



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, October 5, 2023.

Packet Pages:

- 2 Agenda

- 3-6 Draft Meeting Minutes from 9/7/23

- 7-15 Review, discuss, and possible action for a rezone request from John & Dawn Walz to rezone ±3.95 acres from R1 to R4. Public Hearing held on 9-7-23.

- 16-19 Revenue & Permit reports for August 2023

- 20-21 Violation Reports

- 22 Public Appearance by Amish Community of Green Lake County

- 23-24 Public Hearing Notice & Summary

- 25-32 **Item I Owner:** Philip A. Mirr **Site location:** W2398 State Rd 23 **General legal description:** Parcel 004-00444-0000, being part of the SW1/4 of S19, T16N, R13E, Town of Brooklyn, ±1.15 acres
Request: CUP for contractor's yard and a single-family residential use to be occupied by the owner of the commercial use.

- 33-45 **Item II Owners:** Richard L. & Carla Ann Hargrave **Site location:** E. Springbrook Rd **General legal description:** Parcels:002-00625-0000, 0100, 0200 & 002-00536-0200 & 0300, all being part of the N1/2 of S33, T17N, R13E, Town of Berlin, ±77.5 acres. **Request:** Rezone ±2 acres of A1, Farmland Preservation District, and ±4.5 acres of R1, Single-family Residence district to R4, Rural Residential District and Rezone ±1.5 acres of R1, Single-family Residence District to A1, Farmland Preservation District.

**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: Thursday, October 5, 2023 Time: 9:00 AM
Green Lake County Government Center, County Board Room, 571 County Road A, Green Lake WI

Amended AGENDA*

Committee Members

Curt Talma, Chair
Chuck Buss, Vice- Chair
Bill Boutwell
Gene Thom
Harley Reabe

Elizabeth Otto, 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 09/07/2023
5. Staff Updates
6. *Review, discuss, and possible action for a rezone request from John & Dawn Walz to rezone ±3.95 acres from R1 to R4. Public Hearing held on 9-7-23.
7. Nonconforming parcel project - Update
8. Department Activity Reports
 - a) Financial reports
 - b) Land use & septic permits
 - c) Violation reports
9. Public Comment (3 minute limit)
10. *Public Appearance: Amish Community of Green Lake County, Samuel Mast, Gerald Hochstetler, David Schmucker as representatives to discuss small acreage home businesses.
11. 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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12. Committee Discussion
 - a) Future Meeting Dates: November 2, 2023 @ 9:00 AM
 - b) Future Agenda items for action & discussion
13. Adjourn

Microsoft Teams meeting: 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,,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 is an Equal Employment Opportunity Employer
571 County Road A, Green Lake, WI 54941 www.greenlakecountywi.gov

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 7, 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 AM 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: Bill Boutwell, Chuck Buss, Harley Reabe, Gene Thom, Curt Talma

Absent: None

Also Present: Matt Kirkman, Land Use Planning and Zoning Director; Liz Otto, County Clerk; Noah Brown, Land Use Specialist; Maxwell Richards, Land Use Specialist; Jeff Mann, Corporation Counsel; Cate Wylie, County Administrator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Buss/Boutwell) to approve the minutes of the August 3, 2023 meeting with two corrections. Motion carried with no negative vote.

PUBLIC COMMENT (3 MINUTE LIMIT)

Phil Anastasi, Town of Marquette, asked if there would be public comment allowed under Item #4. Chair Talma responded that there would be.

STAFF UPDATES

Matt Kirkman introduced the new Land Use Specialist Maxwell Richards to the committee. Kirkman stated that the Land Use Coordinator/Tech position is still open.

REVIEW, DISCUSS, AND POSSIBLE ACTION FOR CONDITIONAL USE PERMIT FROM LITTLE GREEN LODGE LLC FOR A TIKI BAR, BATHROOM BUILDING, WALK-IN COOLER BUILDING, AND STORAGE SHED AT N2811 PARK RD., MARKESAN, WI 53946

P&Z Director Matt Kirkman stated that this item was postponed at the last meeting to obtain additional information and input from Corporation Counsel Jeff Mann. Mann stated that the argument presented at last month's meeting is not applicable to this property since it is not considered a wetland at the state level. He has no concerns with Kirkman's initial recommendations. Approval conditions from the Public Hearing in August were reviewed. **Motion/second (Thom/Boutwell)** to approve the CUP with the conditions set forth last month. Motion carried with no negative vote.

NON-CONFORMING PARCEL PROJECT OVERVIEW

P&Z Director Matt Kirkman stated that the application and certification process is complete with DATCP and has been approved for the approximately 100 parcels included in this project. **Motion/second (Buss/Thom)** to move forward with the non-conforming parcel project. Discussion held. Letters will be sent to all adjoining parcels to inform those landowners of the changes. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

- **Financial Reports** – P&Z Director Matt Kirkman went over the submitted financial reports.
- **Land Use and Septic Permits** – P&Z Director Matt Kirkman stated there have been 9 applications so far this year.
- **Violation Reports** – P&Z Director Matt Kirkman provided an update on the submitted violations report. One more has been resolved since the report was done.

PUBLIC HEARING – 9:30 AM

Chair Talma read the rules for the Public Hearing

- Applicant: Brooks Farm Properties LLC; Agent – Lee Larson
Legal description: Parcel 006-00986-0000, part of the NE1/4 of S35,T15N,R12E, Town of Green Lake, 40 acres
Explanation: Conditional Use Permit for 300' communication tower

Chair Talma called for public input (3 minute limit).

- Lee Larson, site acquisition manager for BugTussel, explained the request and answered questions.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated that these projects are effectively pre-approved through state statutes. Discussion held.

Motion/second (Thom/Boutwell) to approve the conditional use permit as presented with staff conditions applied. Motion carried with no negative vote.

- Applicant: Scott & Jeanette Nigbor; Agent – Lee Larson
Legal Description: Parcel 002-00344-0000 part of the NW1/4 of S19,T17N,R13E, Town of Berlin, +/- 32 acres
Explanation: Conditional Use Permit for 300' communication tower.

Chair Talma called for public input (3 minute limit).

- Lee Larson, site acquisition manager for BugTussel, addressed this request. He stated that the site has moved approximately 24' to the south to allow for additional farmland.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. He stated that the same staff conditions apply to all three of the CUP requests.

Motion/second (Thom/Reabe) to approve the conditional use permit as presented with staff conditions applied. Motion carried with no negative vote.

- Applicant: Patrick & Brenda Stanton; Agent – Lee Larson
Legal Description: Parcel 012-00407-0102, part of the SE1/4 of S21,T14N,R12E, Town of Manchester, +/- 28.7 acres
Explanation: Conditional Use Permit for 300' communication tower.

Chair Talma called for public input (3 minute limit).

- Lee Larson, site acquisition manager for BugTussel, addressed this request.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Discussion held.

Motion/second (Buss/Reabe) to approve the conditional use permit as presented with staff conditions applied. Motion carried with no negative vote.

- Applicant: John & Dawn Walz; Agent – Terry Dixon
Legal Description: Parcel 014-00395-0000, part of the NW1/4 of S32,T15N,R11E, Town of Marquette, +/-3.95 acres.
Explanation: Request to rezone +/-3.95 acres from R1, Single-Family Residence District, to R4, Rural Residential District.

Chair Talma called for public input (3 minute limit).

- Phil Anastasi, Town of Marquette, spoke in opposition to the rezone request and provided documentation to the committee. He also stated that the Town Board for the Town of Marquette denied this request at their September 5, 2023 meeting.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated that his department did not receive any response from the Town of Marquette on this matter but if the Town Board did deny the request then this request can't be granted on the county level.

Motion/second (Boutwell/Buss) to postpone the request until notification from the Town of Marquette is received. Motion carried with no negative vote.

- Applicant: Gelhar Real Estate Investments LLC; Agent – Steve Sorenson
Legal Description: Parcel 010-00182-0203, part of the NE1/4 of S10,T14N,R13E, Town of Mackford, +/-21.44 acres
Explanation: Request to rezone +/-3 acres from A1, Farmland Preservation, to R4, Rural Residential District to be identified by Certified Survey Map

Chair Talma called for public input (3 minute limit).

- Attorney Steve Sorenson spoke on behalf of the owners and explained the reasons for the request.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. The Town of Mackford has approved the request. Discussion held.

Motion/second (Buss/Reabe) to approve the request and forward to County Board for final approval. Motion carried with no negative vote.

- Applicant: Green Lake County Land Use Planning & Zoning Committee
Explanation: The Committee is requesting amendments to the Code of Green Lake County, Ch. 350, Zoning Ordinance, more specifically to modify the maximum accessory structure sidewall height from 15 ft. to 20 ft. and to eliminate the maximum accessory structure height, footprint, and volume requirements in the R4, Rural Residential Zoning district.

Chair Talma called for public input (3 minute limit). No comments.

Chair Talma closed public comment.

P&Z Director Matt Kirkman presented staff comments. Kirkman explained the text changes in the ordinance.

Motion/second (Buss/Boutwell) to approve the request and forward to County Board for final approval. Motion carried with no negative vote.

Chair Talma closed the Public Hearing.

FUTURE COMMITTEE ACTIVITIES

- a. Next meeting date – October 5, 2023 @ 9:00 AM
- b. Future agenda items for action & discussion

ADJOURN

Chair Talma adjourned the meeting at 10:16 AM.

Respectfully submitted,

**Liz Otto
County Clerk**

DRAFT

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375⁰⁰ (not refundable)
Zone Change from R1 to R4
Conditional Use Permit for _____
Other _____

Date 6/28/23

PROPERTY OWNER / APPLICANT (1)

Name JOHN WALZ
Mailing Address 2925 N. BALTIMORE AVE
Phone Number 303-242-9547
Date 6/28/2023

* Signature _____ DocuSigned by: _____ Date _____

PROPERTY OWNER / APPLICANT (2)

Name SELLERS REAL ESTATE AGENT *- Terry Dixon*
Mailing Address TDIXON@MIDWESTLIFESTYLEPROPERTIES.COM
Phone Number 608-677-0750 UNITED COUNTRY
Signature _____ Date _____

PROPERTY INFORMATION

Town of MARQUETTE Parcel Number(s) 014-00395-0000
Acres 3.95 Lot 1 Block _____ Subdivision _____
Section 32 Town 15 North Range 11 East
Location of Property W6726 PUCKAWAY RD.
Legal Description LOT 1 CSM 2448 V 11 SEC 32

Current Zoning Classification R1 Current Use of Property _____

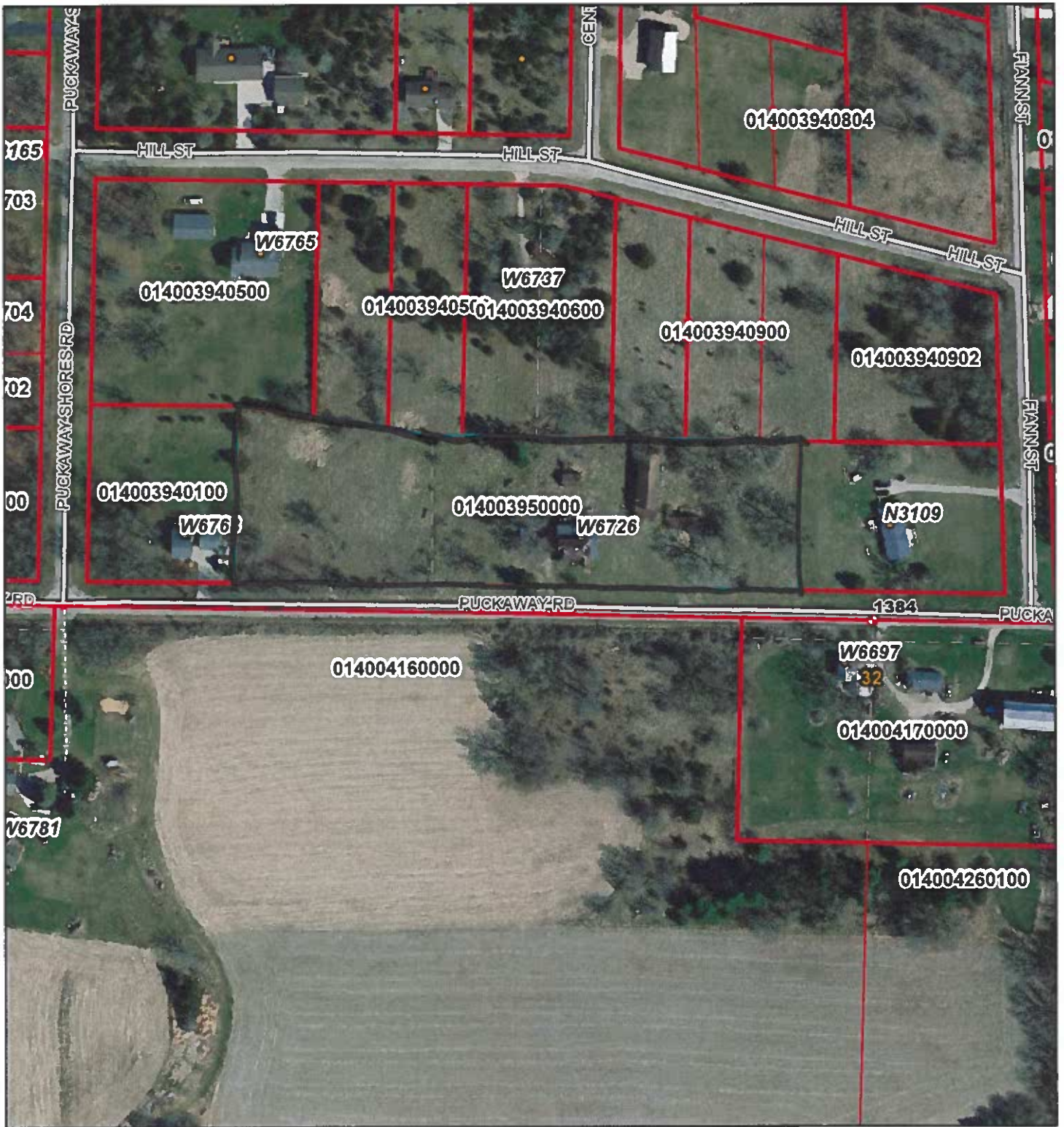
FOR SALE
Detailed Description of Proposed Use HOMESTEAD

PROPERTY CURRENTLY FOR SALE - PROSPECTIVE BUYERS ARE AMISH FAMILIES. MAIN TRANSPORTATION ARE HORSES R-1 TO R-4 TO HAVE HORSE OTHER LARGE LIVESTOCK

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

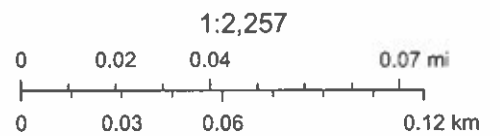
Fees: Zone Change \$375.00
Conditional Use Permit \$375.00
Special Exception \$375.00
Variance/Appeal \$375.00

GIS Viewer Map

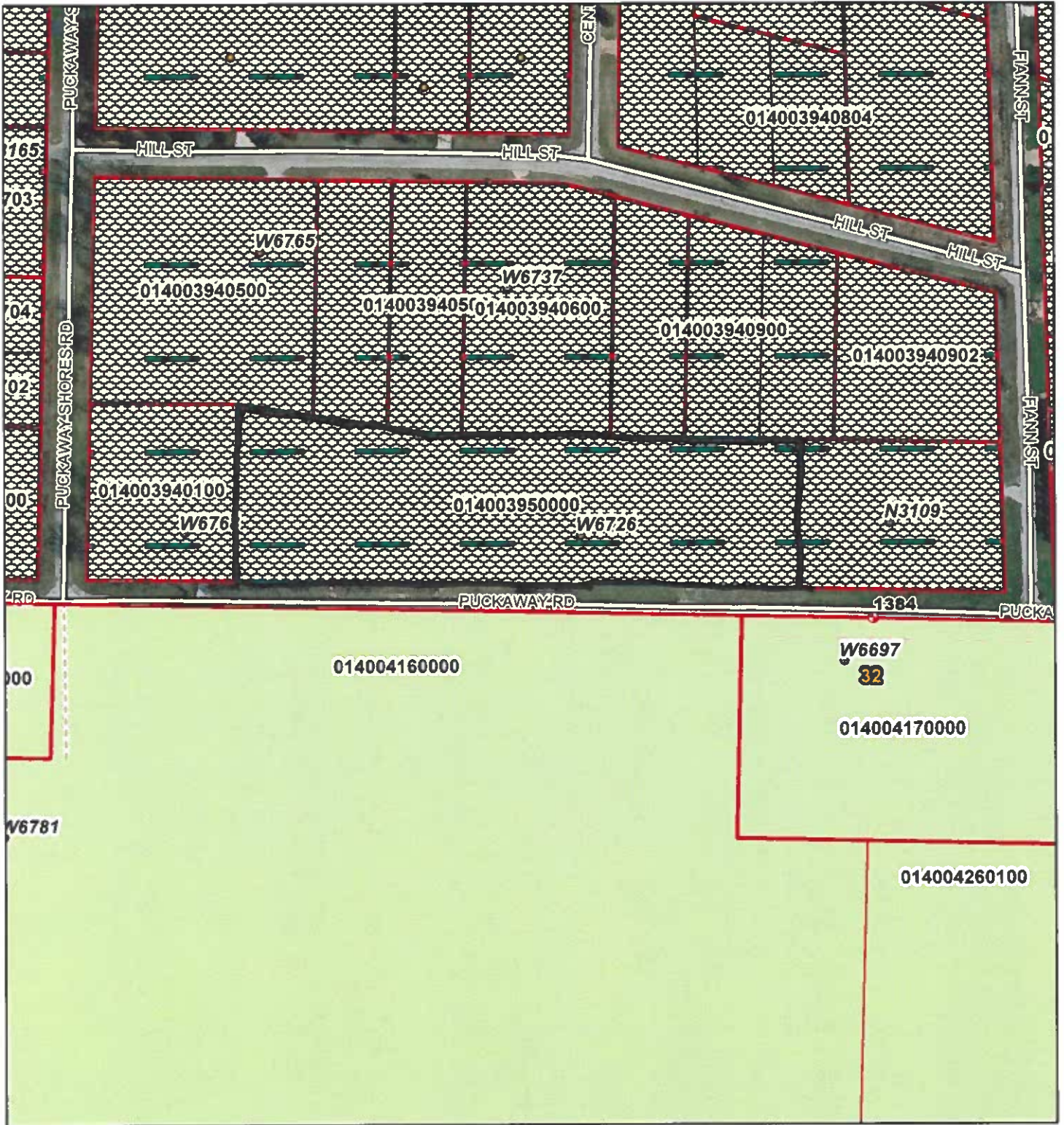


6/29/2023, 11:35:29 AM

- Address Corner
- ▭ Section
- ▭ TaxParcel
- CENTER

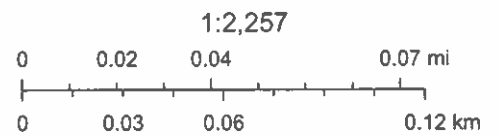


GIS Viewer Map



6/29/2023, 11:36:40 AM

- Address Corner
- Section
- CENTER
- TaxParcel



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

September 7, 2023

ITEM IV: ZONING CHANGE

OWNER:

John Walz

APPLICANT:

Terry Dixon

REQUEST: The applicant is requesting a zoning change for ±3.95 acres from R-1, Single Family Residence District to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: The request affects parcel numbered 014-00395-0000. The parcel is located in the SE ¼ of the NW ¼ Section 32, T15N, R11E, Town of Marquette. The site address is W6726 Puckaway Rd.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 014-00395-0000 is R-1 and has a house with a few outbuildings. The parcel has some open land that appears to not be used for anything currently. The surrounding lands north of Puckaway Road are zoned R-1 and appear to mostly be used residentially with some parcels being vacant. The neighboring lands south of Puckaway Road are zoned A-1, Farmland Preservation District and appear to be used mostly for agricultural farm fields with a couple farm residences. 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 residential. The intention is to rezone the parcel together so that it could be sold to some prospective buyers such as an Amish family. A rezone to R-4 would allow animals as the prospective buyers would own horses and other livestock. The property is a homestead property.

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 properties north of the road are all used residentially, however the neighboring properties to the south of the road all used agriculturally. This property would serve as a transition zone from residential to agricultural properties.**

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 may add new agricultural uses but would not be as extensive as nearby agricultural properties.**

The amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services (i.e., highways, streets, water, sewage, drainage, schools, emergency services, etc.). **Rezoning parcel to R-4 would not adversely impact the ability to provide adequate public facilities or services as the parcel already has been served before.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **The parcel is located in between residential uses to the north and agricultural south. The property shares lot lines with R-1 zoned parcels but is close to agricultural used lands. The purpose of R-4 zoning is to be a transitional zone between agricultural and 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 south are zoned agriculturally and the northern properties are zoned residential.**

TOWN OF MARQUETTE: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 7/13/2023.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on SEPTEMBER 5, 2023 (Date)

Owner/Applicant: John A & Dawn M Walz

Agent: Terry Dixon

Site Location: W6726 Puckaway Road, Markesan

General legal description: Parcel 014-00395-0000, Town of Marquette, ±3.9 acres

Request: Rezone ±3.9 acres from R1, Single-Family Residence District, to R4, Rural Residential District

Planned public hearing date for the above requests: September 7, 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

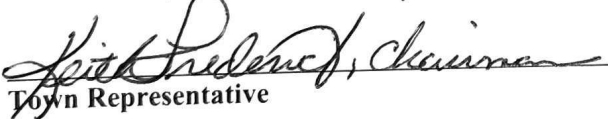
- Reason(s) for objection:

* ADJACENT PROPERTIES ARE SINGLE FAMILY DWELLINGS

* CHANGING FROM R1 TO R4 A MINIMUM OF 8 ACRES IS REQUIRED.

* ADJACENT PROPERTY OWNERS ARE AGAINST THE REZONING TO R4 RURAL RESIDENTIAL

* TOWN BOARD AGAINST REZONING TO R4


Town Representative

9/5/2023
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **August 23rd 2023**

RESOLUTION 09-2023

TOWN OF MARQUETTE, GREEN LAKE, WI

A resolution of the Town of Marquette, Green Lake County, Wisconsin adopted by a two-thirds majority vote of the entire membership of the TOWN BOARD.

BE IT RESOLVED by the TOWN BOARD of the Town of Marquette, Green Lake County, WI is denying the parcel number 014-00395-0000, Town of Marquette, ±3.95 acres, rezoning request to change from R-1, Single-Family Residence District to R-4, Rural Residential District.

FURTHERMORE To change from R-1 to R-4 it is required to have a minimum of 8 acres. The surrounding properties are all zoned R-1. The area residents are overwhelmingly against this rezone. The Town of Marquette Board unanimously votes against this rezone.

Roll Call Vote:


Chairman, Keith Frederick: Aye

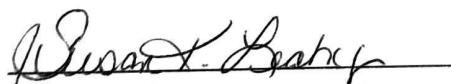
Supervisor 1, Susan Leahy: Aye

Supervisor 2, David Kohn: Aye

This resolution is approved on the 5th day of September, 2023


Keith Frederick, Chairman


David Kohn, Supervisor 2


Susan Leahy, Supervisor 1


Brittney Frederick, Clerk

Dated: 09/05/2023

Denial of Rezone r1 to r4 Walz property

ORDINANCE NO. -2023

**Relating to: Rezone in the Town of Marquette
Owner: John & Dawn Walz**

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 19th of September 2023, does ordain as follows:

1 **NOW, THEREFORE, BE IT ORDAINED** that the Green Lake County Zoning Ordinance,
2 Chapter 350 as amended, Article IV Zoning Districts, Section 350-26 Official Map, as
3 relates to the Town of Marquette, shall be amended as follows:

4 **Owner:** John & Dawn Walz **Site location:** W6726 Puckaway Rd **General legal**
5 **description:** Parcel 014-00395-0000, part of the NW1/4 of S32,T15N,R11E, Town of
6 Marquette, ±3.95 acres **Request:** Rezone ±3.95 acres from R1, Single-Family Residence
7 District, to R4, Rural Residential District.

8 **BE IT FURTHER ORDAINED**, that this ordinance shall become effective upon passage
9 and publication.

Roll Call on Resolution No. -2023

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 19th
day of September 2023.

Curt Talma, Chair

Chuck Buss, Vice Chair

County Board Chairman

Harley Reabe

ATTEST: County Clerk
Approve as to Form:

Gene Thom

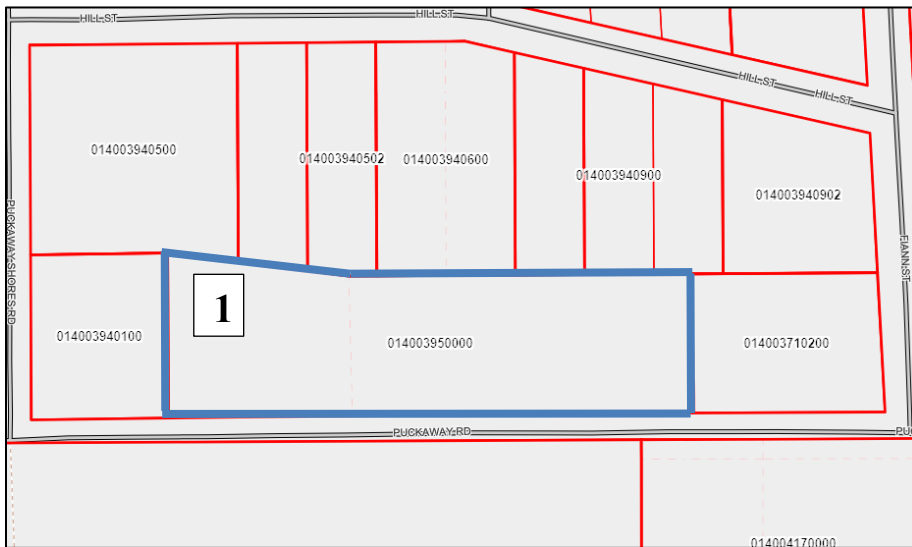
Jeffrey Mann , Corporation Counsel

William Boutwell

**Owners: John A & Dawn M Walz
Town of Marquette
Parcel #014-00395-0000
Part of the NW1/4 of Section 32, T15N, R11E**

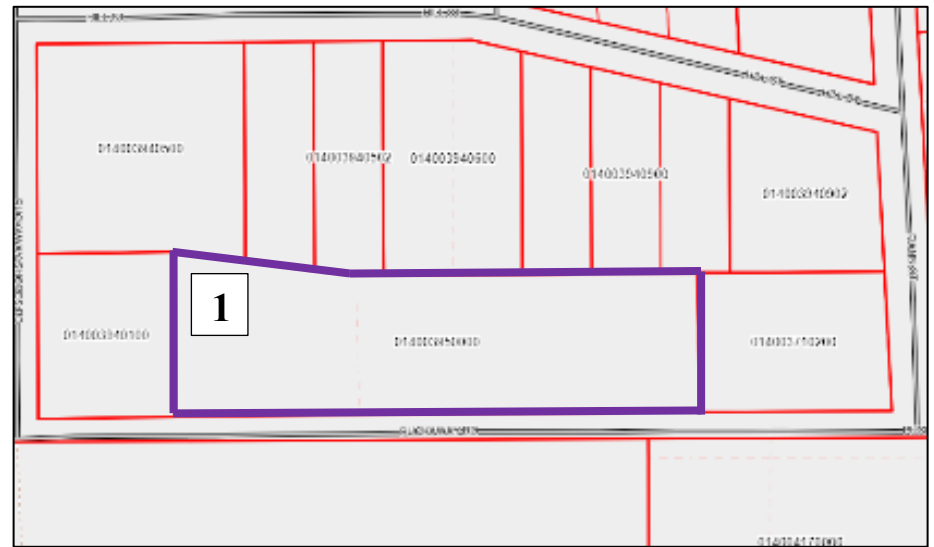
Existing Configuration

1 = ±3.59 acre parcel zoned R-1, Single-Family Residence



Proposed Configuration

1 = ±3.59 acre parcel zoned R-4, Rural Residential District



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

FEES RECEIVED	AUGUST				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	25	7,200	9	3,100	169	41,550	140	\$ 40,650	\$ 60,000	68%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	8	2,390	6	1,755	49	13,375	50	\$ 13,675	\$ 26,000	53%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	18	15,200	20	\$ 16,550	\$ 15,200	109%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	1	375	-	-	3	1,125	-	-	-	-
Appeals	1	375	-	-	1	375	-	-	-	-
Total	2	\$ 750	-	\$ -	4	\$ 1,500	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	-	-	7	2,625	5	1,875	-	-
Conditional Use Permits	1	375	-	-	14	5,250	9	3,000	-	-
Variance	-	-	-	-	1	450	-	-	-	-
Total	1	\$ 375	-	\$ -	22	\$ 8,325	14	\$ 4,875	\$ 8,525	57%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	1	50	-	-	2	100	16	6,140	-	-
Total	1	\$ 50	-	\$ -	2	\$ 100	16	\$ 6,140	-	-
SURVEYOR										
Certified Survey Maps	4	690	3	540	29	5,055	19	3,270	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	
Total	4	\$ 690	3	\$ 540	30	\$ 14,555	19	\$ 3,270	\$ 16,000	20%
GIS (Geographic Information System)										
Map Sales	1	15	-	-	1	15	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	1	\$ 15	-	\$ -	1	\$ 15	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
	42	11,470	18	5,395	295	94,620	259	85,160	\$ 162,225	
									Total	52%

Land Use Permits: 08/01/2023 - 08/31/2023

Town of Berlin

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

Town of Brooklyn

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13484	004002130900	N6726 FOREST RIDGE RD	08/28/2023	MICHAEL P & ALEXANDRIA RMARCIN CWIK REVOCABLE TRUST	\$500,000.00	Principal Structure	3 Bed 2465 sqft living space SFD	Accessory Structures	Screen Porch, Porch, Attached garage, driveway
13479	004003070100	N6205 BUSSE DR	08/21/2023	GEC HOLDINGS LLC	\$25,000.00	Accessory Structure - Sign	On Premise Advertising Sign. 50sqft		
13477	004005050100	N5944 LAKE STEEL ST	08/15/2023	LAKE TIME STORAGE GL LLC	\$3,000.00	Accessory Structure - Sign	4'x8' 32 sqft sign		
13474	004002380000	N6641 COUNTY ROAD PP	08/11/2023	MARK A & KATHRYN A ROEDER	\$127,000.00	Accessory Structure - Agricultural Building	Ag Storage Shed		
13473	004010360300	W1917 BELLE MAPPS CT	08/28/2023	JAMES & MAUREEN STERN	\$2,037,020.00	Principal Structure	5 Bed SFD total living area 5,518sqft	Accessory Structures	Sun Patio, attached garage, screened porch, sun deck, shade patio, infiltration basin, driveway, walkway
13471	004010620100	W3275 ORCHARD AVE	08/16/2023	JAMESL VOURVOULIAS REVOCABLE TRUST	\$18,500.00	Land Disturbing Activity - Driveways	2706sqft Driveway	Land Disturbing Activity - Impervious Surface Treatment Device	3 clear stone basins
13470	004010360300	W1917 BELLE MAPPS CT	08/10/2023	JAMES & MAUREEN STERN	\$58,000.00	Accessory Structures	Upper East Retaining Wall, Upper West Retaining Wall, Lower East Retaining Wall, Lower West Retaining Wall, Replace Patio		
13469	004011040201	N5493 COUNTY ROAD A	08/18/2023	BRADFORD JAKEL, CARRI JAKEL	\$1,676,000.00	Principal Structure	6 Bed 7356 sqft total living space SFD	Accessory Structures	Deck, attached garage, driveway, infiltration basin

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
13490	006017270101	W3052 MCAFEE RD	08/29/2023	JAMESA VOGEL, NICOLEA PASSMANN	\$94,700.00	Accessory Structure - Accessory Structure	Pool with Concrete Patio		
13489	006012260000	W2090 TULETA HILL RD	08/25/2023	ERICAQ MCGUIRE, JAMES MCGUIRE	\$18,750.00	Land Disturbing Activity - Slope Stabilization	Sodding	Accessory Structure - Retaining Walls	Upper and Lower Retaining Wall
13486	006008140101	W2872 OAK TERRACE LN	08/25/2023	LURIE RUCHTI, TERRY RUCHTI	\$5,000.00	Land Disturbing Activity - Drainage	Burying drain pipe		
13482	006012830000	N2975 E LITTLE GREEN RD	08/22/2023	JOHN P & ANN M PETRIE JOINT REVOCABLE TRUST	\$45,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	Bathroom Addition	Accessory Structure - Attached Deck/Patio	Reconfigure att'd deck
13480	006012670000	N3129 LAKE SHORE DR	08/18/2023	LIFE ON THE LAKE LLC	\$18,000.00	Accessory Structure - Attached Deck/Patio	853 sqft open deck.		
13478	006017900000	W2270 OAKWOOD AVE	08/16/2023	KARL J & MARIA J CROWE BERTRAM LIVING TRUST	\$85,000.00	Accessory Structure - Boathouse	10 foot sidewall Boathouse	Accessory Structure - Stairs/Walkway	Stone Steps
13475	006013020000	N2864 S KEARLEY RD	08/11/2023	KEITH A & TERRI A BALASH	\$50,000.00	Accessory Structure - Boathouse	Boathouse with 10 foot sidewalls	Accessory Structure - Stairs/Walkway	Stairs with railing
13468	006007630000	W3096 BLACKBIRD POINT DR	08/07/2023	VIRGINIA UNGER SELZER	\$340,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	Vertical expansion of SFD	Accessory Structures	Walkway, porch, detached garage, driveway
13467	006020810000, 006020820000	W2362 OAKWOOD AVE , No Address Available	08/03/2023	MEU HOLDINGS LLC	\$138,000.00	Accessory Structure	Replace paver / blacktop driveway in exact footprint. 3,300ft pavers and 4,700sqft blacktop.		
13433	006016870000	W1178 SPRING GROVE RD	08/02/2023	GREGORY BELTRAN TRUST	\$65,000.00	Accessory Structure	Paver Patio	Accessory Structures	Retaining Wall, patio around house, paver 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
None									

Town of Mackford

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

Town of Manchester

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13472	012001320000	No Address Available	08/10/2023	FLOYD M & RUTH T BONTRAGER	\$10,000.00	Accessory Structure - Agricultural Building	Corn Crib		

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
13483	014009060000	No Address Available	08/24/2023	KAYCEEM KIENAST, MICKEYA KIENAST	\$10,500.00	Land Disturbing Activity - Driveways	1400 sqft Driveway		

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
13488	016010460000	N4779 N LAKESHORE DR	08/25/2023	BRIAN SHAY, JEROME SHAY	\$13,000.00	Accessory Structure - Stairs/Walkway	Stairs and walkway		
13487	016004810100, 016004820000	N4111 WICKS LNDG , N4103 WICKS LNDG	08/25/2023	DARRYL ROSMAIT, LARRY D LUCKASON	\$15,000.00	Land Disturbing Activity - Filling	Dredge spoils outside of wetland and floodplain		
13485	016004370000	N4567 FOX RIVER DR	08/24/2023	MARK A & SANDRA L BARBER	\$2,500.00	Accessory Structure - Attached Deck/Patio	Attached Deck		
13481	016003810203	No Address Available	08/21/2023	KIRSTENA WENGELER, WILLIAMA WENGELER	\$10,000.00	Land Disturbing Activity - Driveways	Gravel Driveway		
13476	016010870000	N4621 OAK RD	08/11/2023	ROBERT A & LAURIE K SUMANIS	\$7,000.00	Accessory Structure - Shed	Prefab Shed to be delivered. Also gravel base will be placed on grade.		

Town of Saint Marie

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

Town of Seneca

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

August Estimated Cost: \$5,371,970.00
YTD Estimated Cost: \$31,747,375.00

Sanitary Permits: 8/1/23 - 8/31/23

Permit Number	Parcel Number	Address	Owners	Date Issued	Permit Type	SystemType	Plumber Name	Additional Explanation	Permit Fee \$ (County)	Permit Fee \$ (DSPS)
202324046	012001630200	W3699 HERITAGE RD	ELLAO MILLER, ERVING MILLER	8/4/2023	Replacement System	Conventional (Non-Pressurized)	Ben Kinas	4 Bedroom House	\$ 280.00	\$ 100.00
202324047	016016050000	W5344 OXBOW TRL	JOHNF STRIETER	8/8/2023	New System	In-Ground Pressure	Ben Kinas	2 Bedroom House	\$ 280.00	\$ 100.00
202324027	016008961000, 016008961100	No Address Available, W5539 FOX RIDGE DR	KARI KUGLIN, MARKR GURKE	8/15/2023	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	2 Bedroom House	\$ 280.00	\$ 100.00
202324050	016005310100	N4247 STATE ROAD 73	SMITS BROS LLC	8/15/2023	New System	Holding Tank	Ben Kinas	Ag Shop	\$ 355.00	\$ 100.00
202324052	004002130900	N6726 FOREST RIDGE RD	MICHAEL P & ALEXANDRIA RMARCIN CWIK REVOCABLE	8/18/2023	New System	Conventional (Non-Pressurized)	Ben Kinas	3 Bedroom House	\$ 280.00	\$ 100.00
202324056	016009230000	W5886 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	8/28/2023	Replacement System	Conventional (Non-Pressurized)	Ben Kinas	2 Bedroom House	\$ 280.00	\$ 100.00
202324057	016009230000	N4904 RAY SHORTER RD	PROG ROD-GUN CLUB	8/28/2023	Replacement System	Conventional (Non-Pressurized)	Ben Kinas	4 Bedroom House	\$ 280.00	\$ 100.00
202324045	004003070100	N6205 BUSSE DR	GEC HOLDINGS LLC	8/2/2023	Replacement System	In-Ground Pressure	Daniel Egbert	Sureyor Office	\$ 280.00	\$ 100.00
202324051	018001770301	W4123 PINE RD	KARYR SCHMIDT, NICOLEM SCHMIDT	8/18/2023	New System	Mound	Jeffrey Novak	3 Bedroom House	\$ 280.00	\$ 100.00
202324055	002000890200	W2320 COUNTY ROAD F	EDWARDW KOYEN, SHARONA KOYEN	8/25/2023	Replacement System	Mound	Jeffrey Novak	3 Bedroom House	\$ 280.00	\$ 100.00
202324048	010005810300	N788 COUNTY ROAD O	WAYNEG DAVISON	8/11/2023	Replacement System	Conventional (Non-Pressurized)	Jeremiah Storer	3 Bedroom House	\$ 280.00	\$ 100.00
202324049	010005620400	W1645 LAKE MARIA RD	ANNAN DAVISON, STEVENA DAVISON	8/11/2023	Replacement System	Conventional (Non-Pressurized)	Jeremiah Storer	3 Bedroom House	\$ 280.00	\$ 100.00
202324053	016008960100	W5586 BEND RD	JAMESC KANELOS LIVING TRUST	8/24/2023	New System	Holding Tank	Jeremiah Storer	Shed with sink	\$ 355.00	\$ 100.00
202324044	006007950104	W3087 COUNTY ROAD K	JOEL SALZMAN, STACY SALZMAN	8/2/2023	New System	In-Ground Pressure	Lecker Septic	4 Bedroom House	\$ 280.00	\$ 100.00
202324054	008006240000	W6458 E PINE ST	ANNETTEK GRIFFIN	8/22/2023	Replacement	Holding Tank	Lichtfeld, T	2 Bedroom House	\$ 355.00	\$ 100.00
00624045	006007320000	W3306 COUNTY ROAD K	GREEN LAKE COUNTY	8/14/2023	Non-Plumbing Sanitary System	Privy (Sealed Vault)	NONE	Vault Privy	\$ -	\$ -
Total:									\$ 4,425.00	\$ 1,500.00

Land Use Violations Report

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
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	Carolyn & Corneal Troyer	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.

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
020004510000, 020004510000	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.
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.

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

4

YTD Violations Resolved

17

Blythe
Lindblad
Stelmacher
Zodrow

POWTS Violation Report

First Notice:

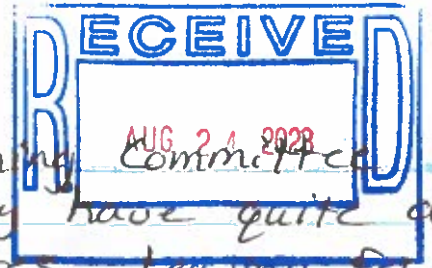
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
016004630000	N4487 MAPLE LN	KLEIN, JUSTIN T	58848	POWTS Failure	Tank not Watertight	Has new permit
016007980501	N5588 LOCK RD	KUJAC, THOMAS	202024007	POWTS Failure	Has wastewater from washer two 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	Has new permit
010005620400	W1645 LAKE MARIA RD	DAVISON, STEVEN ANNA	18147	POWTS Failure	Tank not Watertight	Has new permit

Second Notice:

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	Has new permit
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
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	

Corp Counsel:

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
004009950000	N5552 OLD OAK LN	PAFF, REAL ESTATE TRUST FREDERICKA	10024391	POWTS Failure	System is a Cesspool	Per CC restarted violation notice process.
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	Owner working with Wagner Exc.



Dear : Green Lake County Zoning Committee

We as an Amish community have quite a few parcels less than 8 acres. Leaving few options of making a lively, solely by agriculture, Our goals being of working at home with the family. Concerning small home based businesses.

Please note, Most of these parcels were large farms, Buildings and a few acres sold to Amish community. Land around was kept for cash cropping, Having no idea such properties are useless, as far as small home based business.

What are our options?

We understand the county needs a comprehensive plan approved by the state.

Could we create a new zoning district? Or could there be a variance in a certain zoning district; to accomodate for small businesses on small acreages?

Such as woodworking, metal fabricating buggy shops. etc.?

Here are a couple things that would work for us.

Limit on number of employees.

Business to be agriculture friendly, Keeping to rural appearance.

Limit to advertising signs or billboard

We hope to live in peace and harmony with our fellow men, and appreciate your consideration on these issues.

Truly yours

The Amish Community of Green Lake County:

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, October 5, 2023, at 9:30 a.m.** to consider the following requests:

Item I Owner: Philip A Mirr **Site location:** W2398 State Rd 23 **General legal description:** Parcel 004-00444-0000, part of the SW1/4 of S19,T16N,R13E, Town of Brooklyn, ±1.15 **Request:** Conditional Use Permit for a contractor's yard and a single-family residential use to be occupied by the owner of the commercial use.

Item II Owners: Richard L. & Carla Ann Hargrave **Site location:** E. Springbrook Rd **General legal description:** Parcels:002-00625-0000, 0100, 0200 & 002-00536-0200 & 0300, all being part of the N1/2 of S33, T17N, R13E, Town of Berlin, ±77.5 acres. **Request:** Rezone ±2 acres of A1, Farmland Preservation District, and ±4.5 acres of R1, Single-family Residence district to R4, Rural Residential District and Rezone ±1.5 acres of R1, Single-family Residence District to A1, Farmland Preservation District.

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: September 21, 2023

SUMMARY NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in #0902 of the Government Center, 571 County Road A, Green Lake, WI, on **Thursday, October 5, 2023, at 9:30 a.m.** to consider the following:

Item I Owner: Philip A Mirr **Site location:** W2398 State Rd 23 **Request:** CUP for a contractor's yard and a single-family residential use to be occupied by the owner of the commercial use.

Item II Owners: Richard L & Carla A Hargrave **Site location:** E Springbrook Rd **Request:** RZN ±2 acres of A1 and ±4.5 acres of R1 to R4, and RZN ±1.5 acres of R1 to A1.

On September 21, 2023 the full text of the Notice of Public Hearing was published in Berlin Journal Newspapers and is available for viewing at the Berlin Journal, at www.greenlakecountywi.gov, at www.wisconsinpublicnotice.org and the public meeting notices board at the Green Lake County Court Government Center.

Publish: September 28, 2023

Fee Received (Non-Refundable) 375.00

Date 7/13/23

By signing and submitting this completed application with public hearing fee, the applicant or agent requests the Land Use Planning & Zoning Committee consider the conditional use permit request at the next available public hearing.

PROPERTY OWNER / APPLICANT

Name Philip Mir
Mailing Address P.O. Box 274 Green Lake WI 54941
Phone Number 920 369-6699 Email philipmir@yahoo.com
Signature Philip Mir Date 7-13-23

AGENT IF OTHER THAN OWNER

Name n/a
Mailing Address _____
Phone Number _____ Email _____
Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Location of Property w2398 Hwy 23 Green Lake
Section 19 Township 16 N Range 13 E
Affected Parcel Number(s) 004-00444-0000 Affected Acres 1.150
Subdivision _____ Lot _____ Block _____
CSM 41 Lot 1 or COS _____
Legal Description w2398 State Road 23 Sec 19, T16N, R13E
lots 1+2 Certified Survey Map 41A VI Also A parcel 24' wide
N+S and 165' long E+W N of Lot 1, Sec 19
Current Zoning Classification C-2 District
Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)
Contractor yard, home, equipment parking, office

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

Describe **specifically** the nature of this request (List all proposed uses of the parcel.) What do you plan to do? To allow the property to be a Contractor yard
Park my equipment here.

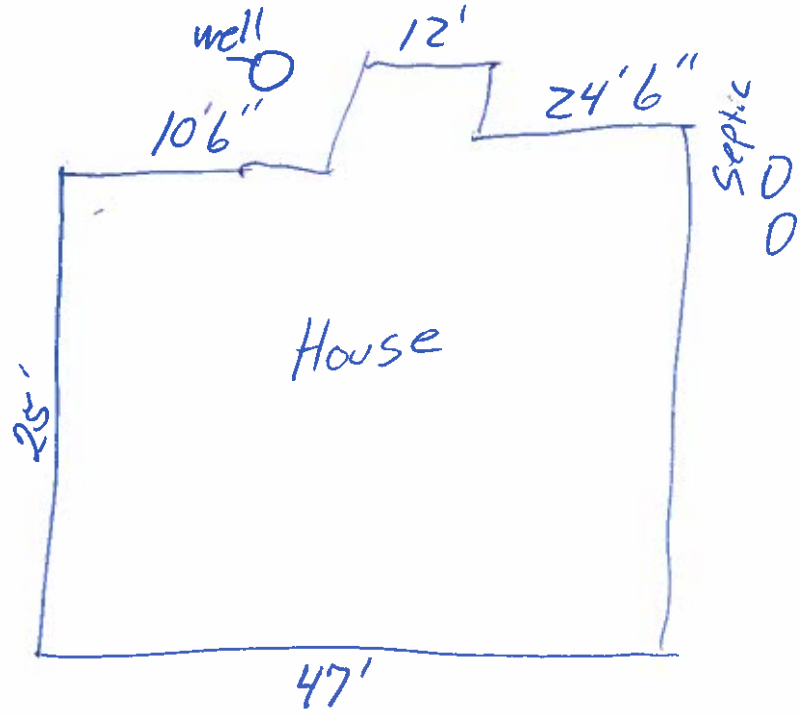
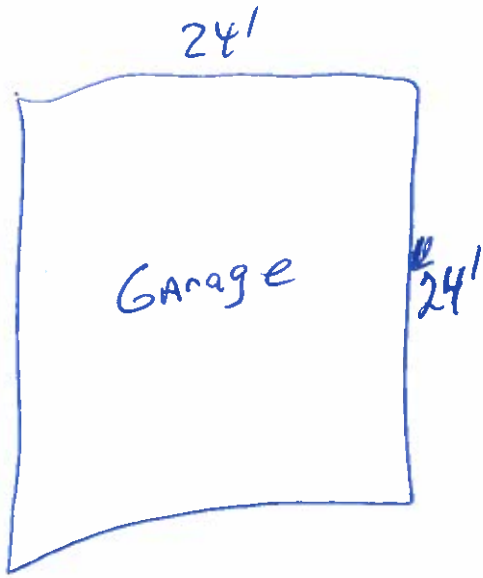
If this application is for a use that will be contained to a part of the parcel, specify the exact dimensions of the affected area. _____

If this box is checked, provide the following information:

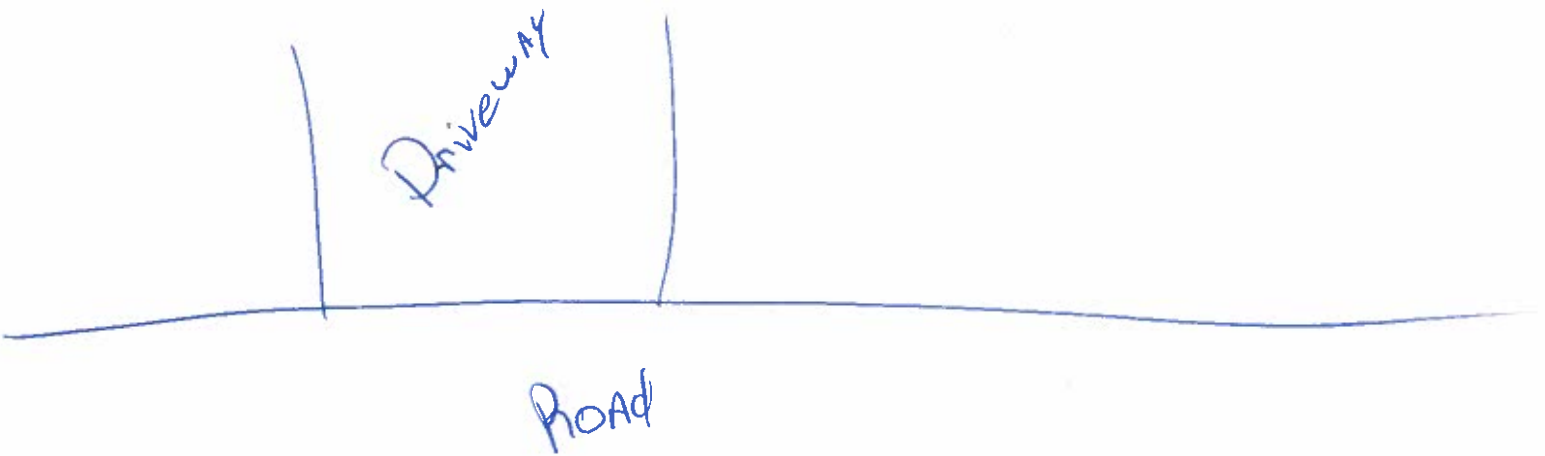
Proposed use has additional minimum development standards in Section _____
Explain how your proposal meets or exceeds these requirements.

OPERATIONAL PLAN NARRATIVE

The history of the business/Philip Mir is he's been a tree cutter / contractor / arborist for 45+ years. The property's history is that it was once a residence for a single family. Now the property has been used as a Contractors yard and private residence. As stated above, the proposed use of the property is to be allowed to park our Registered equipment on the premises and to be a Contract yard. There is no operation plan or maintenance plan and the property is used Daily with no set hours. All current Structures will remain as is. There will be NO new structures built. We Do not anticipate any hazards, concerns or disruptions posed to our neighboring properties and to the Community as a whole. This property was Chosen for my Contractor yard because of its location on the highway.



Not to scale

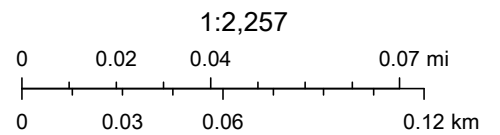


Mirr Proposed CUP

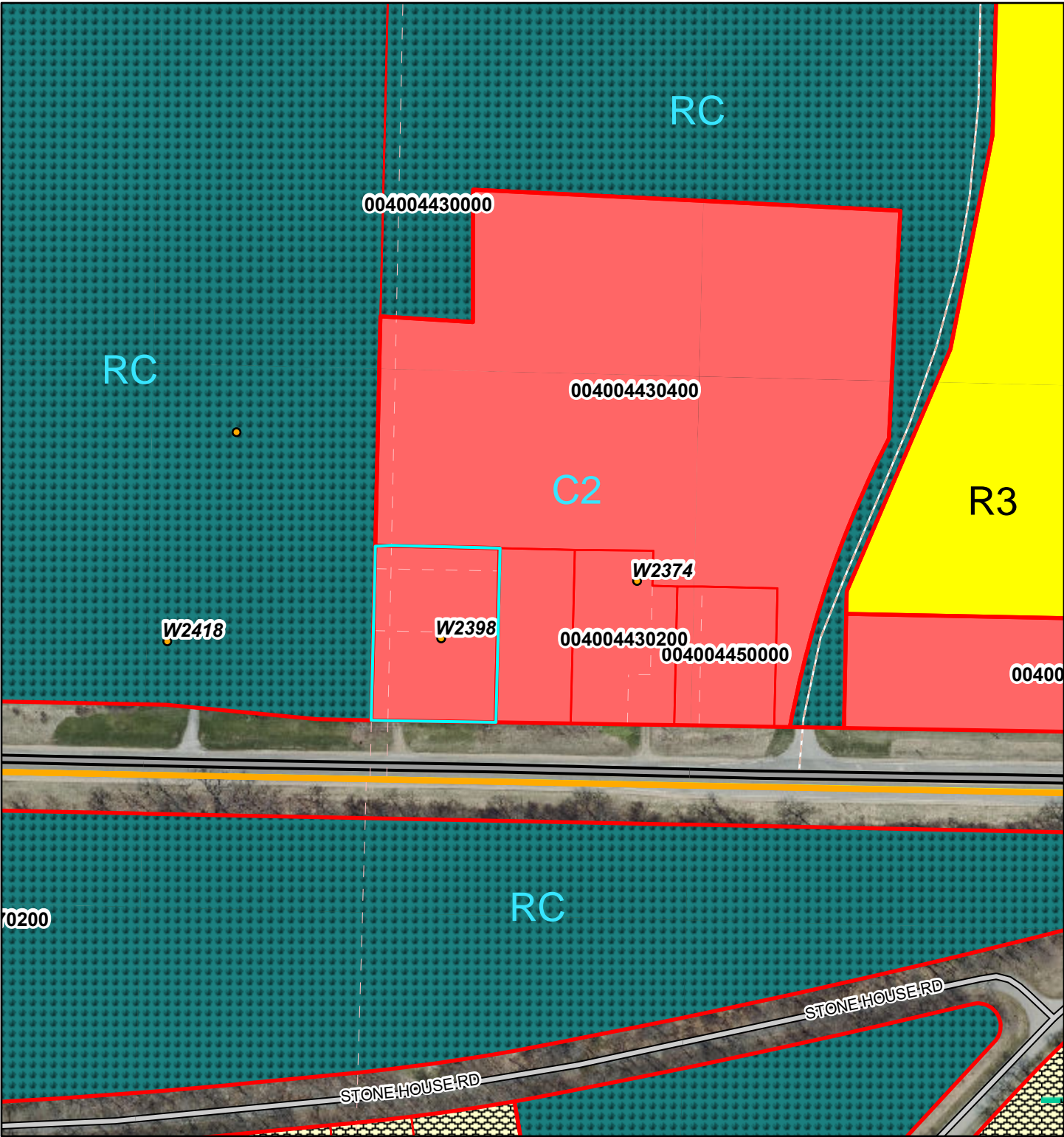


9/28/2023, 2:52:31 PM

- Address Corner
- ▭ Section
- ▭ SUB
- ▭ TaxParcel



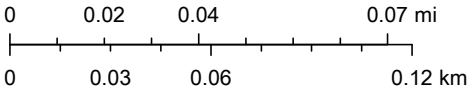
Mirr Proposed CUP - Zoning Map



9/28/2023, 3:36:22 PM

1:2,257

- Address Corner
- ▭ Section
- ▭ TaxParcel
- SUB



Land Use Planning and Zoning Committee Staff Report

Public Hearing

October 5, 2023

Item I: Conditional Use Permit (CUP)

Owner:

Philip Mirr

Applicant:

Same

Request: The owner/applicant is requesting a conditional use permit for a contractor's yard and a single-family residential use to be occupied by the owner of the commercial use.

Parcel Number/ Location: The request affects parcels 004-00444-0000 (±1.15 acres). The parcel is located in the SE ¼ of the SW ¼ of Section 19, T16N, R13E, Town of Brooklyn. The site address is W2398 State Road 23.

Existing Zoning and Uses of Adjacent Area: The parcel is zoned C-2, Extensive Commercial District. The parcel was used as a single-family residence and then a contractor's yard use was added without a conditional use permit. The neighboring properties to the West, are zoned RC, Recreation District. Highway 23 borders the south side of the parcel. The parcels to the east and north are zoned C-2. The surrounding C-2 zoned parcels are vacant while the RC zoned parcels are used as campgrounds.

Additional Information/Analysis: Under the previous owner the single-family residential use was considered a non-conforming use within the C-2 zoning district. Under new ownership a contractor's yard use was established. The establishment of this new use requires a conditional use permit. Since a CUP is being established the single-family residential use is also being added to the CUP to bring the whole property into code conformance following an ordinance amendment last year. The operational plan is to store equipment for tree cutting and other contracting business work. The contractors yard proposes no set hours and daily usage. There will also be no new structures built on the property.

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.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on August 10th, 2023. The Town Board did not take action on the request.

GREEN LAKE COUNTY
Conditional Use Permit

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: October 5, 2023

Owner: Philip A. Mirr

Agent: Same

Parcel: #004-00444-0000, W2398 State Rd 23, Town of Brooklyn

Request: Conditional Use Permit for contractor's yard and a single-family residential use to be occupied by the owner of the commercial use.

Land Use Planning and Zoning Committee:

Curt Talma, Chair

Harley Reabe

William Boutwell

Chuck Buss, Vice Chair

Gene Thom

Date signed: October 5, 2023

Committee vote: Ayes ____ Nays ____ Abstain ____ Absent ____

Approve

With the conditions (listed below)

Deny.

Modify as follows:

Conditions of Approval:

General Conditions:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375.00 (not refundable) Date 7/12/23

Zone Change from R1/A1 to R4/A1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name Richard Hargrave

Mailing Address N4154 MOODY LAKE RD

Phone Number 9205732231

Signature Richard Hargrave Date 7/12/23

PROPERTY OWNER / APPLICANT (2)

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Berlin Parcel Number(s) 002006350360.002006250100.002006250000.002006250200.002006350000

Acres 6.5 / 14.5 Lot _____ Block _____ Subdivision _____

Section _____ Town Berlin North Range _____ East

Location of Property SE-NW, Sect. 33, T17N, R13E SW-NE, Sect. 33, T17N, R13E

Legal Description LOT 3 CERTIFIED SURVEY MAP 3107 V16, LOT 2 CERTIFIED SURVEY MAP 3107 V16

LOT 4 CERTIFIED SURVEY MAP 3107 V16

W1/2 OF THE NE1/4 SEC 33 EXC LOT 1 CSM 2584 V12 EXC CSM 3107 LYING THEREIN

Current Zoning Classification R1 and A1 Current Use of Property A1

Detailed Description of Proposed Use _____

See attached Document (Proposed rezone)

1. Combine 3 R1 lots totaling 4.5 acers and 2 acers of A1 into RA

2. Combine 1 R1 lot totaling 1.5 acers into A1

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

Proposed Survey and Rezone

Combine the following tax parcel lots and zone to R4 totaling Approx. 6.5 acers

- 002006350300, Zoned R1. 1.5 acers
- 002006250100, Zoned R1. 1.5 acers
- 002006250000, Zoned A1. Approx. 2.03 acers of parcel
- 002006250200, Zoned R1. 1.5 acers



Combine the following tax parcel lots and zone to A1 totaling Approx. 14.5 acers

- 002006350000, zoned A1. 13 acers
- 002006350200 zoned R1. 1.5 acers



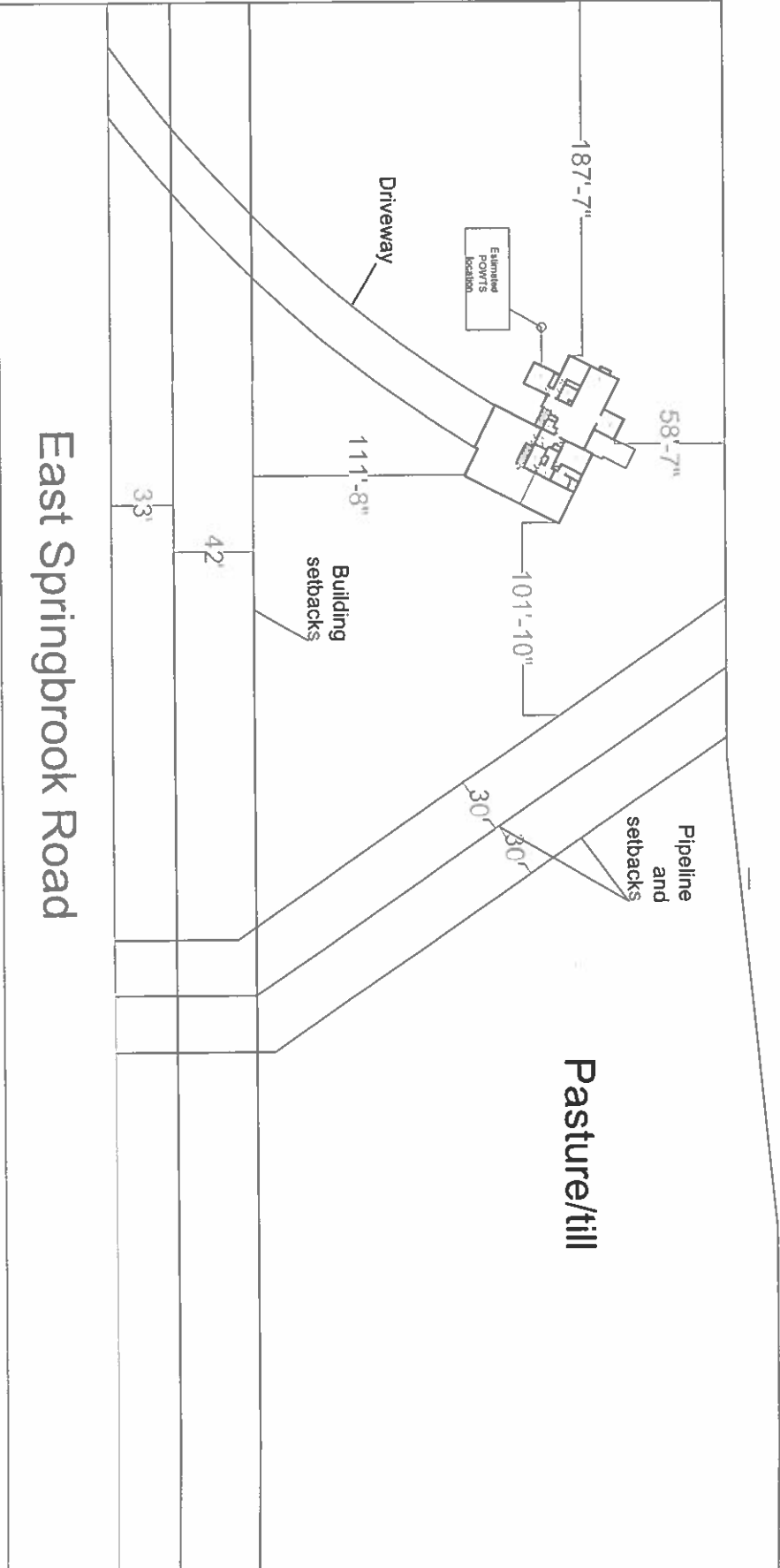
See "Site Plan" PDF for estimated site plan, this plan is an estimation depending on finalized build plans.

002006350300

002006250100

002006250000

002006250200



OWNER:
 RICHARD HARGRAVE
 17823 STATE RD. 49
 BERLIN, WI 54923

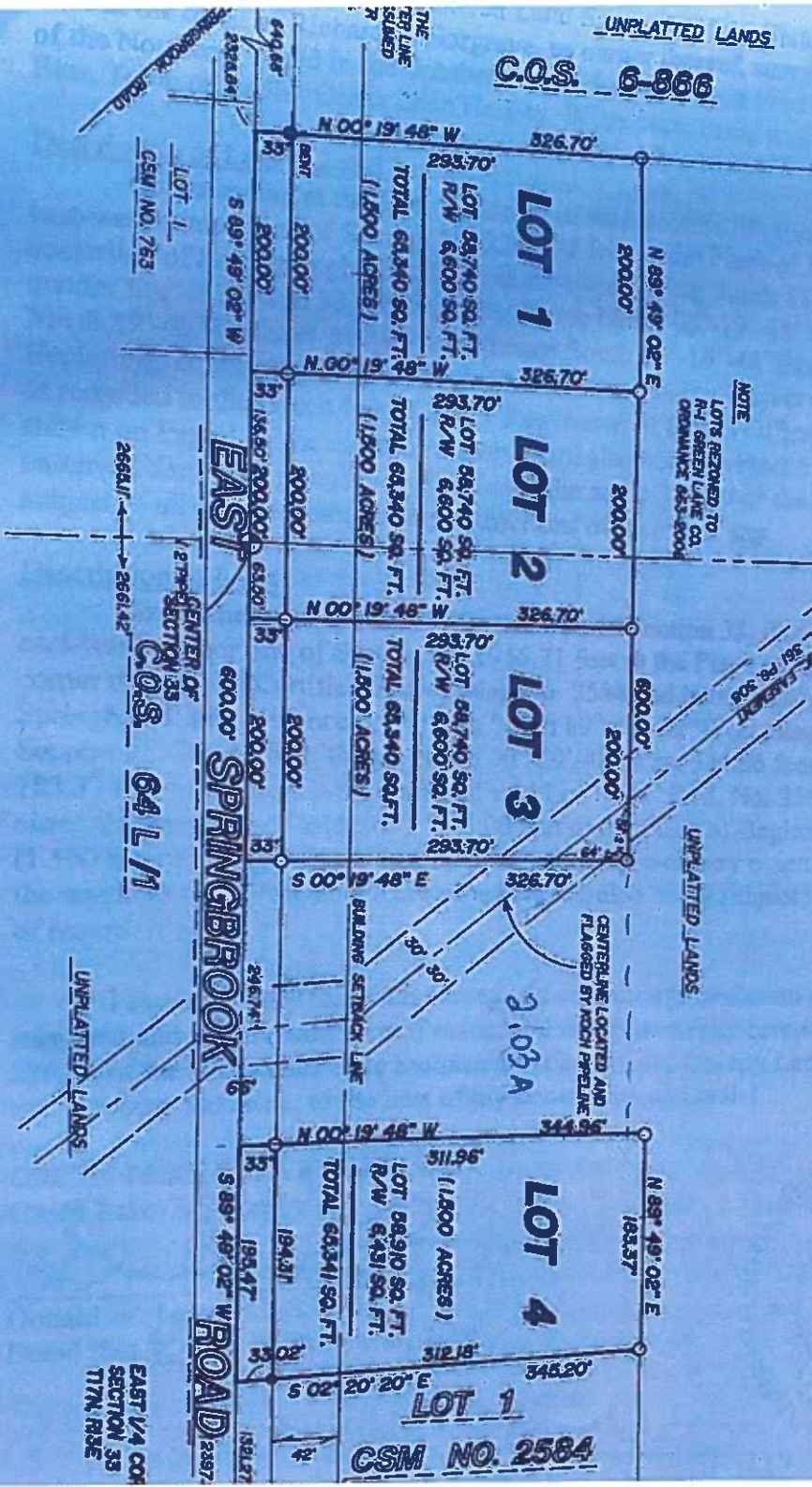
UNPLATTED LANDS
 C.O.S. 6-866

NOTE
 THE PURPOSE OF THIS CERTIFIED SURVEY IS TO CREATE 4 RESIDENTIAL BUILDING LOTS.

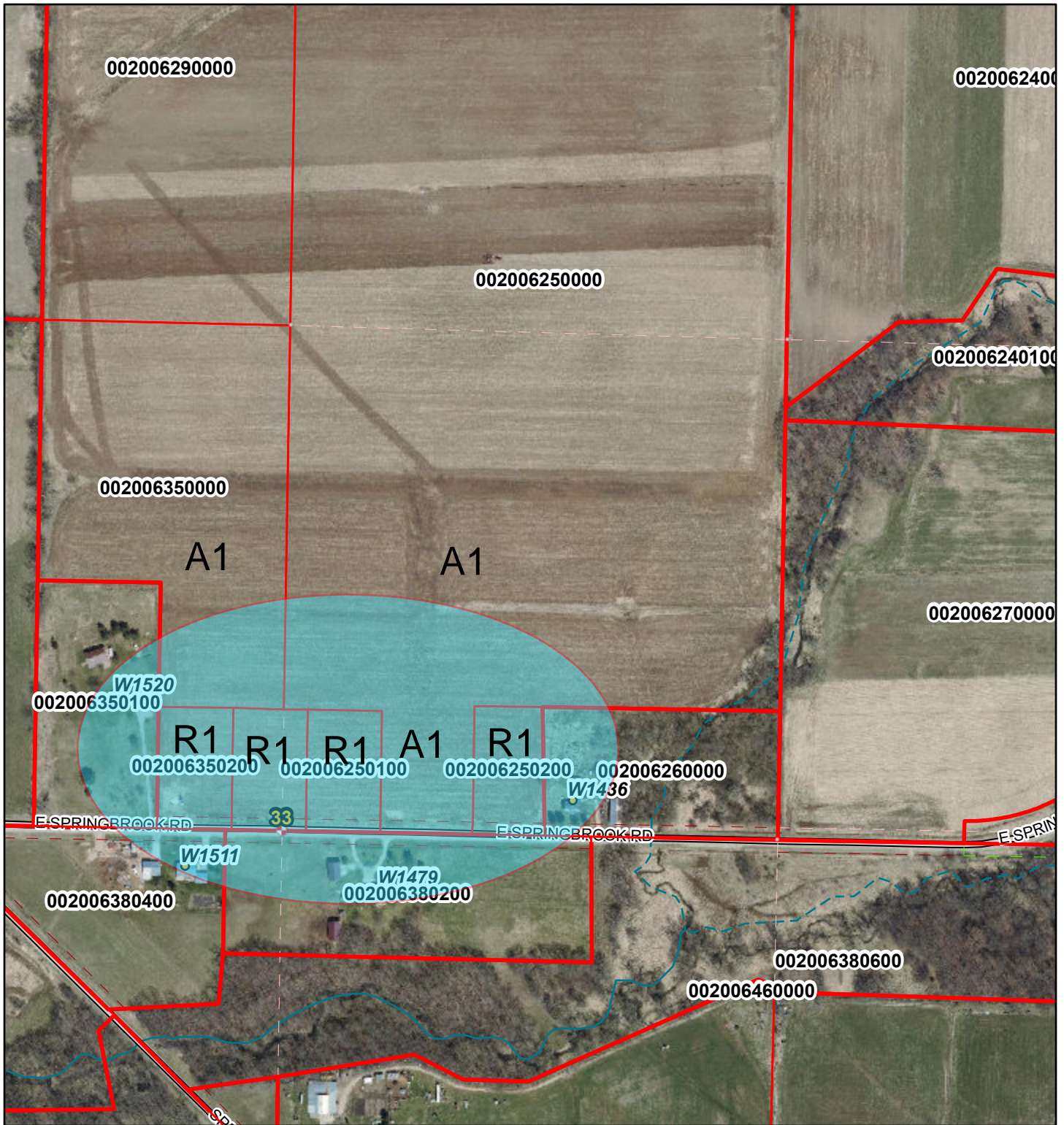
NOTE
 LOTS RETURNED TO R-1 GREEN LAKE CO. ORDINANCE 663-2004



- LEGEND
- 2" IRON PIPE/BRASS CAP ROUND
 - 1" IRON PIPE ROUND
 - 2/4" REBAR FOUND
 - ▲ IRON NAIL FOUND
 - 2/4" x 18" REBAR/CAP SET (12 LB./FT.)
- SCALE 1" = 150'
- 150 75 0 150

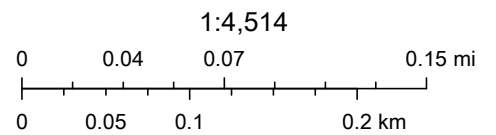


Hargrave Proposed Rezone

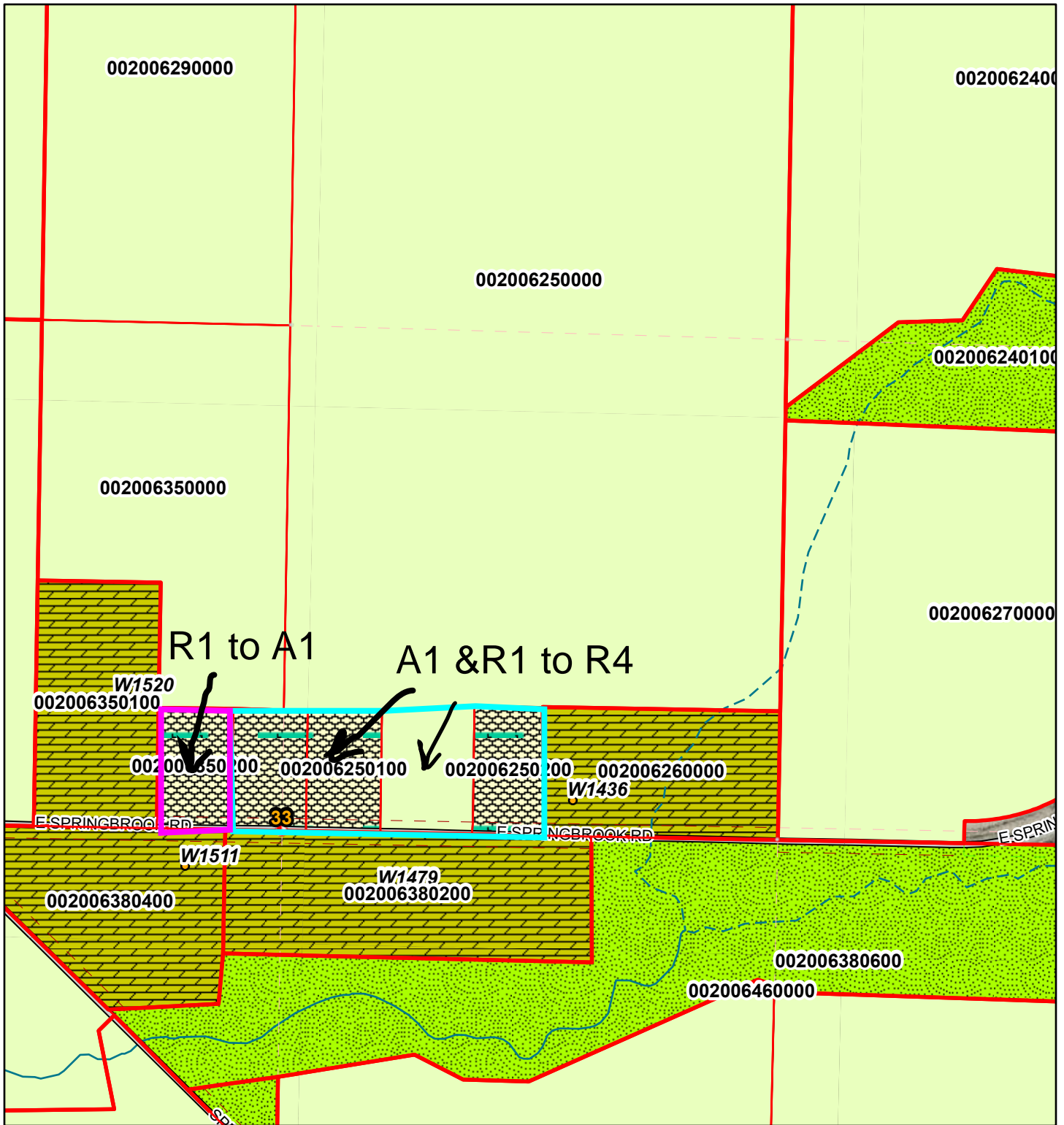


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- Address
- SUB
- ▭ Section
- ▭ TaxParcel
- Corner
- ⊕ CENTER



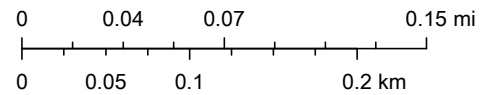
Hargrave Zoning Map



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1:4,514

- Address ● SUB
- ▭ Section ▭ TaxParcel
- Corner
- ⊕ CENTER



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 5, 2023

ITEM II: ZONING CHANGE

OWNER:

Richard L. & Carla Ann Hargrave

APPLICANT:

Alex Hargrave

REQUEST: The applicant is requesting to rezone ±2 acres of A1, Farmland Preservation District, and ±4.5 acres of R1, Single-family Residence district to R4, Rural Residential District and rezone ±1.5 acres of R1, Single-family Residence District to A1, Farmland Preservation District.

PARCEL NUMBER / LOCATION: The request affects parcels numbered 002-00625-0000, 0100, 0200 & 002-00536-0200 & 0300. The parcels are located in the N1/2 of Section 33, T17N, R13E, Town of Berlin. The site is located on the north side of E. Springbrook Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcels 002-00625-0100 & 0200 as well as 002-00635-0200 & 0300 is R1, Single Family Residence district. All 4 parcels are undeveloped and used agriculturally. Parcel 002-00625-0000 is zoned A1, Farmland Preservation district and used agriculturally. The majority of the land surrounding these lands is zoned A1 and also used agriculturally. There are four parcels that are nearby that are zoned R4 and are being used as rural residences.. A small stream runs through the SE corner of parcel 002-00625-0000 which brings with it a small amount of shoreland and shoreland wetland zoning.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is vacant land that is either farmed or undeveloped. The intention is to combine (by CSM) parcels 002-00635-0300 (1.5a), 002-00625-0100 (1.5a), 002-00625-0200 (1.5a) and part of 002-00625-0000 (±2.03a) into one parcel to be developed by Alex Hargrave. In order to do so these land areas need to be rezoned to all the same zoning district. The remaining R1-zoned parcel 002-00635-0200 (1.5a) is proposed to be rezoned to A1 and will be combined (by CSM) with the owners' contiguous lands to the north.

The portion (±2.03a) of parcel 002-00625-0000 proposed to be rezoned out of A1 is traversed by the Koch Pipeline and its 60ft wide easement. The soils are a about half KdB (Type 2) and half KdC2 (Type 3). Two thirds of the Type 2 soils (KdB) are used up by the pipeline easement. That leaves about a 1/3 of an acre of quality soils being affected by this rezone from A1 to R4. The rezone request does include a rezone of parcel 002-00635-0200 (1.5a) from R1 to A1. About 1.1 acres of this parcel is Type 2 soils. There is a net gain of quality soils in the A1 zoning district based on the above analysis. Also, the 6 acres of R1 zoned parcels involved in this rezone request are not currently zoned for agriculture uses. This rezone to both R4 and A1 resolves this issue as well.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district.
The ±2.03 acres of land proposed to be rezoned out of A1 are not ideal for agricultural uses

of Green Lake County. The better soils are mostly used up by the Koch pipeline easement and the remaining portion to be rezoned are marginal Type 3 soils. Based on this analysis it is possible to view this acreage as better suited to the R4 district than the A1.

- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is consistent with the county's comprehensive plan** as it upholds the goals and objectives, most prominently the goal to preserve the rural characteristic of the county. Section 350-41 of the County Zoning Ordinance states that the R4 district is intended to provide for limited rural residential use development, require a large residential lands area to maintain the rural character, and to accommodate uses that are not urban in nature.
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture...without damaging the economic and social environment or the natural resources...** Due to R4's uses being complimentary and not in conflict with agricultural lands and uses, it is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, **substantially consistent with the county's certified Farmland Preservation Plan.**
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The R4, Rural Residential District is intended to provide for limited rural residential use development, but also require a larger area to maintain the rural character and to accommodate uses like light agriculture. The R4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

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 from R1 to R4 as well as the proposed rezone from R1 to A1 is consistent with the county's comprehensive plan as these uses are compatible with the planned uses for this area.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **The neighboring properties to the south, east and west are all R4 parcels and are used as rural residences. The proposed R4 parcel and use would be consistent with the adjacent properties. The 1.5 acres proposed to be rezoned to A1 would be utilized for ag purposes which again is consistent with the uses in the area.**

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. **Staff cannot perceive any adverse impacts on the natural environment.**

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.). **Staff cannot perceive any adverse impacts on the ability to provide adequate public facilities or services.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **Single Family residential is not an ideal land use for this area. Rural Residential is more compatible amongst agricultural uses and should be the preferred residential zoning district in this area.**

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 surrounding properties are similarly zoned.**

TOWN OF BERLIN: The Town of Berlin considered this request at their September 18th Town meeting. They did not object to and approved of the request.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

Sept. 18, 2023

Owner/Applicant: Richard and Carla Hargrave

Site Location: E. Springbrook Road

General legal description: Parcels 002-00635-0000, -0200, -0300, 002-00625-0000, -0100, -0200, Town of Berlin, ±89.49 acres

Request: Rezone 1.5 acre parcel zoned R-1, Single-Family Residential District, to A-1, Farmland Preservation District. Also, rezone 4.5 acre parcels zoned R-1, Single-Family Residential District & ±1.9 acres zoned A-1, Farmland Preservation District, to R-4, Rural Residence District.

Planned public hearing date for the above requests: October 5, 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:

Brenda Mueckley
Town Representative

9/18/23
Date Signed

NOTES: _____

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

ORDINANCE NO. -2023

Relating to: Rezone in the Town of Berlin
Owner: Richard L. & Carla Ann Hargrave

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 17th of October 2023, does ordain as follows:

1 NOW, THEREFORE, BE IT ORDAINED that the Green Lake County Zoning Ordinance,
2 Chapter 350 as amended, Article IV Zoning Districts, Section 350-26 Official Map, as
3 relates to the Town of Berlin, shall be amended as follows:

4 Owners: Richard L. & Carla Ann Hargrave Site location: E. Springbrook Rd General
5 legal description: Parcels:002-00625-0000, 0100, 0200 & 002-00536-0200 & 0300, all
6 being part of the N1/2 of S33, T17N, R13E, Town of Berlin, ±77.5 acres. Request:
7 Rezone ±2 acres of A1, Farmland Preservation District, and ±4.5 acres of R1, Single-
8 family Residence district to R4, Rural Residential District and Rezone ±1.5 acres of R1,
9 Single-family Residence District to A1, Farmland Preservation District.

10 BE IT FURTHER ORDAINED, that this ordinance shall become effective upon passage
11 and publication.

Roll Call on Resolution No. -2023

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Curt Talma, Chair

Passed and Enacted/Rejected this 17th
day of October 2023.

Chuck Buss, Vice Chair

County Board Chairman

Harley Reabe

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann , Corporation Counsel

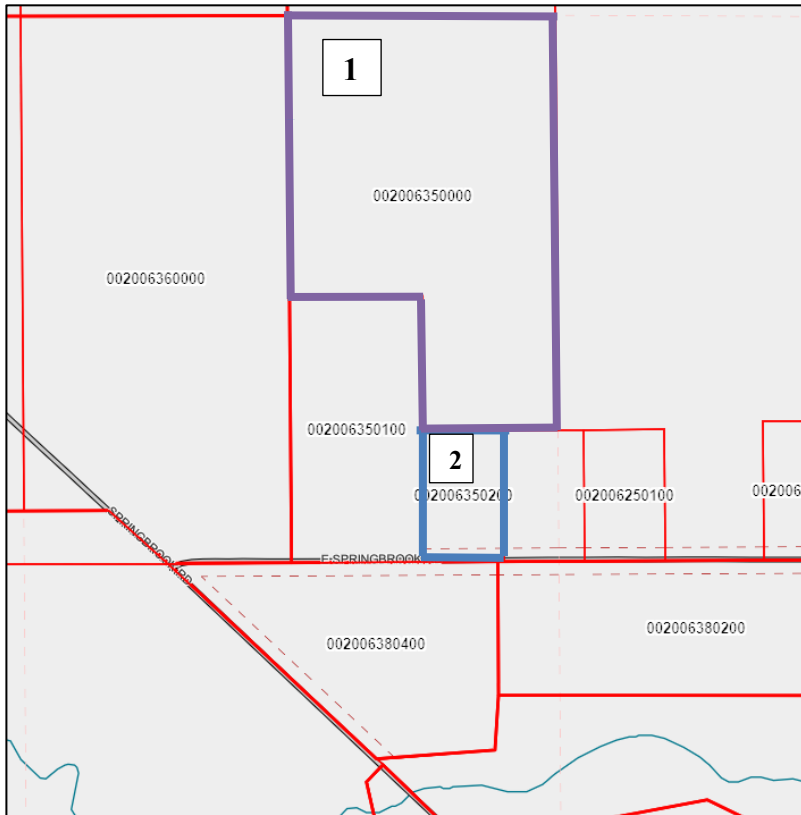
William Boutwell

**Owners: Richard & Carla Hargrave
Town of Berlin
Parcel #002-00635-0000, 002-00635-0200
Part of the NW1/4 of Section 33, T17N, R13E**

Existing Configuration

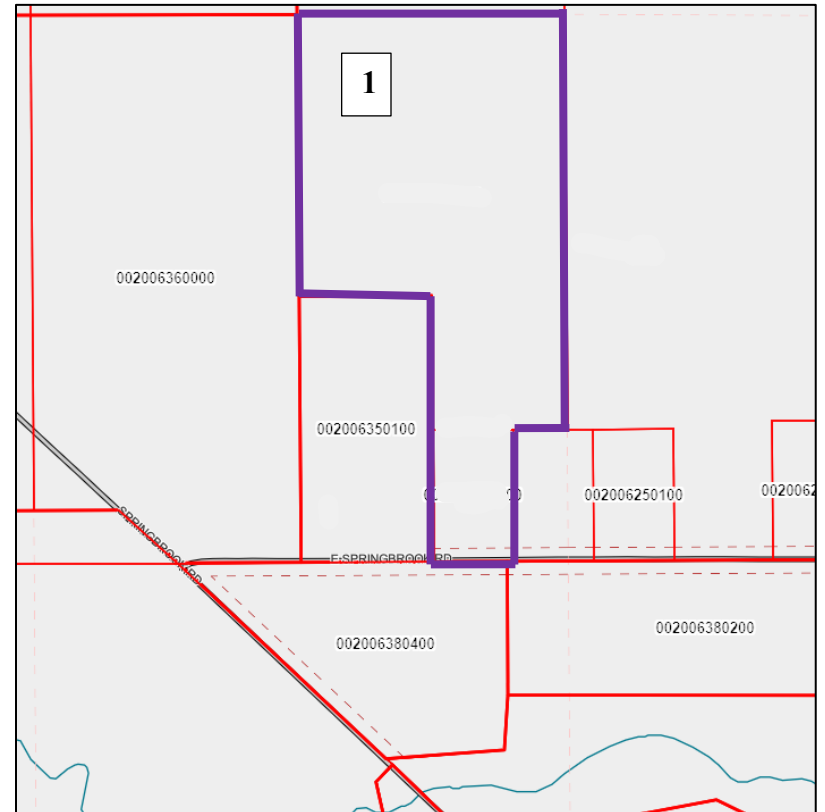
1 = ±12.99 acre parcel zoned A-1, Farmland Preservation District

3 = 1.5 acre parcel zoned R-1, Single-Family Residential District



Proposed Configuration

1 = ±14.49 acre parcel zoned A-1, Farmland Preservation District



**Owners: Richard & Carla Hargrave
Town of Berlin
Parcel #002-00635-0300, 002-00625-0000, -0100, -0200
Part of the NE1/4&NW1/4 of Section 33, T17N, R13E**

Existing Configuration

1 = 1.5 acre parcel zoned R-1, Single-Family Residential District

2 = 1.5 acre parcel zoned R-1, Single-Family Residential District

3 = ±71.5 acre parcel zoned A-1, Farmland Preservation District

4 = 1.5 acre parcel zoned R-1, Single-Family Residential District

Proposed Configuration

1 = ±6.4 acre parcel zoned R-4, Rural Residence District

2 = ±69.6 acre parcel zoned A-1, Farmland Preservation District

