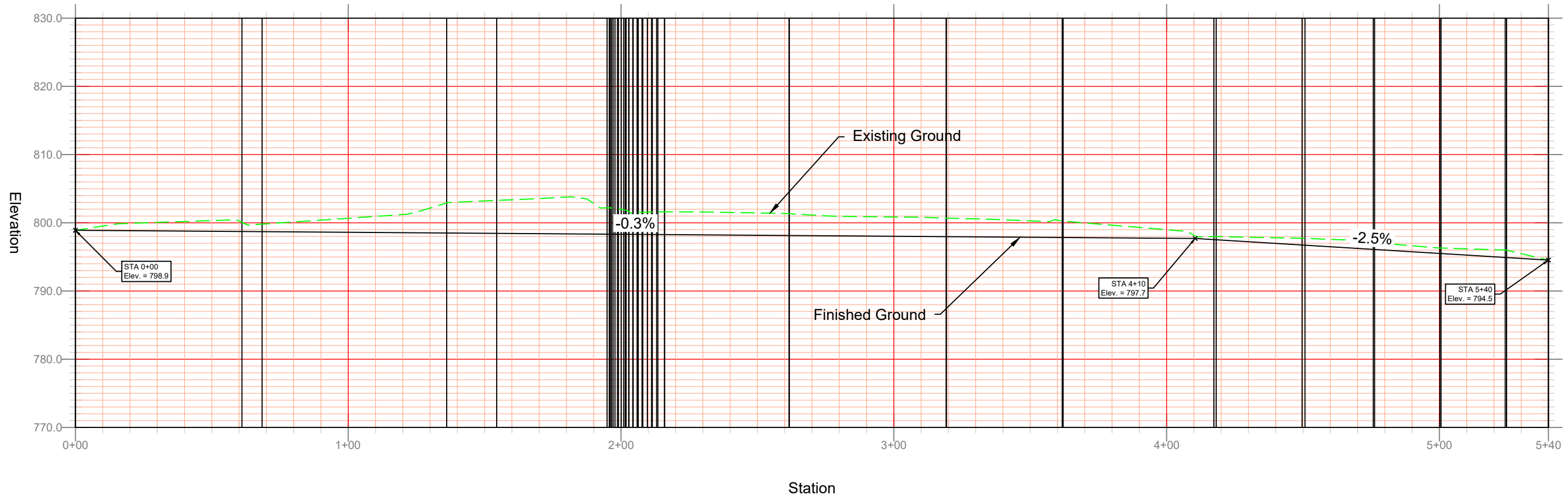
DRAWING NAME

GLC-PLAN-003

DATE: 01/07/2019

SHEET 2 OF 6

### Profile View of Waterway



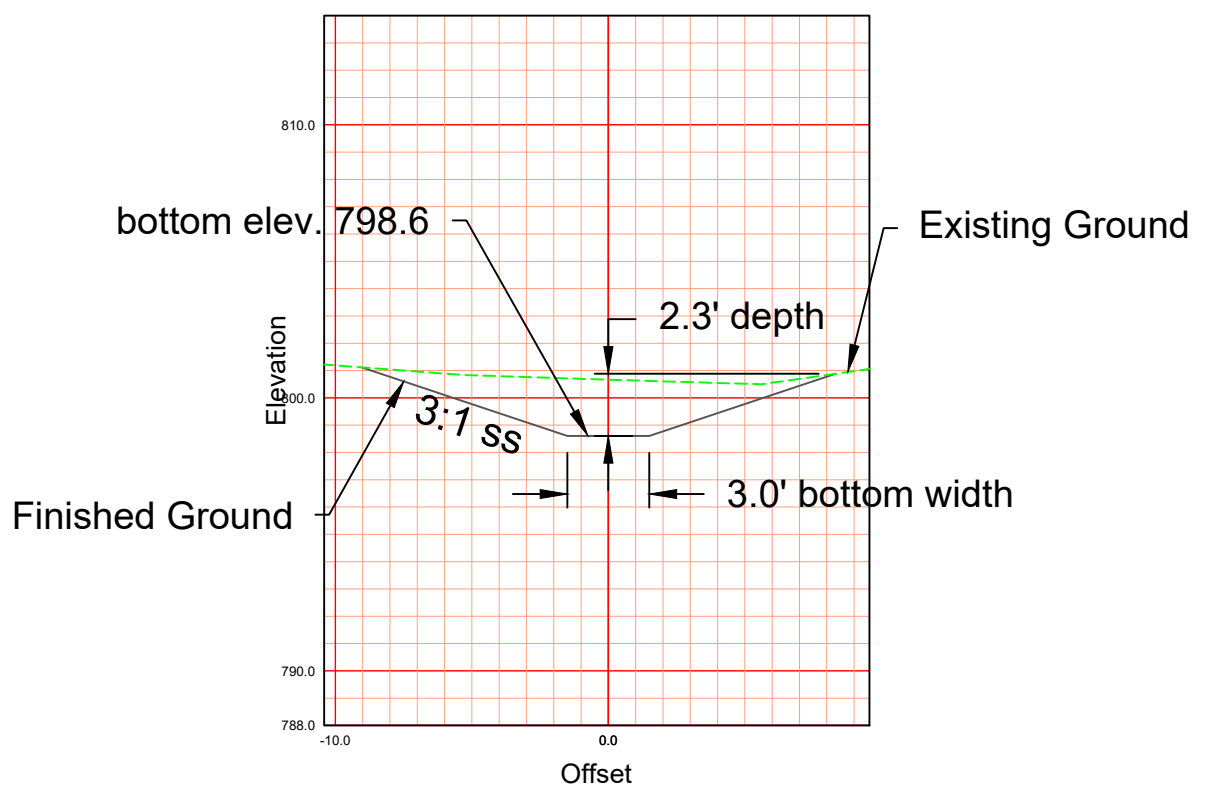
DATE: 5/22/23  
 DESIGNED: J. Dornfeld  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

ZODROW PROPERTIES LLC  
 PROFILE

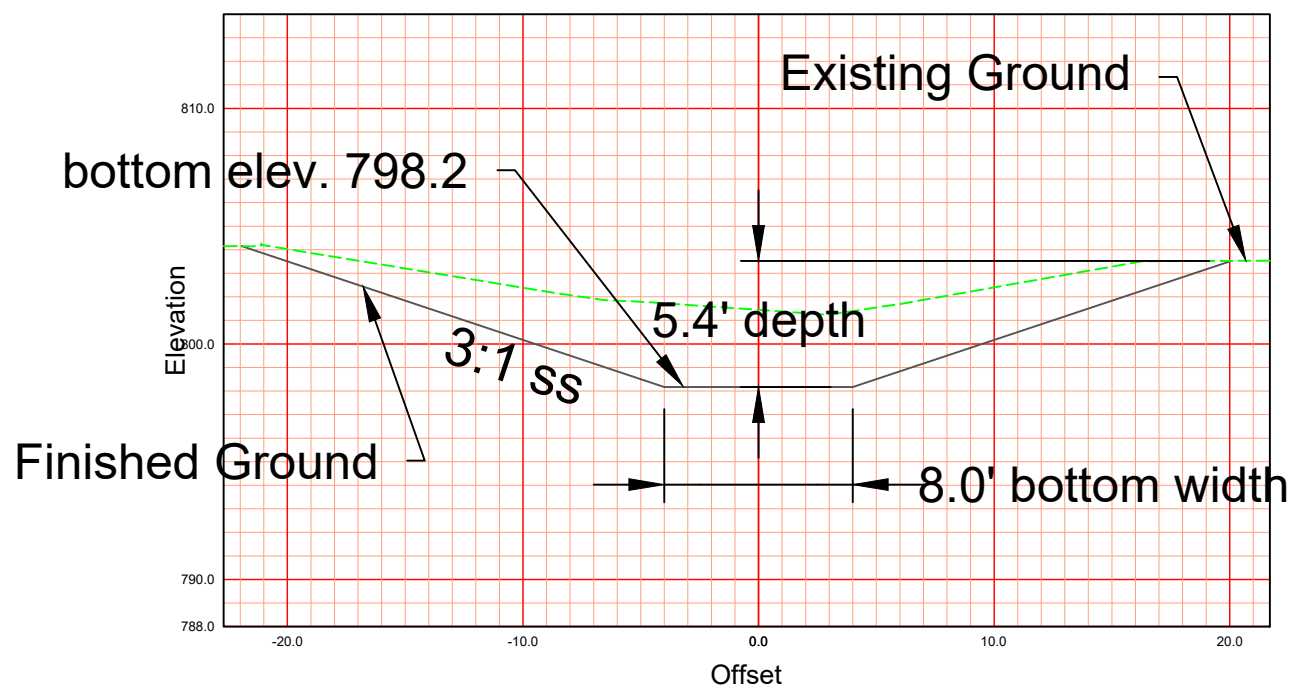
**LCD**  
 GREEN LAKE COUNTY  
 DEPARTMENT OF  
 LAND CONSERVATION

FILE NAME  
 FILE NAME  
 DRAWING NAME  
 GLC-PRO-004  
 10  
 DATE: 08/21/2018  
 SHEET 3 OF 6

#### STATION 1+00



#### STATION 2+50

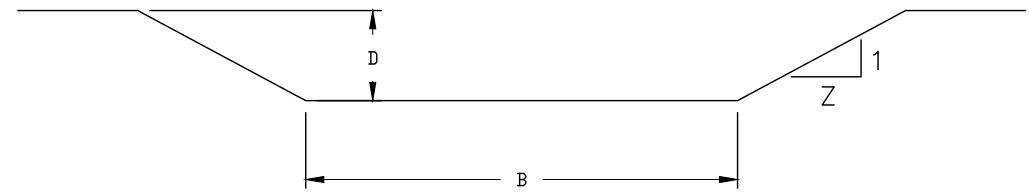


DESIGN DATA

WATERWAY SOILS<sup>1</sup> CL

MAXIMUM PERMISSIBLE VELOCITY = 5 FPS

WATERWAY NUMBER	REACH		D.A. IN (ACRES)	DESIGN FREQ.	Q (CFS)	RET 2 (VEL)	RET 2 (CAP)	DESIGN V (FPS)	CHANNEL SLOPE (%)	BOTTOM WIDTH (B)	SIDE SLOPES (Z)	FLOW DEPTH (FT.)
	FROM	TO										
GWW	0+00	2+00	9.2 AC	10 YR	14.1	D	C	1.0	0.3%	3 FT.	3:1	1.7 FT
	2+00	4+10	9.2 AC	10 YR	14.1	D	C	0.9	0.3%	8 FT.	3:1	1.3 FT
	4+10	5+40	9.2 AC	10 YR	14.1	D	C	2.1	2.5%	8 FT.	3:1	0.7



TRAPEZOIDAL CROSS SECTION

CONSTRUCTION DETAILS

WATERWAY NUMBER	REACH		CHANNEL SLOPE(%)	BOTTOM WIDTH(B) FEET	DEPTH(D) FEET	SIDE SLOPE(Z)	LENGTH FEET
	FROM	TO					
GWW	0+00	2+00	0.3%	3 FT	1.7	3:1	200
	2+00	4+10	0.3%	8 FT	1.3	3:1	210
	4+10	5+40	2.5%	8 FT	0.7	3:1	130

- UNIFIED SOIL CLASSIFICATION SYSTEM
- RET (VEL) IS THE RETARDANCE FOR DETERMINING DESIGN VELOCITY (NORMALLY "D").  
RET (CAP) IS THE RETARDANCE FOR DETERMINING THE FLOW DEPTH FOR CAPACITY (NORMALLY "B" OR "C").

SEEDING AND CONSTRUCTION CHECK

DESIGN DATA				AS-BUILT DATA							
WATERWAY NUMBER	REACH		WIDTH TO VEGETATE (FT.)	AREA (ACRES) (SQ.YDS.)	SEEDING IN (ACRES)	SODDING IN (SQ.YDS.)	CHANNEL SLOPE (%)	BOTTOM WIDTH (FT.)	SIDE SLOPES (Z)	DEPTH (FT.)	LENGTH (FT.)
	FROM	TO									
GWW	0+00	5+40	16 FT	0.46 AC							
TOTALS										TOTAL	

THIS PRACTICE MEETS NRCS STANDARDS, SPECIFICATIONS, AND CONSTRUCTION PLANS.

\_\_\_\_\_  
SIGNATURE & TITLE

\_\_\_\_\_  
DATE

NOTES AND SPECIFICATIONS:

- TOPSOIL SHALL BE STOCKPILED AND RESPREAD ON THE WATERWAY WHEN NEEDED TO FACILITATE REVEGETATION.
- PLACE SPOIL WHERE IT WILL NOT INTERFERE WITH SURFACE WATER FLOW INTO THE WATERWAY.
- MAINTENANCE ITEMS – REPAIR AREAS OF DAMAGED VEGETATION. DO NOT USE THE WATERWAY FOR A TRAVEL LANE. DO NOT FLOW INTO THE WATERWAY SIDES.

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

WI-402A



United States Department of Agriculture

Natural Resources Conservation Service

TRAPEZOIDAL GRASSED WATERWAY

CLIENT: ZODROW PROPERTIES LLC  
COUNTY: GREEN LAKE

Designed J. Dornfeld Date 5/22/23  
Drawn \_\_\_\_\_  
Checked \_\_\_\_\_  
Approved \_\_\_\_\_

File Name WI-402A

Date 07/14

Sheet 4 of 6

**SEEDING DATES**

**CENTRAL**

TIME PERIOD	DATES		TYPE OF SEEDING
Spring	April 15	through June 1	Permanent
Summer	June 2	through <small>see WI-710 ss pg 2</small>	Temporary *
Late Summer	August 1	through August 21	Permanent
Fall	August 22	through <small>see WI-710 ss pg 2</small>	Temporary *
Late Fall	November 1	through Snow Cover	Dormant
Winter	Snow Cover	through April 14	Not Allowed

**MATERIALS**

If no soil test is available, apply a minimum of 150 pounds of 20-10-10 fertilizer per acre. This is equivalent to 30 pounds nitrogen (N), 15 pounds phosphate (P205), and 15 pounds potash (K2O) per acre. Apply two tons / acre of 80-89 lime or equivalent. (See page 2 for equivalent)

\* Seed a temporary cover crop of **Annual Ryegrass** at 20 # /ac ( 0.8 bu/ac)  
A permanent seeding shall be completed during the next acceptable time period following a temporary seeding.

**MINIMUM PURE LIVE SEED (PLS)<sup>1</sup> RATE PER ACRE AND TOTAL POUNDS OF SEED NEEDED**

SEEDING MIX (DESIGN)	9	LOCATION: ACRES:	Dist. Area	SEEDING MIX (AS-BUILT)	LOCATION ACRES	
			0.46			
SPECIES	RATE	POUNDS		SPECIES	RATE	POUNDS
Kentucky Bluegrass	3.8	1.7				
Creeping Red Fescue	5.0	2.3				
Perennial Ryegrass	12.5	5.8				
** Annual Ryegrass	6.0	2.8				

1 PLS lbs. = ( Total % Germination / 100 \* % Purity / 100 ) \* Net Weight (lbs.)

**ADDITIONAL SEED PERCENT:** 25 %

**Mulching Required:** Yes

\*\* Companion Crop

Total % Germination may also be termed Total % Viable Seed on a tag. If a tag only shows % Germination, the user must include percentage of the seed that germinated during the lab test (% Germination) **plus** the percentage of hard and/or dormant seed. Hard seed and dormant seed are seeds that are still capable of germinating and producing a plant but did not germinate under the conditions of the test in the lab.

Additional native seeds may be required by permitting agencies. These addition are allowed.  
Seed mixture shall meet all requirements of the WI weed laws.  
Species identified as restricted or prohibited by law shall not be planted.  
Certified seed shall be used, and the seeding rates will be based on pure live seed.  
For dormant seedings, increase the seeds per square foot by 15%.

**SEEDBED PREPARATION**

Seedbed preparation shall immediately follow construction activities.  
Prepare a fine, firm seedbed to a minimum depth of three inches. A seedbed is considered firm when a footprint penetrates less than 1/4 inch deep.

**SEEDING**

Inoculate legumes with the specific inoculum for the species in accordance with the manufacturer's recommendations. When using a hydroseeder, five times the recommended rate of inoculant shall be added to the hydroseeder. Inoculant shall not be mixed with liquid fertilizer.

Seed may be broadcast or drilled as appropriate to the site.  
Seed, fertilize, and lime as soon as possible after construction.  
Seeding perpendicular to direction of flow is required to limit erosion.

Seed grasses and legumes no more than 1/4 inch deep.

Consider seeding at a lower rate and making 2 passes to ensure more uniform distribution.

**TEMPORARY SEEDING OPTIONS**

Select one of the following species for temporary cover if:

- The required seeds or plant stock are not available or the normal permanent seeding period for the species has passed
  - Forage Sorghum - 1/2 bushel per acre (May 15-July 15)
  - Sorghum - Sudangrass Hybrid - 1 bushel per acre (May 15-July 15)
  - Sudangrass - 1 bushel per acre (May 15-July 15)
  - Winter Wheat - 2 bushels per acre (Aug 1-Oct 1)
  - Winter Cereal Rye - 2 bushels per acre (Aug 1-Oct 15)
  - Oats - 2 bushels per acre (Apr 1-Sept 1)
  - Annual Ryegrass - 20 Pounds per acre (Apr 1-Sept 1)
- Triazine herbicide carryover will not allow establishment of permanent cover immediately.
  - Forage Sorghum - 1/2 Bushel per acre (May 15-July 15)
  - Sorghum - Sudangrass Hybrid - 1 Bushel per acre (May 15-July 15)
  - Sudangrass - 1 Bushel per acre (May 15-July 15)

**DORMANT SEEDING**

Seed is broadcast and incorporated, no-tilled, or drilled into the seedbed .  
Seedbed preparations and conditions are similar to conventional seeding.

**MULCHING**

Mulching shall be done immediately after seedbed preparation and seeding.  
Mulch shall be applied immediately after final grading for areas seeded at a later date.  
Mulch material shall be relatively free of disease, pesticides, chemicals, noxious weed seeds, and other pests and pathogens.

Spread straw and hay mulch uniformly and at the rate of 1.5-2.0 tons per acre (60-70 bales). This application results in a layer of 6 to 7 stems, 1 to 2 inches thick, and provides a minimum 70% ground cover. Some soil surface can be seen after the application. Crimping (disking), wood cellulose fiber, tackifiers, netting, pinning, or other acceptable methods of anchoring will be used if needed to hold the mulch in place.

If other mulch materials are used, the rate of application shall meet the manufacturer's recommendations.  
Two (2) tons/ac of 80-89 lime or equivalent from UW-EXT A3671

Lime Quality	Tons / AC.	Lime Quality	Tons / AC.
40-49	3.9	70-79	2.3
50-59	3.2	90-99	1.9
60-69	2.7	100+	1.6

Date 5/22/23  
Designed J. Dornfeld  
Drawn \_\_\_\_\_  
Checked \_\_\_\_\_  
Approved \_\_\_\_\_

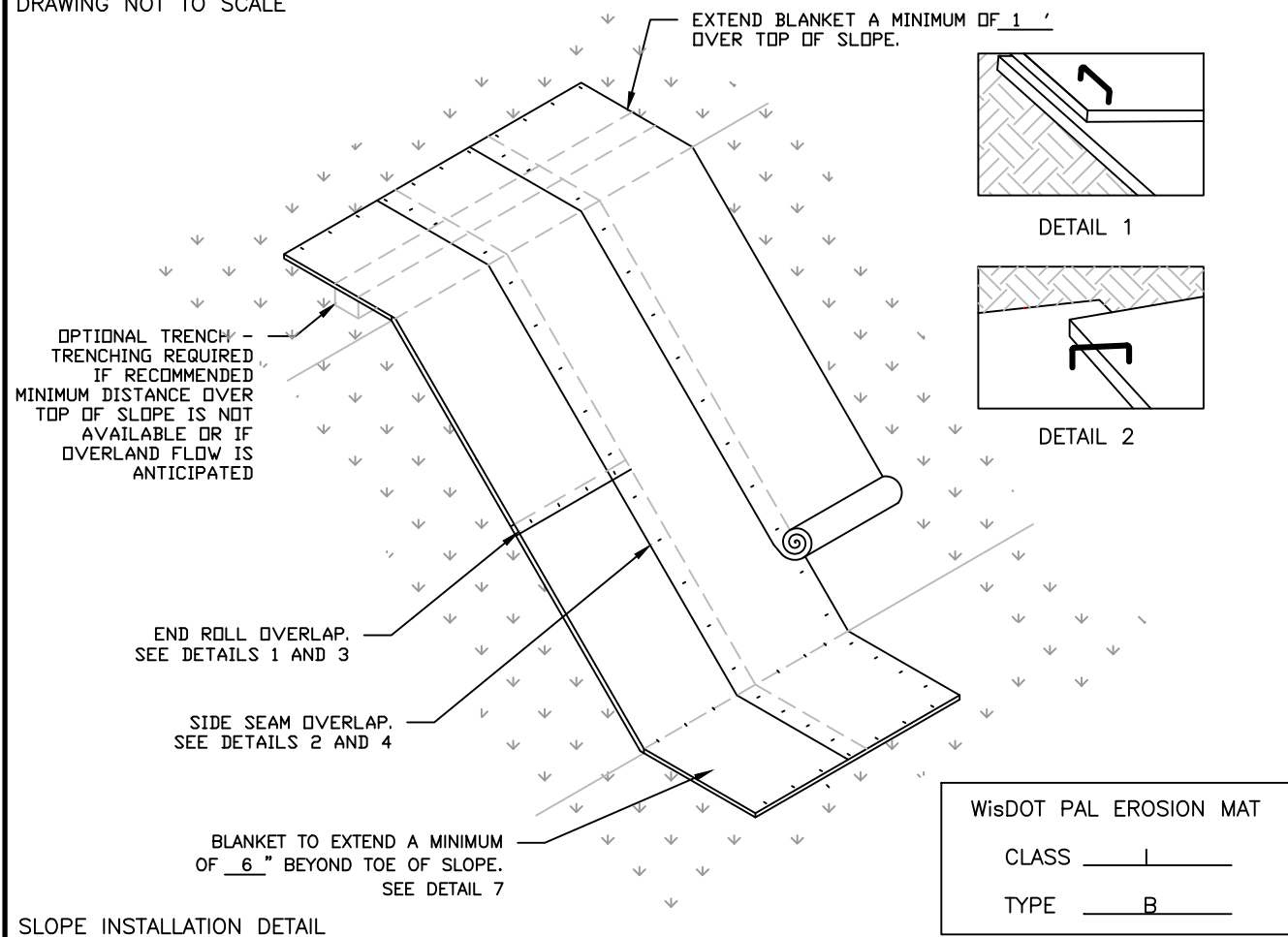
**INTRODUCED SPECIES SEEDING ESTABLISHMENT**  
OWNER: ZODROW PROPERTIES LLC  
COUNTY: GREEN LAKE



Drawing Name  
WI-710

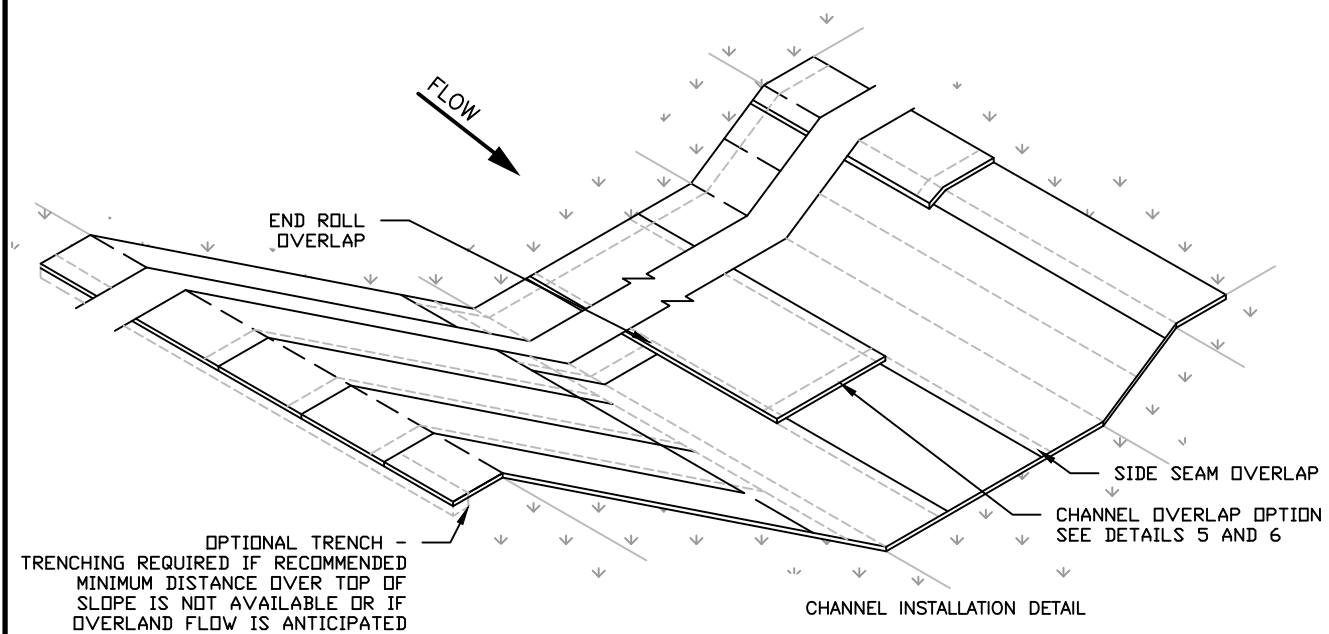
Date  
12/2019

DRAWING NOT TO SCALE

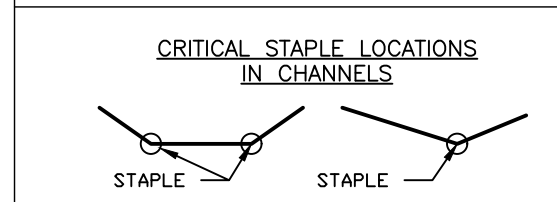
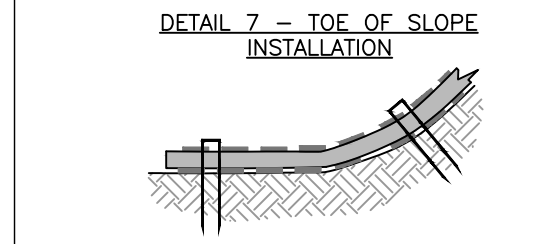
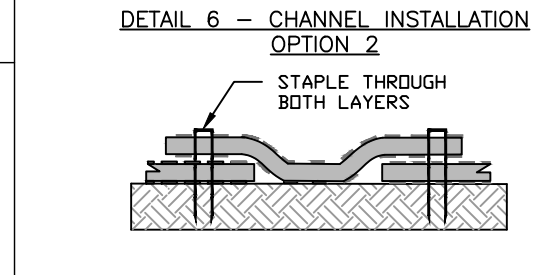
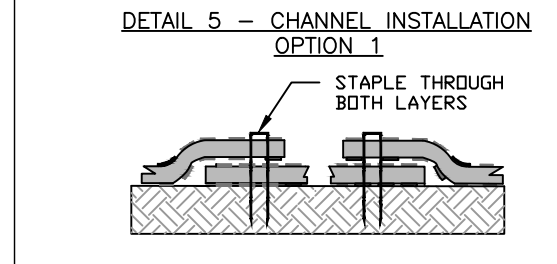
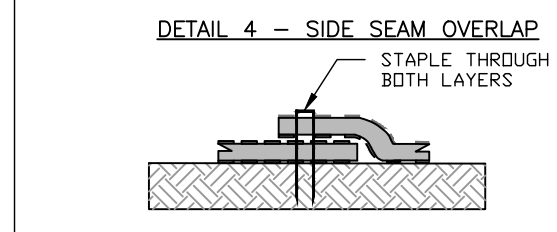
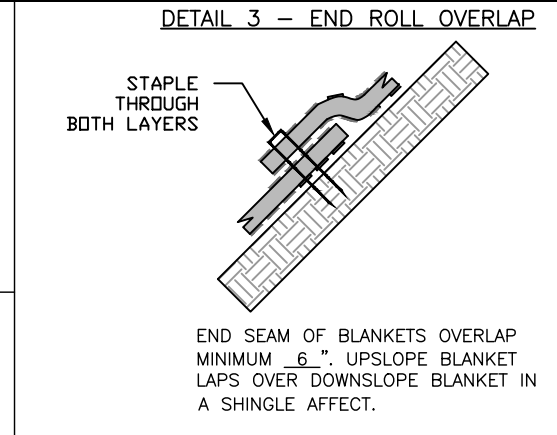
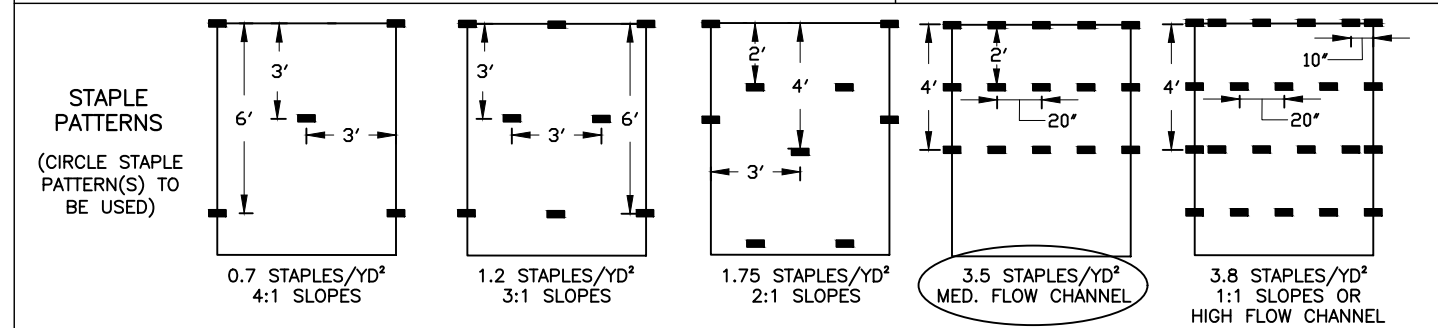
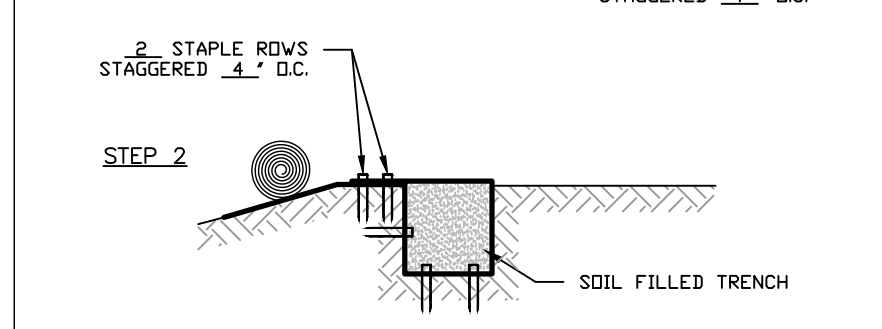
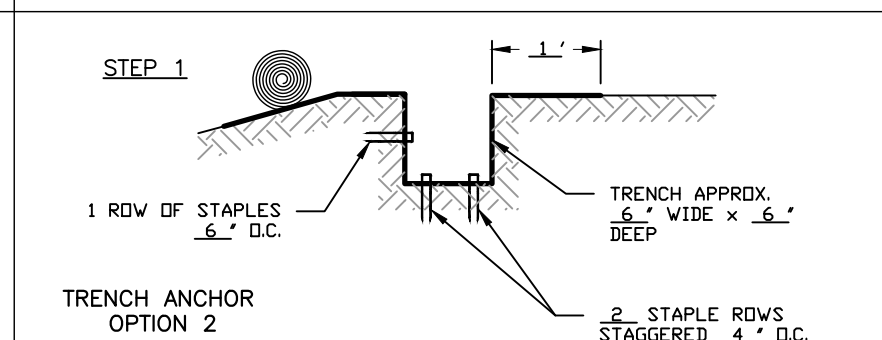
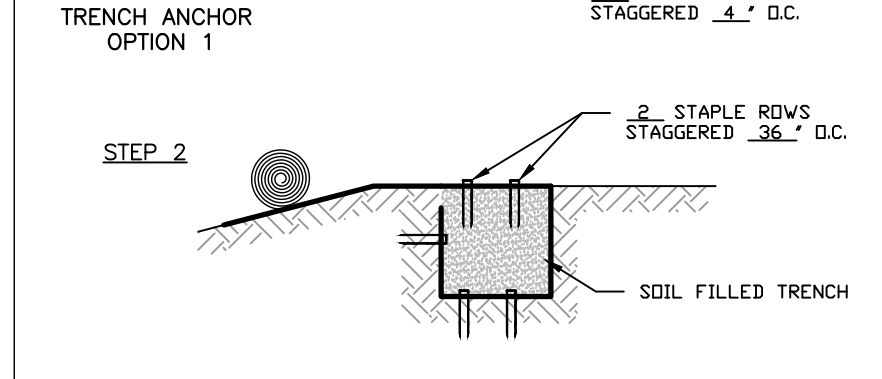
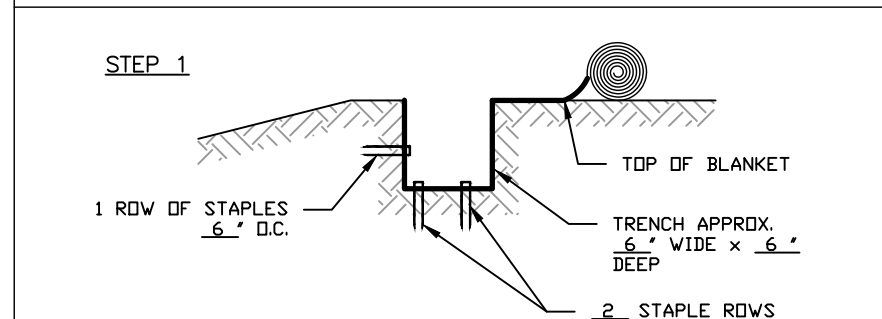
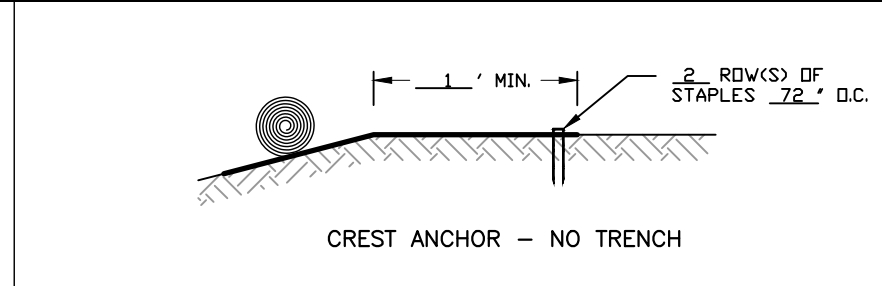


WisDOT PAL EROSION MAT  
 CLASS \_\_\_\_\_  
 TYPE \_\_\_\_\_ B \_\_\_\_\_

SLOPE INSTALLATION DETAIL



- NOTES:**
1. STAPLE PATTERNS ARE DEPENDENT UPON SLOPE CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.
  2. STAPLES OF 11 GAUGE OR HEAVIER SHALL BE USED TO HOLD MATS AND NETS IN PLACE.
  3. STAPLES SHALL BE U-SHAPED WITH A 1-INCH CROWN.
  4. STAPLE LENGTHS ARE DETERMINED BASED ON SOIL CONDITION. SEE WI STANDARD 484-MULCHING FOR STAPLE LENGTH REQUIREMENTS. STAPLES SHALL BE 6" LONG.
  5. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR BOTH END AND EDGE OVERLAP LENGTH.
  6. CONSIDER THE USE OF BIODEGRADABLE STAPLES IN LOCATIONS WHERE WIRE STAPLES ARE DETERMINED TO BE A RISK.



Date 5/22/23  
 Designed J. Dornfeld  
 Drawn \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Approved \_\_\_\_\_

EROSION CONTROL MAT INSTALLATION  
 OWNER: ZODROW PROPERTIES, LLC  
 COUNTY: GREEN LAKE

United States Department of Agriculture  
 Natural Resources Conservation Service  
 Drawing Name WI-790  
 Date 11/2017  
 Sheet 6 of 6

**Adjacent County research related to Item 7 on the agenda.**

Ag-Res District(s)	Min Acreage	Max Footprint	Max Height	Max Vol	Max Sidewall Ht
Marquette County:					
AG-3(2)	>2a	No limit	No limit	No limit	No limit
AG-3(4)	>4a	No limit	No limit	No limit	No limit
Waushara County					
A-R		No limit	35ft	No limit	No limit
Winnebago County					
R-1	>43,000sqft	1500 + 1%	18ft	No limit	No limit
	>12,000swrd	=1500 + 877			
		=2377sqft			
Dodge County					
A-2		No limit	40ft	No limit	No limit
Columbia County					
RR-1	1a>, <5a	No limit	35ft	No limit	No limit

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

FEES RECEIVED	APRIL				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>										
Total Monthly Issued Permits	23	4,100	26	7,800	69	16,900	60	\$ 20,150	\$ 60,000	34%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	2	355	14	3,610	13	3,355	21	\$ 5,720	\$ 26,000	22%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	-	-	-	\$ -	18	15,200	20	\$ 16,550	\$ 15,200	109%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	2	750	-	-	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	-	\$ -	2	\$ 750	-	\$ -	\$ 1,500	0%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	3	1,125	-	-	6	2,250	2	750	-	-
Conditional Use Permits	2	750	-	-	12	4,500	4	1,500	-	-
Variance	1	450	-	-	1	450	-	-	-	-
<b>Total</b>	6	\$ 2,325	-	\$ -	19	\$ 7,200	6	\$ 2,250	\$ 8,525	26%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	1	100	-	-	8	4,040	-	-
<b>Total</b>	-	\$ -	1	\$ 100	-	\$ -	8	\$ 4,040	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	-	-	2	330	11	1,950	6	1,035	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	-
<b>Total</b>	-	\$ -	2	\$ 330	12	\$ 11,450	6	\$ 1,035	\$ 16,000	6%
<b>GIS (Geographic Information System)</b>										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
<b>Total</b>	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
<b>GRAND TOTAL</b>	31	6,780	43	11,840	133	54,855	121	49,745	\$ 162,225	
									<b>Total</b>	<b>32%</b>

For 04/01/23 - 04/30/23

Revenue Summary Report

FJRES01A

Periods 04 - 04

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	7,800.00	20,150.00	39,850.00	33.58
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	.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	3,610.00	5,720.00	20,280.00	22.00
23-100-10-45110-000-000 Fines & Forfeitures	.00	100.00	4,040.00	-4,040.00	.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	330.00	1,035.00	5,465.00	15.92
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	11,840.00	49,745.00	102,980.00	32.57



For 04/01/23 - 04/30/23

Expenditure Summary Report

FJEXS01A

Periods 04 - 04

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
<b>10 Land Use Planning and Zoning</b>						
<b>53610 Code Enforcement</b>						
23-100-10-53610-110-000 Salaries	322,851.00	.00	25,121.60	87,925.60	234,925.40	27.23
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	7,300.15	17,400.85	29.55
23-100-10-53610-153-000 Ret. Employer Share	21,956.00	.00	1,708.28	6,802.77	15,153.23	30.98
23-100-10-53610-154-000 Health Insurance	65,459.00	.00	5,183.44	31,233.76	34,225.24	47.71
23-100-10-53610-155-000 Life Insurance	321.00	.00	27.18	108.72	212.28	33.87
23-100-10-53610-210-002 Professional Services	9,500.00	.00	950.00	1,617.00	7,883.00	17.02
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	15.68	55.86	244.14	18.62
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	546.65	546.65	743.35	42.38
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	347.00	835.00	2,165.00	27.83
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	36.84	36.84	801.16	4.40
<b>53610 Code Enforcement</b>	<b>456,206.00</b>	<b>.00</b>	<b>35,770.24</b>	<b>138,741.04</b>	<b>317,464.96</b>	<b>30.41</b>
<b>10 Land Use Planning and Zoning</b>	<b>456,206.00</b>	<b>.00</b>	<b>35,770.24</b>	<b>138,741.04</b>	<b>317,464.96</b>	<b>30.41</b>

## Land Use Permits: 04/01/2023 - 04/30/2023

### 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
13351	002002550100, multiple	N8846 COUNTY ROAD VV	04/04/2023	PINNACLE TOWERS INC, MULTIPLE	\$1,000.00	Other	Transmission Main		
13359	002000490000	W831 STATE ROAD 91	04/10/2023	BRANDON OBERLEITNER, MADYSON MAIN	\$4,500.00	Ag. Structure	Chicken Coop	Accessory Structure	Detached Deck/Patio
13369	002002830200	N8532 COUNTY ROAD VV	04/19/2023	PINNACLE TOWERS INC	\$80,000.00	Accessory Structure - Cell Towers	Class 2 Co-Locate of 3 Antennas, 6 RRU, 1 OVP, 1 Hybrid		
13373	002007380000	N8568 SEWARD DR	04/20/2023	JERRY TROCHINSKI	\$187,000.00	Principal Structure	3 Bedroom SFD, 2,744sqft	Accessory Structure	Attached Garage

### Town of Brooklyn

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13349	004009170100	W2955 HILLSIDE RD	04/05/2023	JOHNJ FRANCIS, KELLYM FRANCIS	\$43,150.00	Accessory Structure	Outcropping Retaining Wall replacing old wingwall off of boathouse x3	Accessory Structure	Stone Cut Stairs
13353	004006610000	N5673 COUNTY ROAD A	04/13/2023	JUSTINM MAHLIK, SARAHA MAHLIK	\$2,750,000.00	Principal Structure	5 bedroom SFD, 7,762sqft	Accessory Structures	Attached covered deck, 4 stall attached garage, breezeway, driveway
13363	004005660100	N5856 SPAULDING HILL RD	04/13/2023	PAMELAL ROHDE, RICHARDD ROHDE	\$84,750.00	Accessory Structure	Pole Shed		
13367	004009420100	W2937 HILLSIDE RD	04/14/2023	MAUREEN MCGOWAN SLOCUM REVOCABLE TRUST	\$60,000.00	Accessory Structure	Deck Addition	Accessory Structure	Replacement of stairs and railings
13372	004004800101	W1970 S LAWSON DR	04/19/2023	1970 LAWSON LLC	\$60,000.00	Accessory Structure	Two Detached Garages, pavilion, two pickleball courts		
13376	004007810801	N5150 SKUNK RIDGE LN	04/21/2023	TODDA SCHOUTEN	\$70,000.00	Accessory Structure	Attached Garage Addition		
13377	004006020000	N5619 SPAULDING HILL RD	04/24/2023	MELISSA BUSSE, PHILIP BUSSE	\$20,000.00	Accessory Structure	Deck, attached deck, pool		
13381	004009750201	N5734 SUSAN ST	04/26/2023	RODNEYHAROLD REED, TERRILYNNE REED	\$16,000.00	Accessory Structure	Storage Shed		

### 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
13364	006020780000	W2336 OAKWOOD AVE	04/17/2023	LAKEVIEW LLC	\$2,100,000.00	Principal Structure	3 bedroom SFD, 4,270sqft	Accessory Structures	South patio, north patio, detached garage
13368	006005530000	N2997 E LITTLE GREEN RD	04/17/2023	JEFFREYR HOLLENBECK, SHERRYL HOLLENBECK	\$5,000.00	Addition to Principal	Bilco basment door and stairs into basment	Accessory Structures	gazebo, east side patio, west(lake) side patio
13375	006013840000, 006006140000	N2811 PARK RD , No Address Available	04/20/2023	LITTLE GREEN LODGE LLC	\$99,400.00	Accessory Structures	Replacement of lakeside shed, new shed on parking lot, replacement of deck, new privacy fence, replacement fence	Land Disturbing Activity	Upgrading gravel parking lot near city park, blacktopping and repair of parking lots.
13384	006000700100	W1641 LAKEVIEW RD	04/27/2023	GREGS LAVIN	\$190,000.00	Accessory Structure	Detached Garage		
13385	006011060000	No Address Available	04/28/2023	RONALD L & SHIRLEY A CALLGREEN REV. TRUST	\$500.00	Accessory Structure	Chicken Coop		

### 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
13360	010002340000	W196 COUNTY ROAD S	04/10/2023	RANDALLJ HUPF, TERRIL HUPF	\$425,000.00	Principal Structure	2 bedroom SFD, 2,016sqft	Accessory Structures	Attached garage, detached garage
13361	010006360100	N231 COUNTY ROAD O	04/14/2023	JEFFREY D & JANE A DAVISON	\$400,000.00	Principal Structure	3 Bedrooms SFD, 3,072sqft	Accessory Structure	Porch

### 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
13352	012002970100	W4001 GRAND RIVER RD	04/04/2023	DAVID E & KATIE J BONTRAGER	\$12,000.00	Accessory Structures	Storage shed, two Lean-to		
13354	012005410000	N594 COUNTY ROAD M	04/04/2023	MARILYN SCHROCK, SAMUELJ SCHROCK	\$25,000.00	Accessory Structure	Agriculture Storage		

**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
13358	014000450203	N2881 CEDAR RD	04/06/2023	THE BUCK STOPS HERE ACRES LLC	\$2,000.00	Accessory Structure	Wood Shed		
13370	014004920101	W5531 PUCKAWAY RD	04/19/2023	JAMESD SCHMUCKER, LAVERAV SCHMUCKER	\$190,000.00	Principal Structure	5 bedroom SFD, 3,182sqft	Accessory Structures	Attached porch, deck, Ag Structure-barn
13371	014009900000	W6774 MARINE DR	04/19/2023	ANDREW M WEINHEIMER	\$13,000.00	Accessory Structure	Shed		
13374	014007170000	W4044 COUNTY ROAD B	04/20/2023	GALEA JAHNKE, SHARONK JAHNKE	\$120,000.00	Ag. Structure	Grain Bin		
13362	014002850501, multiple	W6976 PUCKAWAY RD	04/12/2023	WISCONSIN POWER & LIGHT	\$99,000.00	Gas pipelines	Approx. 2.5 miles of underground piping		
13366	14000810000, multiple	W6455 GRAND RIVER RD	04/14/2023	STATE OF WISCONSIN DNR	\$99,000.00	Wetland restoration project	12 scrapes, 12 ditch plugs, berm repair		

**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
13357	016003920500	N4708 RADTKE RD	04/06/2023	LFMZ W101 LLC	\$72,000.00	Accessory Structure	walkway/steps to lake	Accessory Structure	Replacement retaining walls

**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
13350	020002562001	W2739 FOX RIVER SHRS W	04/05/2023	JUNE HORNAK, PATRICK DOUGLAS GUTCHE	\$65,000.00	Principal Structure	Mobile Home		

April Estimated Cost: \$7,293,300.00  
**YTD Estimated Cost: \$17,581,983.00**

## Sanitary Permits: 4/1/2023 - 4/30/2023

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DPS)
202324008	004017310000	N5942 KILLDEER LN	JOHN S & SUSAN M LOBERG	04/04/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	4 Bedroom House	280	100
202324009	004000980100	N6968 COUNTY ROAD A	DARLENEC PATCHETT, DAVIDL PATCHETT	04/05/2023	Replacement System	Mound	Jeffrey Novak	3 Bedroom House	280	100
202324010	004007160000	W2109 IRVING PARK RD	BRADLEYD CHAPIN, MARYS CHAPIN	04/05/2023	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Ben Kinas	4 Bedroom House	50	100
202324011	004006610000	N5673 COUNTY ROAD A	JUSTINM MAHLIK, SARAHA MAHLIK	04/10/2023	New System	Conventional (Non-Pressurized In-Ground)	Jeremiah Storer	5 Bedroom House	280	100
202324012	006001980000	W591 THOMAS RD	CARL H WILKE	04/12/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert	3 Bedroom House	280	100
202324013	008001420200	W5702 COUNTY ROAD B	DANIELC BONTRAGER	04/13/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann	4 Bedroom House	280	100
202324014	008003510000	N1074 SUNSET LN	PERRY O & ROSEMARY MILLER	04/13/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann	4 Bedroom House	280	100
202324015	010006360100	N231 COUNTY ROAD O	JEFFREY D & JANE A DAVISON	04/14/2023	Replacement Tank Only	Mound	Ben Kinas	3 Bedroom House	50	100
202324016	002003990100	N8299 FOREST RIDGE RD	TRILLIUM HILL LAND LLC	04/19/2023	New System	Conventional (Non-Pressurized In-Ground)	Schroeder, J	4 Bedroom House	280	100
202324017	014004920101	W5531 PUCKAWAY RD	JAMESD SCHMUCKER, LAVERAV SCHMUCKER	04/19/2023	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	5 Bedroom House	280	100
202324018	006010410103	W1480 SPRING GROVE RD	KARENK KENNEDY, STEPHENM KENNEDY	04/24/2023	New System	Holding Tank	Jeffrey Novak	5 Bedroom House	355	100
202324019	002007380000	N8568 SEWARD DR	JERRY TROCHINSKI	04/20/2023	New System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak	3 Bedroom House	280	100
202324020	016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	04/20/2023	Replacement System	Holding Tank	Ben Kinas	2 Bedroom Mobile Home	355	100
202324021	016010900000	N4633 OAK RD	SARAHM MUSSON, SCOTTA MUSSON	04/24/2023	Replacement System	Mound	Ben Kinas	2 Bedroom House	280	100
<b>Total:</b>									3610	1400

\* 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
020004510000, 020004550000	Hopp Road Right of way	Town of Seneca	13395	Floodplain	Installed three sets of three culverts in 2008 without WDNR or County Zoning approval. Resolution is to remove all three sets of culverts to restore natural flooding conditions.
004003390204		Zodrow Properties	13086	Zoning/Vehicles	Three (3)Trailers, an RV, scrap wood and dock / boardwalk sections, multiple compost / leaf piles stored on R4 parcel with no principal dwelling and in conflict with April CUP conditions.
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.
004003750100	N6264 N Lawson Dr	David Santee	13394	Zoning/Vehicles	Junk pile of scrap metal, two (2) unregistered vehicles, one of which is inoperable.
012001270100	W4419 St.Rd 44	Scott Schmeckpeper	13365	Zoning	Building without a land use permit. Building within rear yard setback. (Surveyor is working on land combination)
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. Waiting on certified mail receipt. Otherwise will have Sheriff's deputy serve the notice.

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
004003750100	N6264 N Lawson Dr	David Santee	13356	Zoning	Establishing a residence without a conditional use permit on C-2 parcel.

Sent to Corp. Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
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 drum barrels and other junk. Update:3/17/23 Office meeting with Noah. Update: Little to no change
004004440000	W2398 State RD	Philip Mirr	13152	Zoning	Operating a contractors yard in C2 Zoning.
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.

## POWTS Violation Report

### First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
016000730000	N5890 COUNTY ROAD D	FEDERAL NATIONAL MORTGAGE ASSOCIATION	58824	POWTS Failure	Tank failure not structurally sound.	Bank Recently took over property
016004630000	N4487 MAPLE LN	KLEIN JUSTIN T	58848	POWTS Failure	Tank not Watertight	Owner has problems with lot lines, working with Novak Exc
016005550000	N6682 COUNTY ROAD Y	SWANKE RICHARD S	1624049	POWTS Violation	Two manufactured homes with plumbing fixtures not connected to an approved POWTS or sewer. County chapter 334-5(A) and SPS 382.10(2)(d)-Working on an existing POWTS without a permit. County Chapter 334-8 and SPS 383.21	
016007980501	N5588 LOCK RD	KUJAC THOMAS	202024007	POWTS Failure	Has wastewater from washer two sinks two baths and possibly one toilet running out of a pipe from the house to the ground surface. Otherwise septic system is new and ok but not all wastewater is ran into it.	House was placarded by Health Department. Violation Process on Hold
016008010300	N5589 LOCK RD	CALAMITA TAMI LYNN	37516	POWTS Failure	Tank not Watertight	May abandon system
016008010300	N5591 LOCK RD	CALAMITA TAMI LYNN	1624108	POWTS Failure	Tank not Watertight	May abandon system
016008010300	N5587 LOCK RD	CALAMITA TAMI LYNN	1624110	POWTS Failure	Tank not watertight	May abandon system
002002110000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J	131	POWTS Failure	Tank unsound	
004009950000	N5552 OLD OAK LN	PAFF REAL ESTATE TRUST FREDERICKA	10024391	POWTS Failure	System is a Cesspool	
006001980000	W591 THOMAS RD	WILKE CARL H	624010	POWTS Failure	Tank not Watertight	Has new permit
006003320000	W2353 CENTER RD	ALBRECHT PAUL C; ALBRECHT VALERIE	201624077	POWTS Violation	Shed was converted to house Holding tank is not allowed and is not sized for the new residential use	Has new permit
006010220701	W1740 SANDSTONE AVE	WOOD MAUREEN ; WOOD SIMON	159178	POWTS Failure	Tank not watertight	
014001720000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	POWTS Failure	Tank Failure	
016000090000	N6123 SWAMP RD	HEBBE JAMES A	1624006	POWTS Failure	Tank not Watertight	
016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank Failure	Has new permit
018000570000	W3602 PINE RD	BREWER DOUGLAS & SALLY	258	POWTS Violation	Tank unsound	Has new permit
008005940000	W6521 W NORTH ST	BARKER RHONDA K	11	POWTS Failure	Tank Failure	
014001570100	W5335 PINE RD N	SMALE SEAN P	236434	Failure to Maintain POWTS		
014004150000	W6802 PUCKAWAY RD	BENDER JOHN F	679	Failure to Maintain POWTS		
016003000400	W3949 COUNTY ROAD T	BUSCHKE COLIN A	264949	Failure to Maintain POWTS		
016006660100	N6152 PLEASANT DR	SCHWAB DENNIS H	1624060	Failure to Maintain POWTS		
016007520101	N5507 MARSH LN	RYBURN SCOTT R	187694	Failure to Maintain POWTS		
016008970100	W5563 BEND RD	OXFORD ROBERT J	21003	Failure to Maintain POWTS		
016009091000	W5605 BEND RD	JOZWIAK JOHN J	201024070	Failure to Maintain POWTS		
016009230000	W5886 WALTER WILLIAMS R	PROG ROD-GUN CLUB	10024249	POWTS Violation	Tank Failure	Has new permit
016009230000	N4939 RAY SHORTER RD	PROG ROD-GUN CLUB	10024253	Conversion	Tank Failure	Has new permit
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	10024256	POWTS Failure	Tank Failure	Has new permit
020002501100	W2671 FOX RIVER SHRS E	FLEISCHMAN BRIAN ; FLEISCHMAN CHARLOTTE	148267	Failure to Maintain POWTS		

### Second Notice:

### Corp Counsel:

## 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, June 1, 2023, at 9:30 a.m.** to consider the following requests:

**Item I Owner:** Robert P Kolton Trust **Site location:** Lakeview Rd **General legal description:** Parcels 006-00088-0000, -0400, -0500, S05,T15N,R13E, Town of Green Lake ±14.96 acres **Request:** Rezone ±14.96 acres from R1, Single Family Residence, to A2, General Agriculture. 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: May 18, 2023*

## LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

June 1, 2023

### ITEM I: ZONING CHANGE

**OWNER:**

Robert P Kolton Trust

**APPLICANT:**

Robert Kolton

**REQUEST:** The applicant is requesting a zoning change for ±14.96 acres from R-1, Single Family Residential District to A-2, General Agriculture District.

**PARCEL NUMBER / LOCATION:** The request affects parcels numbered 006-00088-0000 (±4.56 acres), 006-00088-0400(±5.2 acres) and 006-00088-0500(±5.2 acres). The parcels are located in the NW ¼ of the NW ¼ Section 5, T15N, R13E, Town of Green Lake. The site is located north of Lakeview Road and South of Tuleta Hill Rd.

**EXISTING ZONING AND USES OF ADJACENT AREA:** The current zoning of parcels 006-00088-0000, 006-00088-0400, and 006-00088-0500 is R-1 and is undeveloped. The southern two parcels appear to be farmed and the northern parcel appears to be used as a prairie. The neighboring lands to the north and west are zoned R-1 and appear to mostly be used residentially. The neighboring lands to the east and south are zoned A-1, Farmland Preservation District and appear to be used mostly for agricultural farm fields with a couple farm residences nearby. There are no wetlands, and the property does not fall under floodplain zoning. A portion of the property does fall under shoreland zoning.

**ADDITIONAL INFORMATION / ANALYSIS:** The current use of the property is vacant land that is either farmed or undeveloped. The intention is to combine the parcels together so that the owner may start a hobby farm on the property. The owner then plans to build on the parcels once combined. Aerial photos show that the parcels have been consistently farmed since 1973. Sometime between 2015 and 2020 the northern parcel stopped being farmed. If all parcels are combined into a single parcel they would meet the minimum acreage standards for the A-2 district.

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

The amendment is consistent with community land use plan (comprehensive plan). **The proposed rezone is consistent with the county's comprehensive plan.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **The neighboring properties to the north and west are all used residentially, however the neighboring properties to the east and south and all used agriculturally. This property is stuck in between the residential uses on one side and the agricultural uses on the other side**

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



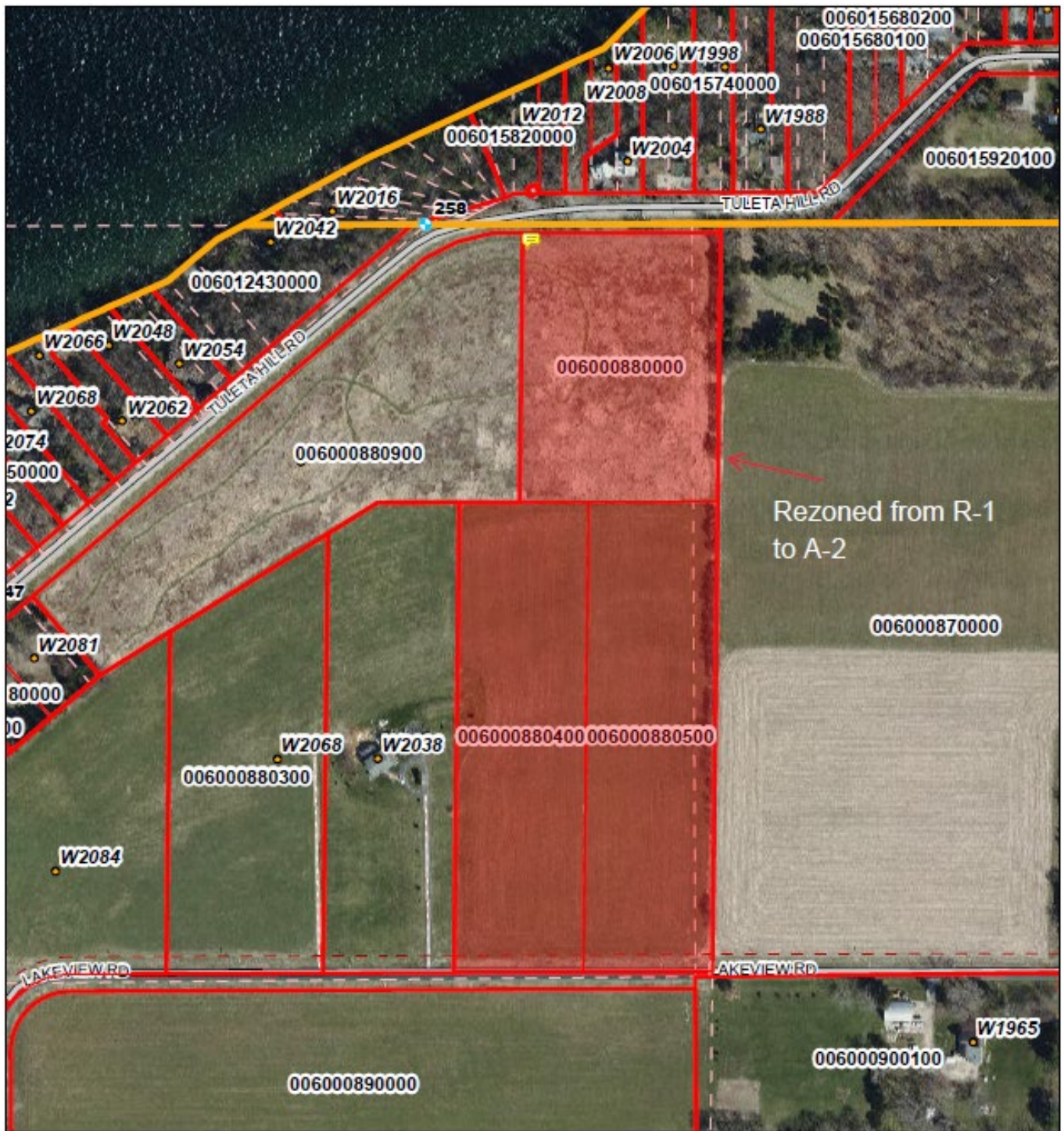
management practices on the site or in the immediate vicinity. **The property would be used similarly to how it is currently used now. The property has a long history of being used agriculturally so a rezone to the A-2 district should not create any new disruptions to the area.**

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 A-2 would not adversely impact the ability to provide adequate public facilities or services as the individual parcels already have road access.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **These parcels are located in between residential uses to the north and west and agricultural uses to the east and south. The properties share more lot line space with the agricultural uses than the residential uses.**

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 the properties to the east and south are zoned agriculturally.**

**TOWN OF GREEN LAKE:** An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 4/13/2023. The Town Board does not object to and approves of the 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 3-3-2023

Zone Change from R1 to A2

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

Other \_\_\_\_\_

PROPERTY OWNER / APPLICANT

Name Robert P Kolton Trust

Mailing Address PO Box 616, Egg Harbor, WI 54209

Phone Number (920) 809-1938

Signature Robert P Kolton Date 3-3-2023

AGENT IF OTHER THAN OWNER

Name \_\_\_\_\_

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

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

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

PROPERTY INFORMATION

Town of Green Lake Parcel Number 0060000880400 Acres 5.2  
0060000880500 5.2  
0060000880000 4.56

Lot 789 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Section 5 Town 15 North Range 13 East

Location of Property Lakeview Rd north to Tuelta Hill Rd

Legal Description see attached

Current Zoning Classification R1 Current Use of Property farming, prairie

Detailed Description of Proposed Use To have a hobby farm. This property has been farmed for over 70 years. Hobby farm may include nice residence and barn for equipment. Meets the acreage requirement.

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

PZP-010 (04/09)

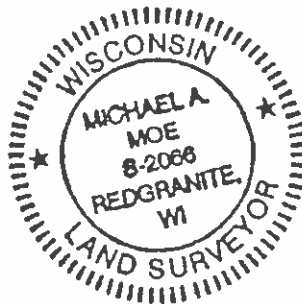
# COPY

## GREEN LAKE COUNTY CERTIFIED SURVEY MAP #3162V 17 P 3162

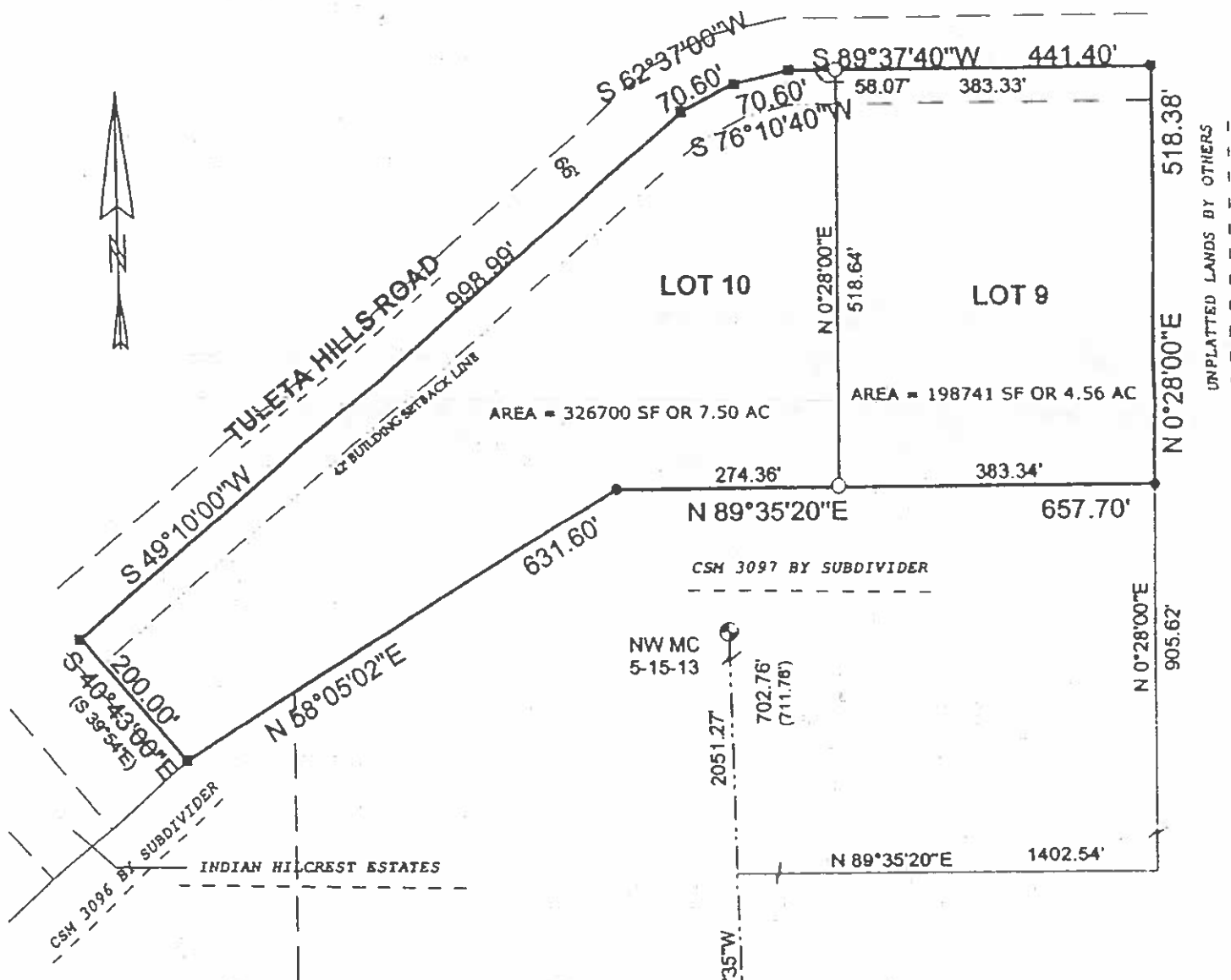
A RESURVEY AND DIVISION OF CSM 3098, BEING PART OF GOVERNMENT LOT 1, SECTION 5, T.15N., R.13E., TOWN OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

*Michael A. Moe*

Michael A. Moe RLS #2066  
 August 17, 2007  
 Drafted by MD Verstegen  
 (SEE SHEET 2 OF 2)



BASIS OF BEARING IS THE WEST LINE OF GL 1 WHICH IS ASSUMED TO BEAR N 0°53'35" W.



- LEGEND**
- ⊕ EXISTING 2" IRON PIPE/ BRASS CAP
  - EXISTING 1.25" REBAR
  - EXISTING 3/4" REBAR
  - SET 3/4" X 18" REBAR
  - WEIGHING 1.50 LBS./LIN. FT.
  - ( ) RECORDED AS

NW MC  
 5-15-13

2051.27

702.76'  
 (711.76')

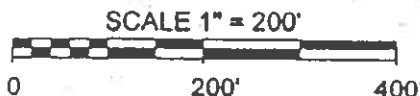
1348.51'  
 (1339.67')

W 1/4 COR  
 5-15-13

PURPOSE OF CSM  
 GENERAL LAND DIVISION

OWNER OF RECORD  
 RICHARD & LAWRENCE GOLHKE  
 NESHKORO, WI

SHEET 1 OF 2



**MOE LAND SURVEYING, INC.**  
 MICHAEL A. MOE  
 REDGRANITE, WISCONSIN 54970  
 JOB # 06211G

COF

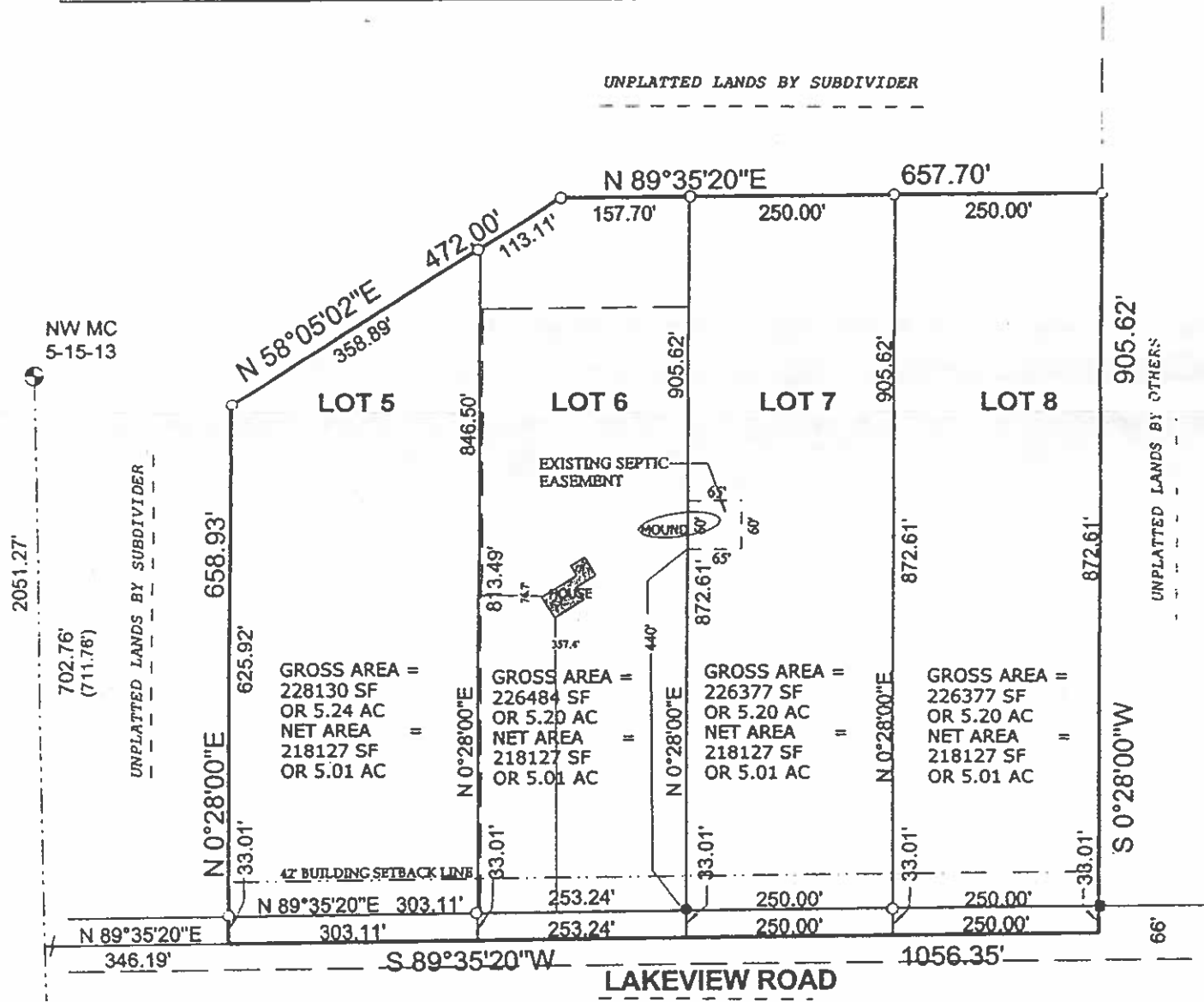
**GREEN LAKE COUNTY CERTIFIED SURVEY MAP #309V 16 P3097**

PART OF GOVERNMENT LOT 1, SECTION 5, T.15N., R.13E.,  
TOWN OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.  
INCLUDING CSM 3070

*Michael A. Moe*  
Michael A. Moe RLS #2066  
September 29, 2006  
Drafted by MD Verstegen  
(SEE SHEET 2 OF 2).



BASIS OF BEARING IS THE WEST LINE OF GL 1  
WHICH IS ASSUMED TO BEAR N 0°53'35" W.



OWNER OF RECORD  
RICHARD & LAWRENCE GOLHKE  
NESHKORO, WI

W 1/4 COR  
5-15-13

N 0°53'35"W 1348.51' (1339.67')

N 0°28'00"E 658.93'

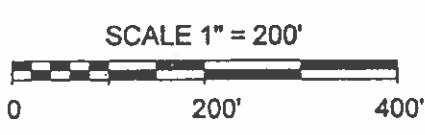
702.76' (711.76')

2051.27'

NW MC 5-15-13

- LEGEND**
- ⊙ EXISTING 2" IRON PIPE/ BRASS CAP
  - EXISTING 1.25" REBAR
  - EXISTING 3/4" REBAR
  - SET 3/4" X 18" REBAR
  - WEIGHING 1.50 LBS./LIN. FT.
  - ( ) RECORDED AS

PURPOSE OF CSM  
GENERAL LAND DIVISION



**MOE LAND SURVEYING, INC.**  
MICHAEL A. MOE  
REDGRANITE, WISCONSIN 54970  
JOB # 06211E

3097

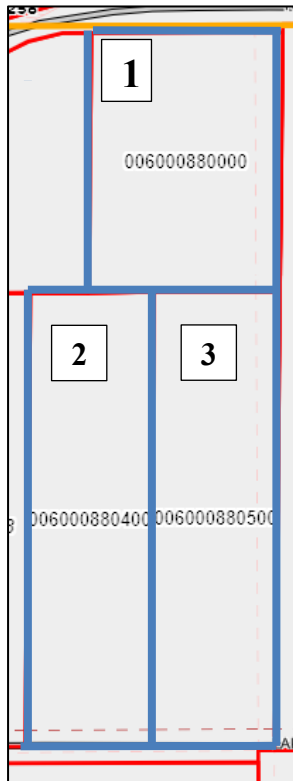
**Owners: Robert P Kolton Trust  
Town of Green Lake  
Parcels #006-00088-0000, #006-00088-0400, #006-00088-0500  
Part of the NW1/4 of Section 5, T15N, R13E**

**Existing Configuration**

**1** = 4.56 acre parcel zoned R-1, Single-Family Residence District

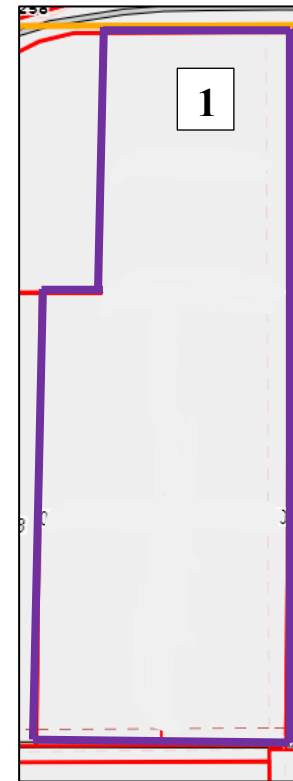
**2** = 5.2 acre parcel zoned R-1, Single-Family Residence District

**3** = 5.2 acre parcel zoned R-1, Single-Family Residence District



**Proposed Configuration**

**1** = ±14.96 acre parcel zoned A-2, General Agricultural District



# TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on –  
(Date) 5-8-2023.

**Owner/Applicant:** Robert P Kolton Trust

**Site Location:** Lakeview Road North to Tuleta Hill Road.

**General legal description:** Parcel 006-000088-0000, -0400, -0500 part of the NW1/4 of S5, T15N, R13E, Town of Green Lake, ±14.96 acres

**Request:** Rezone ±14.96 acres from R-1, Single-Family Residence District, to A2, General Agricultural District.

**Planned public hearing date for the above requests:** June 1, 2023

**Town does not object to and approves of request**

**No action taken**

**Objects to and requests denial of request**

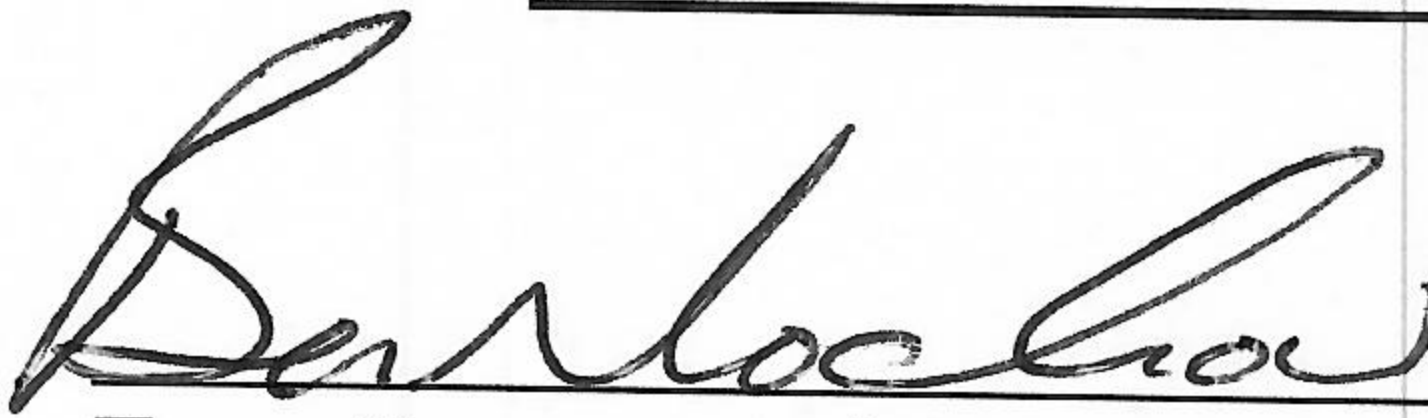
**NOTE:** If denial – please enclose Town Resolution of denial

- Reason(s) for objection:

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Town Representative

5-8-2023  
Date Signed

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

Please return this form to the Land Use Planning & Zoning Office by: **May 24<sup>th</sup>, 2023**