



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, August 3, 2023.

Packet Pages:

- 2 Amended Agenda
- 3 Draft Meeting Minutes from 7/6/23
- 4 Proposed Zoning Ordinance Amendments
- 5-6 2024 Proposed Budget
- 7 Financial Reports for June 2023
- 8-10 Permit Reports for June 2023
- 11-12 Violation Reports
- 13-24 Public Hearing Item

Item I 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 tiki bar, bathroom building, walk-in cooler building, and storage shed.



GREEN LAKE COUNTY OFFICE OF THE COUNTY CLERK

Matt Kirkman
Director

Office: 920-294-4156
FAX: 920-294-4198

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, August 3, 2023 Time: **9:00 AM**
Green Lake County Government Center, County Board Room
571 County Rd A, Green Lake WI

AGENDA ***AMENDED 7/28/23**

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. Minutes of 07/06/2023
5. Public Comment (3 minute limit)
6. Staff Updates
7. Proposed Zoning Ordinance Amendments
8. ***2024 Proposed Budget**
9. Department Activity Reports
 - a) Financial reports
 - b) Land use & septic permits
 - c) Violation reports
10. 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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11. Committee Discussion
 - a) Future Meeting Dates: September 7, 2023 @ 9:00 AM
 - b) Future Agenda items for action & discussion
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: GEGoRME

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

Or call in (audio only)

[+1 920-659-4248,498339025#](#) United States, Green Bay

Phone Conference ID: 498 339 025#

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

Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the County Clerk's Office, 294-4005, not later than 3 days before date of the meeting.

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

CALL TO ORDER

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

Present: **Curt Talma, Gene Thom, Harley Reabe, Bill Boutwell, Chuck Buss, Jeff Mann**-Corporation Counsel,

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

APPROVAL OF MINUTES

Motion/second (Boutwell/Reabe) to approve the minutes of the June 1st, 2023 meeting. Motion carried with no negative vote.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS:

Chair Talma called for public comment.
None

STAFF UPDATES:

Matt Kirkman gave an update on department staff.

Discuss amending the zoning ordinance to increase the detached garage standards in the R-4 District:

Members discussed restrictions and standards. Kirkman to bring ordinance language to next meeting to approve.

DEPARTMENT ACTIVITY REPORTS

- a. **Financial reports**
Matt Kirkman gave an update on the May expenses and revenues.
- b. **Permits**
Kirkman stated there were 28 land use permits and 8 sanitary permits in May.
- c. **Violations**
Kirkman outlined the current land use violations as well as the POWTS violations.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items –**
- b. **Next meeting date – August 3, 2023**

ADJOURN

Chair Talma adjourned the meeting at 9:45AM.

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

Item Number __ on the August 3rd Agenda

The Committee determined that current detached accessory building structure standards in the R4, Rural Residential zoning district are overly restrictive when compared to surrounding counties. Therefore, the Committee directed the LUP&Z Department to draft ordinance text that would put Green Lake County more in-line with neighboring counties as it relates to these structures. Proposed changes are in red.

E. Section 350-41.E. Accessory structure standards. The total combined footprint area allowed for accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. An accessory building structure shall satisfy all of the following standards: [Amended 8-18-2020 by Ord. No. 9-2020; 9-21-2021 by Ord. No. 30-2021]

(1) Setbacks: same as principal structure.

(2) Height: ~~25 feet maximum; ground floor surface to peak.~~ **none.** However, there shall be no sidewalls above the ground floor ceiling joist. Ground floor sidewalls shall not exceed ~~15~~**20** feet in height.

(3) **Structure footprint area:** ~~Area: 1,500 square foot maximum footprint (ground floor).~~ **none.**

(4) Volume: ~~25,000 cubic feet maximum volume.~~ **none.**

(5) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

(6) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure. [1]Editor's Note: Former Subsection F, regarding accessory nonbuilding structure standards, which immediately followed, was repealed 9-21-2021 by Ord. No. 30-2021.

GREEN LAKE COUNTY 2024 BUDGET

	----- ACTUAL 12/31/2021 -----	----- ACTUAL 12/31/2022 -----	----- ACTUAL 6/30/2023 -----	----- 2023 REVISED -----	----- 2024 PROPOSED -----
ZONING					
24-100-10-53610-110-000					
SALARIES	296,220	301,565	149,766	322,851	327,038
various					
BENEFITS	96,352	102,919	63,146	112,437	149,845
24-100-10-53610-140-000					
MEETING PAYMENTS	225	1,085	-	940	940
24-100-10-53610-151-000					
SOCIAL SECURITY	21,138	22,564	11,848	24,701	-
24-100-10-53610-153-000					
RET. EMPLOYER SHARE	19,519	19,782	10,849	21,956	-
24-100-10-53610-154-000					
HEALTH INSURANCE	55,393	60,257	40,276	65,459	-
24-100-10-53610-155-000					
LIFE INSURANCE	302	316	174	321	-
24-100-10-53610-210-002					
PROFESSIONAL SERVICES-SRV	10,125	38,566	2,755	9,500	9,500
24-100-10-53610-210-003					
MISCELLANEOUS FEES	644	-	-	300	300
24-100-10-53610-235-000					
PHONE SERVICE	619	1,153	129	618	870
24-100-10-53610-242-000					
PRINT MANAGEMENT	207	200	104	300	300
24-100-10-53610-307-000					
TRAINING & CERTIFICATIONS	883	76	-	1,240	940
24-100-10-53610-310-000					
OFFICE SUPPLIES	620	949	626	1,290	790
24-100-10-53610-312-000					
FIELD SUPPLIES	52	80	-	200	200
24-100-10-53610-312-001					
Non-Metallic Mining Expense		754	1,650	-	-
24-100-10-53610-320-000					
PUBLICATIONS-BOA PUBLIC HEARING	510	1,109	-	800	800
24-100-10-53610-320-001					
PUBLICATIONS-PZ PUBLIC HEARING	3,100	3,294	1,322	3,000	3,000
24-100-10-53610-321-000					
SEMINARS	319	350	400	930	930
24-100-10-53610-324-000					
MEMBER DUES	100	140	100	130	130

	----- ACTUAL 12/31/2021 -----	----- ACTUAL 12/31/2022 -----	----- ACTUAL 6/30/2023 -----	----- 2023 REVISED -----	----- 2024 PROPOSED -----
24-100-10-53610-330-000 TRAVEL	70	452	360	832	832
24-100-10-53610-352-000 VEHICLE MAINTENANCE	563	823	188	838	838
TOTAL EXPENDITURES	410,609	453,515	220,545	456,206	497,253
FINANCING PROPOSAL					
24-100-10-44400-000-000 LAND USE PERMITS	69,650	58,750	32,800	60,000	60,000
24-100-10-44400-001-000 BOA PUBLIC HEARING	750	1,500	-	1,500	1,500
24-100-10-44400-002-000 PZ PUBLIC HEARING	12,750	10,650	3,750	8,525	8,525
24-100-10-44409-000-000 NON-METALLIC MINING	10,800	15,200	16,550	15,200	16,550
24-100-10-44410-000-000 SANITARY PERMITS	33,675	22,150	9,585	26,000	26,000
24-100-10-44411-000-000 FINES & FORFEITURES	966	1,000	5,640	-	-
24-100-10-46131-002-000 INTERDEPT TRANSFER/STRATEGIC FUND	10,000	10,000	-	10,000	10,000
24-100-10-46762-000-000 CERTIFIED SURVEY MAPS	8,565	6,930	2,400	6,500	6,500
24-100-10-47411-000-000 INTERDEPT TRANSFER/CTY LAND RECORDS	25,000	25,000	-	25,000	25,000
24-101-10-49320-000-000 APPLIED FUNDS	-	-	-	-	-
TOTAL REVENUES	172,156	151,180	70,725	152,725	154,075
COUNTY APPROPRIATION	238,453	302,335	149,820	303,481	343,178

Mission / Purpose:

The Land Use Planning & Zoning Department's mission is to promote the public health, safety, and general welfare of the people of Green Lake County by providing land use services related to Planning, Code Enforcement, Surveying, Geographaic Information Systems(GIS), and Land Records Modernization.

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

FEES RECEIVED	JUNE				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	29	6,450	23	6,250	130	31,400	111	\$ 32,800	\$ 60,000	55%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	11	2,850	5	1,550	35	9,080	34	\$ 9,585	\$ 26,000	37%
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	1	375	1	375	7	2,625	3	1,125	-	-
Conditional Use Permits	-	-	4	1,125	12	4,500	8	2,625	-	-
Variance	-	-	-	-	1	450	-	-	-	-
Total	1	\$ 375	5	\$ 1,500	20	\$ 7,575	11	\$ 3,750	\$ 8,525	44%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	2	500	-	-	14	5,640	-	-
Total	-	\$ -	2	\$ 500	-	\$ -	14	\$ 5,640	-	-
SURVEYOR										
Certified Survey Maps	3	525	5	840	22	3,855	14	2,400	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	-
Total	3	\$ 525	5	\$ 840	23	\$ 13,355	14	\$ 2,400	\$ 16,000	15%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
	44	10,200	40	10,640	228	77,360	204	70,725	\$ 162,225	
									Total	44%

Land Use Permits: 06/01/2023 - 06/30/2023

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
13426	002004650000	N8014 COUNTY ROAD F	06/13/2023	BRIANF RETZLAFF	\$97,000.00	Accessory Structure	Pool		

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
13416	004009490300	W2962 BUTTERNUT LN	06/05/2023	JOHN LUKASHEWICH, TERRI LUKASHEWICH	\$24,000.00	Accessory Structure	Sauna		
13418	004013420000	No Address Available	06/07/2023	ADAMT KUHLMAN, KATHLEENR KUHLMAN	\$850.00	Accessory Structure	Open Split-rail fence		
13419	004013410000	W3039 ORCHARD AVE	06/07/2023	ADAMT KUHLMAN, KATHLEENR KUHLMAN	\$850.00	Accessory Structure	Open Style Split-rail fence		
13420	004000720200	N7174 SPRINGBROOK RD	06/08/2023	LARRY J & MARY K SEDARSKI	\$5,000.00	Accessory Structure	12x12 Shed		
13423	004004100528	W1704 NORTH ST	06/20/2023	NORWEGIAN WAYS BUILDERS LLC	\$125,000.00	Accessory Structure	Addition to Shed / Condo Plat		
13435	004003110000, 004003080201	W1287 N LAWSON DR , No Address Available	06/26/2023	ZODROW PROPERTIES LLC, JOHNA ZODROW	\$5,000.00	Land Disturbing Activity	Parking Lot		
13437	004003760200	N6215 N LAWSON DR	06/26/2023	GINNYL SCHULTZ	\$2,000.00	Accessory Structure	Fence		
13445	004013520000	N4948 DEL LN	06/29/2023	TERRYL BENZEL REVOCABLE TRUST	\$40,000.00	Accessory Structure	3 tier retaining walls, two retaining walls		

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
13413	006019630000	N3150 LAKE SHORE DR	06/05/2023	ANTHONY A & MARSHA L HOLT	\$1,700.00	Accessory Structure	Attached Deck		
13415	006013840000	N2811 PARK RD	06/05/2023	LITTLE GREEN LODGE LLC	\$4,000.00	Accessory Structure	Ceder Privacy Fence		
13422	006021450100	N2755 WELK RD	06/13/2023	CHARLES WEIDNER, KRISTEN WEIDNER	\$3,500.00	Accessory Structure	Deck Addition w/ canopy		
13424	006001160102	No Address Available	06/30/2023	POLLINO ORAZIO	\$1,200,000.00	Principal Structure	4,089 sqft Single Family Dwelling	Accessory Structures	Attached garage, attached patios, decks, screen porch, driveway
13427	006010980100	W1288 SPRING GROVE RD	06/19/2023	DONALD R II & GAYLE L KLEINDL TRUST	\$20,000.00	Land Disturbing Activity	IMS Treatment Device: 6 Quick 4 Plus Standard chambers	Addition/Alteration to Accessory Structure	Deck addition
13431	006018170100	W2220 SPRING LAKE RD	06/21/2023	JAMES A & JANET K HARDER	\$99,000.00	Accessory Structures	Patio, retaining wall		
13447	006020050000	No Address Available	06/30/2023	CHRISTINEM SALZMAN LIVING TRUST	\$450,000.00	Principal Structure	1,441 sqft Single Family Dwelling	Accessory Structures	Patio, deck, attached garage, driveway

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
13434	008001071002	W5194 GRAND MARSH RD	06/22/2023	PERRYA SCHMUCKER	\$99,000.00	Accessory Structure	Storage Shed		

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
13421	010003540200	N1546 COUNTY ROAD O	06/12/2023	RICK L & MELANIE R GRAHN	\$80,000.00	Accessory Structure	Shed		
13425	010005840000	No Address Available	06/13/2023	DURWOOD R & EUNICE L GRAMS LIVING TRUST	\$95,000.00	Ag building	48ft diameter grain bin		
13432	010005810300	N788 COUNTY ROAD O	06/22/2023	WAYNEG DAVISON	\$50,000.00	Accessory Structure	storage shed / shop to replace old shed that is falling down.		
13436	010003910300	W2176 COUNTY ROAD X	06/26/2023	ANDREW P BRENDEMIHL, CATHYA BRENDEMIHL	\$10,000.00	Addition/Alteration to Principal Structure	3 Season Room		
13438	010004900101	No Address Available	06/27/2023	BRANDON KUPHAL	\$675,000.00	Principal Structure	2,045 Single Family Dwelling	Accessory Structures	Covered Porch, Attached garage

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
13429	012002440000	N1546 COUNTY ROAD S	06/20/2023	ANDREW J SCHROCK, RUBY G SCHROCK	\$150,000.00	Accessory Structure	Chicken Barn		

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
13443	016003970701	N4530 N LILL AVE	06/29/2023	NIGELLA RYAN REVOCABLE TRUST	\$40,000.00	Accessory Structures	Entryway, walkway		
13444	016010740000	W3375 ORCHARD AVE	06/29/2023	BRAUNS LAKEHOUSE RETREAT LLC	\$75,000.00	Accessory Structures	Stairs, shed replacment, 3 retaining walls		
13446	016001310700	N5852 ELYSIUM CT	06/30/2023	ALICIAA KELMA, GREGA KELMA	\$350,000.00	Principal Structure	1,631 sqft Single Family Dwelling	Accessory Structures	Retaining Wall, attached deck

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
13428	020002562300	W2773 FOX RIVER SHRS W	06/20/2023	JAMES GANZER, SHAYLA GANZER	\$10,000.00	Accessory Structure	Greenhouse		

June Estimated Cost: \$3,711,900.00
YTD Estimated Cost: \$24,172,132.00

Sanitary Permits: 6/1/2023 - 6/30/2023

Sanitary Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Explanation	Permit Fee \$ (County)	WI Fnd
202324033	0014003110100	W7270 PUCKAWAY RD	OCEAN HOUSEING, LLC	06/13/2023	Reconnect	Mound	Allen Logan	Mobile Home Park	280	0
202324030	008004100000	W6558 W NORTH ST	BENJAMIN JENKINS, JEFFERY SHADLEY, KIMBERLY JENKINS	06/07/2023	Replacement System	In-Ground Pressure	Dustin Hoffmann	3 Bedroom House	280	100
202324031	016000730000	N5890 COUNTY ROAD D	FEDERAL NATIONAL MORTGAGE ASSOCIATION	06/08/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Thomas VanDeHei	2 Bedroom House	280	100
202324032	016011280000	N4591 ELM ST	GARY BOLDT, ROSALIN BOLDT	06/12/2023	New System	Holding Tank	Ben Kinas	2 Bedroom House	355	100
202324034	010004900101	No Address Available	BRANDON KUPHAL	06/27/2023	New System	Holding Tank	Rich Smith	3 Bedroom House	355	100
Total:									1550	400

* 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
008002340200		Marjorie Stellmacher	13414	Land Division	1. 315-14.B.(1), <15 acres with no CSM. 2. 315-39.B., substandard to area and lot width. 3. 315-39.C., Substandard to road frontage. Update: Deed needs Lisa Hall's signature and she won't be up to sign until early August (lives in Texas). So the combination deed can't be recorded until that time.
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.
004003750100	N6264 N Lawson Dr	David Santee	13460	Zoning	Operating a long term rental in a zoning district that does not allow long term rentals as an allowed use.
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	13383	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.
006005810101	N2730 WELK RD	Ashley & Rick Ruck	13442	Zoning	Storage of recreational trailer on R1 lands with no dwelling unit. Processing of logs to firewood for commercial sale.
00401620100	W3275 Orhcard Ave	James Vourvoulis	13461	Shoreland	Patio, walkway, driveway added without permit. IMS treatment may be needed.

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
020004510000, 02000451	Hopp Road Right of way	Hopp	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. Update: Joe said he would work with the Town's attorney to draft a legal letter to Mike Arrowhead of Walleyes for Tomorrow. The letter would be worded in such a way that Walleyes for Tomorrow will be responsible for removing the culvert sets on both parcels.

006010270200	W1774 Sandstone Ave	Jessie Blythe	13450	Shoreland	Fence within Shoreland Setback
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Sent to Corp. Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
004004440000	W2398 State RD	Philip Mirr	13152	Zoning	Operating a contractors yard in C2 Zoning. LUP&Z Meeting 10/5/23
004003750100	N6264 N Lawson Dr	David Santee	13356	Zoning	Establishing a residence without a conditional use permit on C-2 parcel.

Monthly Violations Resolved

6

YTD Violations Resolved

11

Wegner
Callgreen
Cardinal
Herwig
Santee
Goebel

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.	Has New Permit
016004630000	N4487 MAPLE LN	KLEIN, JUSTIN T	58848	POWTS Failure	Tank not Watertight 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.	Owner working with Novak Exc. Sanitary Permit application forthcoming.
016007980501	N5588 LOCK RD	KUJAC, THOMAS	202024007	POWTS Failure	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	Has new permit
020000570000	W2957 COUNTY RD F	ZIETLOW, DONNA	2024003	POWTS Failure	Tank not Watertight	Owner working with Thoma Exc.
010005620400	W1645 LAKE MARIA RD	DAVISON, STEVEN ANNA	18147	POWTS Failure	Tank not Watertight	Owner working with Kinas Exc.
014001720000	W5156 PINE RD N	HEINECKE, RANDAL R ET AL	26724	POWTS Failure	Tank Failure	Per CC restarted violation notice process.
006010221104	N5107 SANDSTONE AVE	VANDERVELDE NANCY	624041	POWTS Failure	Tank not watertight	
006010221105	N5113 SANDSTONE AVE	VANDERVELDE NANCY	624042	POWTS Failure	Tank not watertight	

Second Notice:

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.	Owner working with Wagner Exc.
006001980000	W591 THOMAS RD	WILKE CARL H	624010	POWTS Failure	County Chapter 334-8 and SPS 383.21 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	Working to abandon the system.
016000090000	N6123 SWAMP RD	HEBBE JAMES A	1624006	POWTS Failure	Tank not Watertight	Working with Kinas to install a new system.
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
014004210000	W6895 PUCKAWAY RD	GERICKE, RICHARD	1424023	POWTS Failure	Structural failure of vault.	Per CC restarted violation notice process.
004009950000	N5552 OLD OAK LN	PAFF, REAL ESTATE TRUST FREDERICKA	10024391	POWTS Failure	System is a Cesspool	Per CC restarted violation notice process.
008005940000	W6521 W NORTH ST	BARKER RHONDA K	11	POWTS Failure	Tank Failure	
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
002002110000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J	131	POWTS Failure	Tank unsound	Tank abandonment in process

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, August 3, 2023, at 9:30 a.m.** to consider the following requests:

Item I 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:** Conditional Use Permit for tiki bar, bathroom building, walk-in cooler building, and storage shed.

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: July 20, 2023

Land Use Planning and Zoning Committee Staff Report

Public Hearing

August 3, 2023

Item I: Conditional Use Permit (CUP)

Owner:

Little Green Lodge LLC

Applicant:

Tony Goebel

Request: The owner/applicant is requesting a conditional use permit. The use would include the conversion of an existing shed to a tiki bar, the construction of a bathroom building with attached storage space and an additional storage shed.

Parcel Number/ Location: The request affects parcel 006-01384-0000 (±0.73 acres). The parcel is located in the NW ¼ of the NW ¼ of Section 32, T15N, R13E, Town of Green Lake. The site address is N2811 Park Rd.

Existing Zoning and Uses of Adjacent Area: The parcel 006-01384-0000 is zoned C-1, General Commercial District. The property is currently being used as event space with lodging on the second and basement levels. To the West, the property is bordered by Little Green Lake. Following the lakeshore to the south the neighboring property is zoned municipally under the City of Markesan and owned by the City and is used for open space with a few buildings. To the North and East, the properties are zoned as R-1, Single-Family Residence District, and appear to be used for single family residences. To the Southeast there is also a parcel zoned R-3, Multiple-Family Residence District that is used as a mobile home park.

Additional Information/Analysis: Originally this property was developed as a tavern in the 1970's. In 2004 the tavern burned down and was subsequently rebuilt on parcel 006-01384-0000 under two conditional use permits. The 2004 CUPs approved reconstruction of the bar/restaurant use as well as the second story hotel/motel use. Earlier this year a CUP was approved to allow the current owner to utilize the lower level for hotel lodging purposes and to establish a mobile food / beverage truck.

This CUP request is to change the use of the existing shed on the property from storage to a tiki bar. The owner would also like to add an outdoor bathroom to meet ADA compliance with the commercial building requirements. A walk-in cooler building that would store food and alcohol is also being asked for and would be placed near the proposed bathroom. A shed on the south side of the property is also being requested to be added. The owner also provides an alternative location for the new buildings across Park Rd on the parcel (006-00614-0000).

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 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 privacy screening to neighbors to the parking lot.
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.
6. No new structures, authorized by this conditional use permit, shall be located within the Little Green Lake Protection and Rehabilitation District’s maintenance easement.

Town of Green Lake: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on June 13, 2023. The Town Board does not object to and approves the request.

Fee Received (Non-Refundable) \$375

Date 5/30/2023

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 Little Green Lodge LLC

Mailing Address 131 N Rolling Meadows Drive

Phone Number 920-251-9004 Email tony@5gbenefits.com

Signature  Date 5/30/2023

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____ Email _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Green Lake Location of Property N2811 Park Road, Markesan, WI 53946 and Lot 2 Certified Survey Map 956 V4

Section 32 Town 15 N Range 13 E

Affected Parcel Number(s) 006-01384-0000 / 006-00614-0000 Affected Acres 1.25

Subdivision n/a Lot n/a Block n/a

CSM n/a Lot n/a or COS n/a

Legal Description _____

Grand view plat lot 1 of certified survey map 956 V4 & that parcel as Desc V415 P19 Lying in SW1/4 NW1/4 Sec 32

Lot 2 Certified Survey Map 954 V4 (a Res of Lot 2 CSM 180) Sec 32

Current Zoning Classification CW and C2 (bar/restaurant and hotel)

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

Currently used and commercially zoned as a bar/restaurant and hotel

Land Use Planning & Zoning Department

Application for Conditional Use Permit

Property Owner: Little Green Lodge LLC (Anthony Goebel)

www.littlegreenlodge.com

Outdoor Restaurant Name: The Terrace at Little Green

- **What is the history of the business and/or applicant?**

CURRENT: The business was being used as a full-time restaurant and hotel under the name of Rose's Lakeside Pub. The restaurant serves food and liquor and the hotel is rented by the room through their own direct website and Airbnb.

APPLICANT: The new buyer, Tony Goebel, is an experienced local business owner that lives 18 miles east in Eldorado, WI. He owns a local insurance agency, real estate holding company, and vacation rental management company. He owns numerous large rentals (specifically in Door County) that were a Bed & Breakfast and turned them into successful group rentals and micro-wedding venues. Tony's brother, Noah Goebel and his partner Becky Ruppel will be managing and running "The Terrace" restaurant, tiki bar and food truck. Noah is a bar manager at a high-end restaurant in Fond du Lac. Becky has experience running fish fries and 10+ years of restaurant experience. Tony's sister, Theresa Menting, is one of Fox Valley's top wedding planners. He plans to have this property combine all of their expertise to make it a thriving and successful business.

The property and hotel side of things will be professionally managed and marketed by Little Adventure Vacation Rentals LLC which has employees out of Fond du Lac and is owned by Tony Goebel.

- **What is the history of the property and its current use?**

The property has always been used as a restaurant and hotel. Current use is using it as a restaurant and a hotel. With the new owners, the building itself is rented to single groups for family reunions, vacations, and small weddings, so booked for private uses. The future use is to still use it as a restaurant and hotel.

- **Describe in detail the proposed use of the property.**

Ownership is already approved to use the property as a restaurant and hotel. We also are approved locally, with the health department, and Green Lake county zoning to park and serve out of food truck that we will park on our property. We want to add a few things to the existing approved CUP so we can better serve the public and improve our space.

1. **Change use of waterfront storage shed to Tiki Bar** - There was an existing storage shed by the waterfront that was falling apart. We worked with Green Lake County zoning to replace it with a new storage shed with the same footprint. We use this currently has storage for boat related items and for alcohol. This shed we would like to use as a Tiki Bar to serve alcohol out of. It is not a new request for a building, only for changing the use from storage to Tiki Bar.
2. **Bathroom Building plus small storage closet** – We are working closely with architects, engineers, and the state DSPS to have our space ADA compliant and following all rules. The state has given us one year to operate the outdoor restaurant using portable ADA outdoor bathrooms, but is requiring us to have a men’s and women’s bathroom accessible OUTSIDE the building closer to the outdoor seating area space. We are expecting the building to be around 12x17 feet. It is difficult to say until we actually start working on the area. We would also want an 8 foot by 12 foot overhang from this building towards the waterfront side of the property. Since this is raising the potential occupancy of the space, the state wants additional bathrooms. Some key considerations to approving this building:
 - a. We need to be approved to build a bathroom building to operate outside.
 - b. The location of where we want to put the bathroom building was previously a location of an existing building that was torn down many years ago. So we are asking to put a building back in the same location that a previous building was already located.
 - c. There is already a permanent fence around the location where this building would need to go. Which blocks some waterfront view.
 - d. Little Green Lodge also owns the cottage that is across the street that would be the most impacted by this building, but it is slightly affected by this new building.
3. **Walk-in Cooler Storage Building** – We would like to have a walk-in cooler on the restaurant side of the road next to where the food and alcohol is being served and next to the bathroom building. It probably will be no larger than 8x12 feet. We will have a roof over the top of the walk-in cooler.
4. **10x20 storage shed on the south end of building.** For safety and security reasons we want our employees and hotel guests to not walk across the road multiple times a day to access items in the storage shed. So we want to take some of the impervious surface from the north end of the property to put a small shed on the south end of the property.

KEY ITEMS:

The committee already approved a storage building that is 16x44 feet to be located in our parking lot side. We have realized that we do not want to take away parking lot space which is why we will ultimately end up not put a storage building here. Plus it is a safety risk to constantly have people walking across the road to access the storage shed.

If the committee will not approve the additional bathroom building to be built on the waterfront side of the property, then we need the committee to change the use of the shed that was approved on the east side (parking lot side) of the building to be a bathroom building with storage. We would then have the bathrooms located across the road and people will need to walk back and forth. This is not an ideal situation because we will have non patrons using our facilities, and it is more dangerous to the public. In working with the state inspector/DSPS, this would still be an acceptable option.

If the committee does not approve the walk-in cooler storage building on the west side of the road then we would have to put the walk-in cooler in the building that the CUP committee already approved for the parking lot side. This is also not ideal because this is where we will store food and alcohol, and leaves it up to much higher risk of theft. We also would have cooks and servers walking across the road to get additional food and alcohol, raising the risk for safety of our staff. We could also use portable refrigerated trailers on the restaurant side, but this is also not ideal or a long-term solution.

There are set-backs that we are dealing with so the set backs will determine the exact size, so we are asking for approval on the uses and the buildings, and given maybe a range for the building size within so many square feet.

- **If applicable, include an operation and/or maintenance plan.**

We do have a full-time maintenance employee that works for our company that is on call for any urgent issues for the property. Our ownership and management is located under 20 miles away as well. We don't have a specific operation and/or maintenance plan that would differ from current use.

- **When will the property be used? (Seasonally? Set daily hours?)**

The building itself will be year-round. The Terrace outdoor restaurant (with Tiki Bar and Food Truck) will operate basically May to October. We are starting this year Friday's and Saturday's but hopefully will expand to more dates next year.

- **What will be done with the current structures, if any? - See attached drawings.**

The existing buildings will stay. The only one we are asking for a change of use on is the waterfront storage shed to be used as storage plus as serving alcohol.

- **What hazards, concerns, or disruptions may your proposed use pose to neighboring properties and the community as a whole? How can those concerns be addressed?**

We are proposing the same conditional uses that the building is approved for now. The CUP committee already approved serving alcohol and food outside. In order for us to be compliant with the state, ADA, DSPS, we are being required to build outdoor bathrooms that are more accessible to the public that are using this space. I'm sure one neighbor will complain about blocking the view but this space was previously a building and it currently has a 6 foot privacy fence already there. We do not anticipate any hazards, concerns, or disruptions.

This will be a major positive for the community, for the locals, campground, and those that have properties on the lake. We are wanting to continue to invest in this property to make it a great space to attract people to the area, and a great value add for locals.

- **What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?**

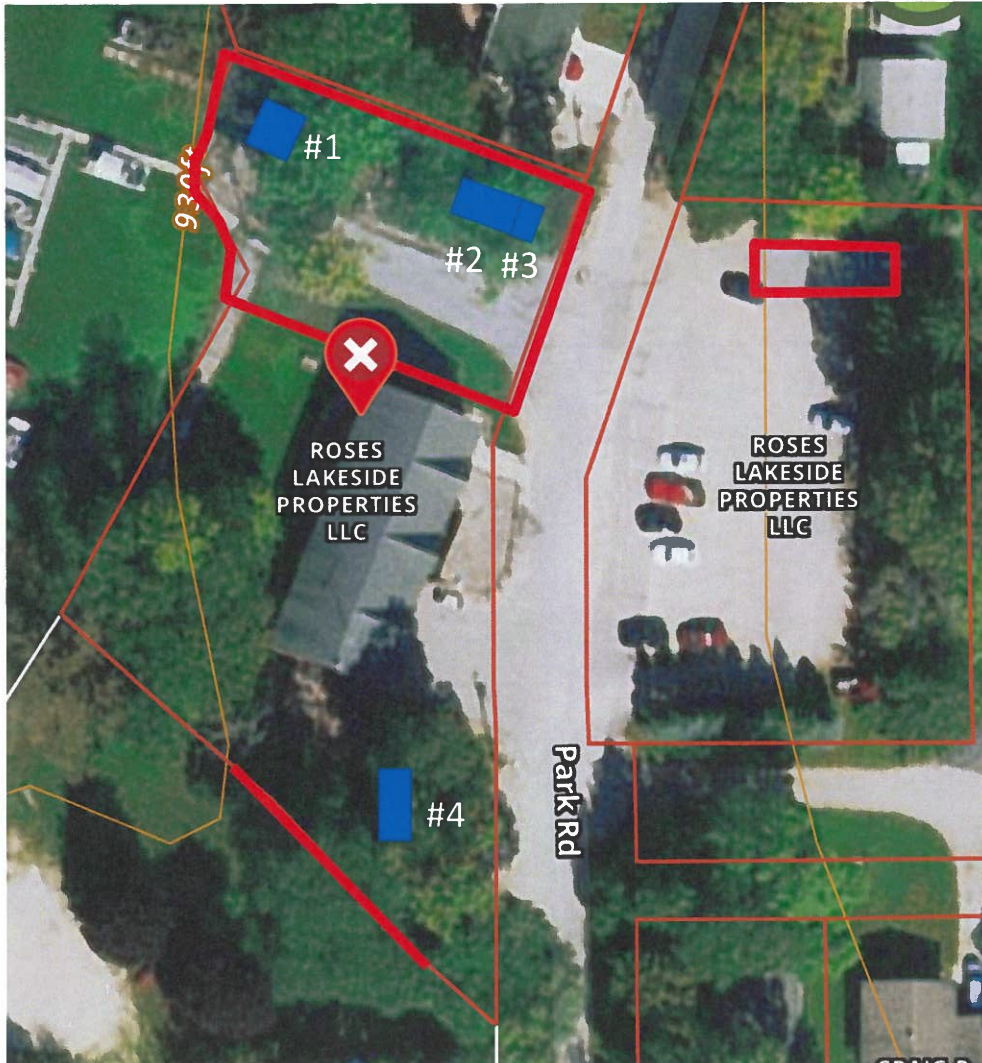
I don't foresee anything changing for this or an impact on human and environmental health from our business doing the same conditional use as the current owner (restaurant and hotel). Restaurants and bars can currently host outdoor events anytime they want on their property. We are just trying to do this the right way and look long-term by adding more accessible features for patrons.

- **Why was this property chosen for this business activity? How will this use benefit the community by being located on this specific property?**

We already own the property and it is zoned as C1 and C2, as a restaurant and hotel. We are choosing to do this part of the property because it is a perfect location for a waterfront outdoor dining area. There is plenty of parking on the other side of the road.

- **How would this business activity meet goals and objectives of the County's Comprehensive Plan? (This will be clear after meeting with Department staff prior to submitting the Conditional Use Permit application, as required above.)**

It appears we are meeting the goals and objectives of the County's Comprehensive Plan based on what we have already read and seeing the current commercial zoning approved as a restaurant and hotel. We look forward to working with the Town of Green Lake, Green Lake County, and State of Wisconsin to make this a successful endeavor!



SITE MAP for Little Green Lodge

- N2811 Park Road, Markesan, WI

- #1 – existing storage shed use change to Tiki Bar use
- #2 – Bathroom building of roughly 12'x17'
 - 12 feet from north property line and the minimum required distance from the road.
- #3 – Storage attached to bathroom building for walk-in cooler of 8'x12'.
 - 12 feet from north property line and the minimum required distance from the road.
- #4 – Storage shed of 10'x20'
 - Around 25-30 feet from the road and more than 12 feet from the side set back from the park side



#4 Storage shed example

Color is not selected yet.

10x20 feet
10 feet tall

LP SMART PANEL FEATURES

6'3" Sidewalls
6'x6' Double LP Doors
2 - 24x36 Windows
Loft Space
(8' wide buildings have a single 4' door)

STANDARD VINYL FEATURES

6'3" Sidewalls
6'x6' Double Vinyl Doors
2 - 24x36 Windows
Loft Space
(8' wide buildings have a single 3' door)



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

LAKEVIEW TERRACE FOR:
LITTLE GREEN LODGE
N2811 PARK ROAD • MARKESAN, WI 53946

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 3, 2023
JUNE 9, 2023

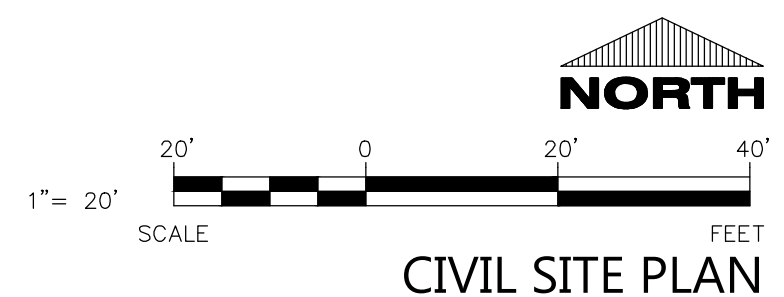
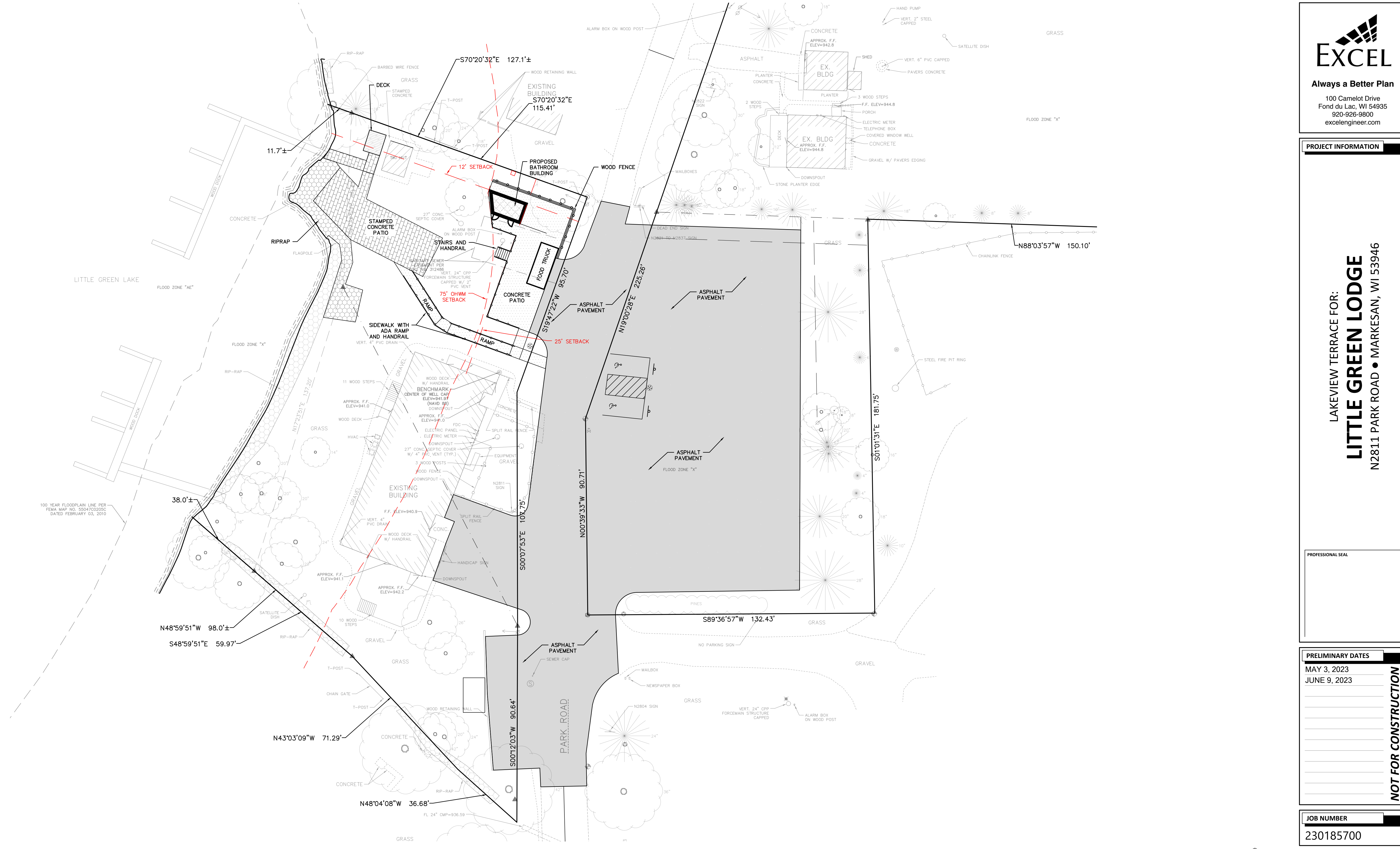
NOT FOR CONSTRUCTION

JOB NUMBER

230185700

SHEET NUMBER

C1.1



CIVIL SITE PLAN

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) 7-10-2023.

Owner/Applicant: Little Green Lodge LLC

Agent: Anthony Goebel

Site Location: N2811 Park Road, Markesan

General legal description: Parcel 006-01384-0000, 006-00614-0000, Town of Green Lake, ±1.25 acres

Request: Update current Conditional Use Permit to include a Tiki Bar, bathroom building, walk-in cooler building, storage shed.

Planned public hearing date for the above requests: August 3rd, 2023

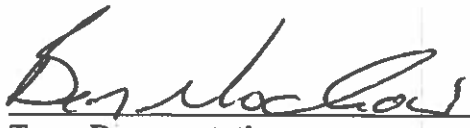
Town Does Not object to and Approves of request *See Notes

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

7-10-2023
Date Signed

NOTES: We do not object so long as any buildings or
structures are not built within the sewer easement.
If they are then we would strongly object.

Please return this form to the Land Use Planning & Zoning Office by: July 19th, 2023