



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, February 1, 2024.

Packet Pages:

- 2 Agenda

- 3-5 Draft Meeting Minutes from 12/7/23

- 6-14 Revenue & Permit reports for November & December 2023

- 15-17 Violation Reports

- 18-19 Approval of 2024 Meeting Calendar – April date discussion

- 20 Public Hearing Notice

- 21-36 **Item #1: Owner:** David Roy Santee, **Location:** N6264 North Lawson Drive, **Parcel:** 004-00375-0100. **Legal Description:** NE ¼ of SE ¼ located in Section 16, T16N, R13E, Town of Brooklyn, ±2.9 acres. **Request:** The owner is requesting a Conditional Use Permit to re-establish a motel use and to re-establish a single-family residential use for the owner of the commercial use.

- 37-47 **Item #2: Owner:** Yukon Storage LLC., **Location:** W1734 North Street, **Parcel:** 004-00410-0102. **Legal Description:** Lot 2 of CSM 2742, located in Section 17, T16N, R13E, Town of Brooklyn, ±1.02 acres. **Request:** The owner is requesting a Conditional Use Permit for a single-family residential use for the operator(caretaker) of the commercial use.

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

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, February 1, 2024 Time: 9:00 AM
Green Lake County Government Center, County Board Room
571 County Rd A, Green Lake WI

Amended AGENDA*

Committee Members

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

Secretary: Karissa Block

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 12/7/2023
5. Department Activity Reports
 - a) Financial reports
 - b) Land use & septic permits
 - c) Violation reports
6. Approval of 2024 Meeting Calendar
7. Discuss 2024-25 Comprehensive Plan and Farmland Preservation Plan 10-year update.
8. *Discuss fire number issuance prior to permitting
9. Public Comment (3 minute limit)
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

Item #1: Owner: David Roy Santee, **Location:** N6264 N. Lawson Drive, **Parcel:** 004-00375-0100. **Legal Description:** NE ¼ of SE ¼, located in Section 16, T16N, R13E, Town of Brooklyn, ±2.9 acres. **Request:** The owner is requesting a Conditional Use Permit to re-establish a motel use and to re-establish a single-family residential use for the owner of the commercial use.

Item #2: Owner: Yukon Storage LLC, **Location:** W1734 North Street, **Parcel:** 004-00410-0102. **Legal Description:** Lot 2 of CSM 2742, located in Section 17, T16N, R13E, Town of Brooklyn, ±1.02 acres. **Request:** The owner is requesting a Conditional Use Permit for a single-family residential use for the operator(caretaker) of the commercial use.

11. Committee Discussion
 - a) Future Meeting Dates: March 7, 2024 @ 9:00am
 - b) Future Agenda items for action & discussion
12. Adjourn

Microsoft Teams meeting: This meeting will be conducted through in person attendance or audio/visual communication. Remote access can be obtained through the Microsoft Teams link on the agenda posted on the County website's Events Calendar:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 296 349 313 972

Passcode: 9VUWqS

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

Or call in (audio only)

[+1 920-515-0745,,516863131#](#) United States, Green Bay

Phone Conference ID: 516 863 131#

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

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**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, December 7, 2023**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 9:00AM 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. The Pledge of Allegiance was recited.

Present: Bill Boutwell, Harley Reabe, Curt Talma, Chuck Buss, Gene Thom

Absent: None

Also Present: Matt Kirkman, Land Use Planning and Zoning Director; Karissa Block, Deputy County Clerk; Noah Brown, Land Use Specialist; Maxwell Richards, Land Use Specialist; Jeff Mann, Corporation Counsel; Ken Stephani, Finance Director; Ryan Schinke, Land Use Coordinator/Technician; Cate Wylie, County Administrator

APPROVAL OF MINUTES

Motion/second (Thom/Boutwell) to approve the minutes of the 11/02/2023 meeting. Motion carried with no negative vote.

DISCUSSION RELATED TO POWTS

Green Lake County will pull back POWTS maintenance authority from the Green Lake Sanitary District. The County will now include all of the POWTS systems within the GLSD in their POWTS maintenance program. However, the county still holds a strong relationship with the district. Letters will be sent out to residents in the district explaining the updates with the POWTS in the near future.

DEPARTMENT ACTIVITY REPORTS

- Financial Reports
 - Kirkman reviewed and discussed the report
- Land Use & Septic Permits
 - Kirkman reviewed and discussed the report.
 - Kirkman pointed out the comparison with last year and this year was added as asked by the committee.
- Violation Reports, Sanitary Permits, and POWTS
 - Kirkman reviewed and discussed the report

PUBLIC COMMENT (3 MINUTE LIMIT)

-None

SOLAR PANEL ZONING PRESENTATION

Noah Brown presented

PUBLIC HEARING – 9:30AM

Chair Talma read the rules for the Public Hearing

Item #1: Applicants: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

Motion/second (Buss/Thom) to approve the Comprehensive Plan's Farmland Preservation Plan Map and to forward it to County Board. Motion carried with no negative vote.

Item #2: Applicants: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester

Motion/second (Thom/Boutwell) to approve the amendment of the zoning map. Motion carried with no negative vote.

Item #3: Owners: Ricky and Ashley Ruck, **Location:** N2730 Welk Road, **Parcel:** 006-00581-0101. **Legal Description:** Part of Lot 2 of CSM 3700, located in Section 31, T15N, R13E, 8 acres. **Request:** The owners are requesting to rezone 1.0 acres from R1, single-family residence district to C2, Extensive Commercial district.

- Jack Goes at W2154 Melmar Dr. is a property owner 700ft from the log cutting business. Goes shared his frustration with the surroundings coming from the log cutting.
- Ashley Ruck (owner) shared the benefits of her firewood company such as, extra income for her and her family, and creating the space to build one day.
- Chad Krueger at W2200 County Rd H and O shared he feels the big trucks are driving to close to his home. Krueger does not feel his children and dogs are safe outside while the log cutting trucks are coming and going.
- Robert Strelow at W2184 Melmar Dr. believes the company has too many violations to allow item #3 to move forward.
- Jean Strelow at W2184 Melmar Dr. is concerned about what this business could be doing to the lake. Strelow feels this business is giving a negative impact to the neighbors. Strelow would not like to see this request be passed.

Motion/second (Reabe/Boutwell) to indefinitely postpone action on this item. Motion carried with no negative vote.

Item #4: Owners: Ricky and Ashley Ruck, **Location:** N2730 Welk Road, **Parcel:** 006-00581-0101. **Legal Description:** Part of Lot 2 of CSM 3700, located in Section 31, T15N, R13E, 8 acres. **Request:** Conditional Use Permit to process, store, and sell firewood.

Motion/second (Thom/Reabe) to indefinitely postpone action on this item. Motion carried with no negative vote.

SOLAR PANEL ZONING PRESENTATION CONTINUED

COMMITTEE DISCUSSION

- a. No January meeting due to lack of Public Hearing items
- b. Next meeting date – February 1, 2024 @ 9:00AM
- c. Future agenda items for action & discussion

ADJOURN

Chair Talma adjourned the meeting at 10:15AM

Respectfully submitted,

**Karissa Block
Deputy County Clerk**

DRAFT

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

FEES RECEIVED	NOVEMBER				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	8	1,750	11	2,700	232	56,100	210	\$ 71,050	\$ 60,000	118%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	7	1,960	9	2,670	72	20,040	87	\$ 23,795	\$ 26,000	92%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	18	15,200	20	\$ 16,550	\$ 15,200	109%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	3	1,125	-	-	-	-
Appeals	-	-	-	-	1	375	1	375	-	-
Total	-	\$ -	-	\$ -	4	\$ 1,500	1	\$ 375	\$ 1,500	25%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	-	-	9	3,375	7	2,625	-	-
Conditional Use Permits	-	-	1	375	15	5,625	11	3,750	-	-
Variance	-	-	-	-	2	900	-	-	-	-
Total	1	\$ 375	1	\$ 375	26	\$ 9,900	18	\$ 6,375	\$ 8,525	75%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	-	-	6	600	20	8,240	-	-
Total	-	\$ -	-	\$ -	6	\$ 600	20	\$ 8,240	-	-
SURVEYOR										
Certified Survey Maps	3	495	4	840	36	6,270	32	5,730	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	-
Total	3	\$ 495	4	\$ 840	37	\$ 15,770	32	\$ 5,730	\$ 16,000	36%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	1	15	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
Total	-	\$ -	-	\$ -	1	\$ 15	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
	19	4,580	25	6,585	396	119,125	388	132,115	\$ 162,225	
									Total	81%

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

FEES RECEIVED	DECEMBER				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	7	2,650	8	3,200	239	58,750	220	\$ 74,850	\$ 60,000	125%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	8	2,010	8	2,670	80	22,050	96	\$ 26,745	\$ 26,000	103%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	3	\$ 3,000	18	15,200	23	\$ 19,550	\$ 15,200	129%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	3	1,125	-	-	-	-
Appeals	-	-	-	-	1	375	1	375	-	-
Total	-	\$ -	-	\$ -	4	\$ 1,500	1	\$ 375	\$ 1,500	25%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	-	-	10	3,750	7	2,625	-	-
Conditional Use Permits	1	375	1	375	16	6,000	12	4,125	-	-
Variance	-	-	-	-	2	900	-	-	-	-
Total	2	\$ 750	1	\$ 375	28	\$ 10,650	19	\$ 6,750	\$ 8,525	79%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	2	400	-	700	8	1,000	-	8,940	-	-
Total	2	\$ 400	-	\$ 700	8	\$ 1,000	-	\$ 8,940	-	-
SURVEYOR										
Certified Survey Maps	4	660	6	955	40	6,930	38	6,685	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	-
Total	4	\$ 660	6	\$ 955	41	\$ 16,430	38	\$ 6,685	\$ 16,000	42%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	1	15	-	-	-	-
Land Records Transfer	-	25,000	-	-	-	25,000	-	-	25,000	-
Land Information Grant	-	10,000	-	-	-	10,000	-	-	10,000	-
Total	-	\$ 35,000	-	\$ -	1	\$ 35,015	-	\$ -	\$ 35,000	0%
GRAND TOTAL	23	41,470	26	10,900	419	160,595	397	143,895	\$ 162,225	
									Total	89%

For 11/01/23 - 11/30/23

Expenditure Summary Report

FJEXS01A

Periods 11 - 11

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
23-100-10-53610-110-000 Salaries	322,851.00	.00	35,989.68	266,321.70	56,529.30	82.49
23-100-10-53610-140-000 Meeting Payments	940.00	.00	.00	.00	940.00	.00
23-100-10-53610-151-000 Social Security	24,701.00	.00	2,661.44	20,369.74	4,331.26	82.47
23-100-10-53610-153-000 Ret. Employer Share	21,956.00	.00	2,447.32	18,695.98	3,260.02	85.15
23-100-10-53610-154-000 Health Insurance	65,459.00	.00	4,878.66	61,427.14	4,031.86	93.84
23-100-10-53610-155-000 Life Insurance	321.00	.00	46.28	377.87	-56.87	117.72
23-100-10-53610-210-002 Professional Services	9,500.00	.00	600.00	6,254.50	3,245.50	65.84
23-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	80.00	220.00	26.67
23-100-10-53610-225-000 Phone Service	618.00	.00	52.72	344.26	273.74	55.71
23-100-10-53610-242-000 Print Management	300.00	.00	47.69	255.49	44.51	85.16
23-100-10-53610-307-000 Training	1,240.00	.00	.00	354.71	885.29	28.61
23-100-10-53610-310-000 Office Supplies	1,290.00	.00	38.40	909.03	380.97	70.47
23-100-10-53610-312-000 Field Supplies	200.00	.00	.00	44.16	155.84	22.08
23-100-10-53610-312-001 Non-Metallic Mining Expense	.00	.00	.00	1,650.00	-1,650.00	.00
23-100-10-53610-320-000 Publications-BOA Public Hearing	800.00	.00	.00	.00	800.00	.00
23-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	301.00	2,572.00	428.00	85.73
23-100-10-53610-321-000 Seminars	930.00	.00	.00	885.00	45.00	95.16
23-100-10-53610-324-000 Member Dues	130.00	.00	.00	130.00	.00	100.00
23-100-10-53610-330-000 Travel	832.00	.00	.00	556.00	276.00	66.83
23-100-10-53610-352-000 Vehicle Maintenance	838.00	.00	179.98	890.83	-52.83	106.30
53610 Code Enforcement	456,206.00	.00	47,243.17	382,118.41	74,087.59	83.76
10 Land Use Planning and Zoning	456,206.00	.00	47,243.17	382,118.41	74,087.59	83.76

For 12/01/23 - 12/31/23

Expenditure Summary Report

FJEXS01A

Periods 12 - 12

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
23-100-10-53610-110-000 Salaries	322,851.00	.00	24,343.00	290,664.70	32,186.30	90.03
23-100-10-53610-140-000 Meeting Payments	940.00	.00	.00	.00	940.00	.00
23-100-10-53610-151-000 Social Security	24,701.00	.00	1,765.13	22,134.87	2,566.13	89.61
23-100-10-53610-153-000 Ret. Employer Share	21,956.00	.00	1,655.34	20,351.32	1,604.68	92.69
23-100-10-53610-154-000 Health Insurance	65,459.00	.00	5,942.44	67,369.58	-1,910.58	102.92
23-100-10-53610-155-000 Life Insurance	321.00	.00	46.28	424.15	-103.15	132.13
23-100-10-53610-210-002 Professional Services	9,500.00	.00	675.00	6,929.50	2,570.50	72.94
23-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	.00	80.00	220.00	26.67
23-100-10-53610-225-000 Phone Service	618.00	.00	58.49	402.75	215.25	65.17
23-100-10-53610-242-000 Print Management	300.00	.00	21.86	277.35	22.65	92.45
23-100-10-53610-307-000 Training	1,240.00	.00	.00	354.71	885.29	28.61
23-100-10-53610-310-000 Office Supplies	1,290.00	.00	250.77	1,159.80	130.20	89.91
23-100-10-53610-312-000 Field Supplies	200.00	.00	.00	44.16	155.84	22.08
23-100-10-53610-312-001 Non-Metallic Mining Expense	.00	.00	.00	1,650.00	-1,650.00	.00
23-100-10-53610-320-000 Publications-BOA Public Hearing	800.00	.00	.00	.00	800.00	.00
23-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	330.00	2,902.00	98.00	96.73
23-100-10-53610-321-000 Seminars	930.00	.00	.00	885.00	45.00	95.16
23-100-10-53610-324-000 Member Dues	130.00	.00	.00	130.00	.00	100.00
23-100-10-53610-330-000 Travel	832.00	.00	267.00	823.00	9.00	98.92
23-100-10-53610-352-000 Vehicle Maintenance	838.00	.00	107.98	998.81	-160.81	119.19
53610 Code Enforcement	456,206.00	.00	35,463.29	417,581.70	38,624.30	91.53
10 Land Use Planning and Zoning	456,206.00	.00	35,463.29	417,581.70	38,624.30	91.53

Land UsePermits: 11/1/2023 - 11/30/2023

Permit Number	Application Number	Parcel Number	Municipality	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13539	16874	006018160000	Town of Green Lake	W2212 SPRING LAKE RD		10/30/2023	PHILIP SCHUPMAN N. SARAJ SCHUPMAN N	30000	Land Use	Principal Structure - Single Family	3 bedroom house with basement	Accessory Structure - Attached Garage	Attached Garage
13543	16880	006009860000	Town of Green Lake	W2969 PHELPS RD		11/01/2023	BROOKS FARM PROPRIETIE S LLC	175000	Land Use	Accessory Structure - Cell Towers	300 ft. cell tower with associated ground equipment.		
13544	16881	006009860000	Town of Green Lake	W2969 PHELPS RD		11/01/2023	BROOKS FARM PROPRIETIE S LLC	175000	Conditional Use				
13545	16882	02003440000	Town of Berlin	W2553 PUCHYAN RD		06/22/2023	JEANETTEF NIGBOR, SCOTT NIGBOR	175000	Conditional Use				
13546	16883	01200407010	Town of Manchester	N951 PROSCARIA N RD		06/22/2023	BRENDAL STANTON, PATRICK STANTON	175000	Conditional Use				
13547	16885	012003910000	Town of Manchester	W3825 S GATE RD		11/02/2023	ERNESTJ PETERSHEI M, EAMAE PETERSHEI M	135000	Land Use	Principal Structure - Single Family	3 bedroom house for single family, 1 bedroom, 2 bedroom upstairs, has a basement	Ag. Structure - Agricultural Building	Full size barn with a haymow on the 2nd floor. 2 ten foot door ways.
13548	16887	004007320104	Town of Brooklyn	N5422 SHORE DR		11/03/2023	LUTY REAL ESTATE HOLDINGS II LLC	15000	Land Use	Additions / Alterations - Addition/Alteration to Principal Structure	2 Egress Windows		
13549	16893	006017350000	Town of Green Lake	W3351 MCAFEE RD		11/06/2023	JACKIE QUADE, JOHN QUADE	275000	Land Use	Accessory Structure - Porch	Screen Porch	Principal Structure - Single Family	SFD 3 Bed 1440 sqft living space
13550	16894	006014560000	Town of Green Lake	W2925 KAHL RD		11/08/2023	DONALD E SMITH	5000	Land Use	Accessory Structure - Shed	shingled roof, two windows on sides, and gable end doorway, general yard maintenance storage		
13551	16895	012002960100	Town of Manchester	W3921 GRAND RIVER RD		11/08/2023	JOSEPH J & EDITH A TROYER	650	Land Use	Accessory Structure - Agricultural Building	108 sq foot barn to keep firewood dry		
13552	16896	016012980000	Town of Princeton	N4220 LAKEVIEW DR		11/09/2023	JOANN HAIN TRUST NO 2012	105000	Land Use	Accessory Structure - Detached Garage	Clearly metal siding and roofed detached shed. Concrete floor. \$105,000		
13553	16897	014002900000	Town of Marquette	W7008 PUCKAWAY RD		11/01/2023	DVB PROPRIETIE S LLC	3800	Land Use	Accessory Structure - Shed	Shed		
13554	16898	006008000100	Town of Green Lake	N4530 HORNER RD		11/09/2023	EDWIN C & HOLLY J THORP	225000	Land Use	Additions / Alterations - Addition/Alteration to Principal Structure	1 Bed Addition	Accessory Structure - Detached Garage	Detached Garage
13555	16901	006015641000	Town of Green Lake	W1966 TULETA HILL RD		11/20/2023	AMY J FNN, PATRICK M FNN	10700	Land Use	Additions / Alterations - Addition/Alteration to Accessory Structure	Replacement of Boathouse Floor		
13556	16903	004003070000	Town of Brooklyn	N6284 STATE ROAD 49		11/27/2023	JOSEPH III & LAUREN R NORRTON	10000	Land Use	Accessory Structure - Storage Buildings	Pole Building		
13558	16908	006020930000	Town of Green Lake	W2464 OAKWOOD AVE		11/30/2023	DEUTSCHE SCHLOSS LLC	9000	Land Use	Accessory Structure - Stairs/Walkway	Redo existing steps going down to the lake to make them safer to use. Landings on steps will be stone. Just doing the steps right by the lake.		

total nov 2023 \$ 1,794,150.00
total for 2023 \$ 43,908,387.00

total nov 2022 \$836,640
total for 2022 \$43,143,213

Land UsePermits: 12/1/2023 - 12/31/2023

Permit Number	Application Number	Parcel Number	Municipality	Site Address	Application Date	Issued Date	Owner Name	Estimated Cost	Permit Sub Type	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13559	16909	006010970000	Town of Green Lake	W1270 SPRING GROVE RD		12/04/2023	RICHARDA BRUMMEL DECLARATION OF LIVING TRUST AGREEMENT	45000	Land Use	Accessory Structure - Attached Deck/Patio	Replacement Patio	Accessory Structure - Retaining Walls	Retaining Wall
13560	16918	008004940300	Town of Kingston	No Address Available		12/05/2023	DAVIDR MAST, ESTHERO MAST	25000	Land Use	Accessory Structure - Stairs/Walkway	Boardwalk walkway		
13562	16922	006018400100	Town of Green Lake	W2223 SPRING LAKE RD		12/06/2023	MICHELLEA SIMMONS FIORITO, STEVENJ FIORITO	320000	Land Use	Accessory Structure - Attached Deck/Patio	Attached Deck	Accessory Structure - Attached Garage	Attached garage
13565	16969	004021260100	Town of Brooklyn	W2350 EAGLES ROOST LN		12/13/2023	SCOTTW BANTLEON, TRACYA BANTLEON	626089	Land Use	Accessory Structure - Attached Deck/Patio	Patio	Accessory Structure - Porch	Screen Porch
13566	16972	014006570000	Town of Marquette	W3860 OLD DITCH RD		12/14/2023	DICK SEVERSON	1500	Land Use	Accessory Structure - Recreational Building No Plumbing	Primitive Hunting Cabin		
13567	17001	004011040200	Town of Brooklyn	N5493 COUNTY ROAD A		12/20/2023	BRADFORD JAKEL, CAERRE JAKEL	150000	Land Use	Accessory Structure - Boathouse	Boathouse		
13568	17005	012005720000	Town of Manchester	No Address Available		12/21/2023	MIL0 A & DA BONTRAGER	150000	Land Use	Additions / Alterations - Addition/Alteration to Principal Structure	1918 sqft living space addition, 2 bedrooms added.	Accessory Structure - Attached Deck/Patio	Deck

total dec 2023 \$ 1,317,589.00
total for 2023 \$ 45,225,976.00

total dec 2022 \$1,600,000
total for 2022 \$44,743,213

Sanitary Permits: 11/1/2023 - 11/30/2023

November Permit Number	Sanitary Permit	County Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Permit Type	Final Insp Date	Ind Site Dsgn	Additional Explanation	WI Fnd	Fee	DSPS Payment
1	202324079		012003910000	W3825 S GATE RD	ERNESTJ PETERSHEIM, IDAMAE PETERSHEIM	11/02/2023	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	5 Bed House	0	\$ 380.00	\$ 100.00
2	202324080		002002320400	N8786 COUNTY ROAD F	AMYL SCHROEDER, TIMOTHYD SCHROEDER	11/03/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		11/28/2023	No	3 Bed House	0	\$ 380.00	\$ 100.00
3	202324081		008006390000	W6457 E PINE ST	DANIELLEM WILLIAMS, LARRY L WILLIAMS	11/03/2023	Replacement System	In-Ground Pressure	Lichtfeld, T		01/02/1900	No	3 Bedroom House	0	\$ 380.00	\$ 100.00
4	202324082		008004580000	W7214 BARRY RD	MERVIN A & RUBY H BONTRAGER	11/06/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Babcock, S		11/16/2023	No	1 Bedroom House	0	\$ 380.00	\$ 100.00
5	202324083		006017390000	W3051 MCAFEE RD	JACKIE QUADE, JOHN QUADE	11/07/2023	New System	Conventional (Non-Pressurized In-Ground)	Jeremiah Storer		11/21/2023	No	3 Bed House	0	\$ 380.00	\$ 100.00
6	202324084		154002300000	210 LAKE ST	ALICIA LOWISZ	11/08/2023	Replacement System	Holding Tank	Ben Kinas		01/02/1900	No	3 Bedroom House	0	\$ 455.00	\$ 100.00
7	202324085		006010221104, 006010221105	N5107 SANDSTONE AVE, N5113 SANDSTONE AVE	NANCY VANDERVELDE	11/17/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	1 Bed House	0	\$ 380.00	\$ 100.00
8	202324086		154002170000	273 N LYONS ST	LIBBY NEHRING, MICHAEL WILSON	11/17/2023	Replacement System	Holding Tank	Ben Kinas		01/02/1900	No	1 Bed House	0	\$ 455.00	\$ 100.00
9	202324087		012001810000	W3320 STATE ROAD 44 73	ABIGAILROSE GOTTSCHALK	11/21/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		11/22/2023	No		0	\$ 380.00	\$ 100.00
10	202324088		004001990100	N6639 FOREST RIDGE RD	BOERSON FARM LLC	11/29/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert		01/02/1900	No	3 Bedroom House	0	\$ 380.00	\$ 100.00

Total Fees \$ 3,950.00 \$ 1,000.00

* There are additional properties associated with the permit

Total Sanitary Permits Issued 11/1/2023 - 11/30/2023

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	7	2	5	0
Holding Tank	2	0	2	0
In-Ground Pressure	1	0	1	0
Grand Total	10	2	8	0

Total Sanitary Permits Inspected 11/1/2023 - 11/30/2023

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	12	3	9	0
In-Ground Pressure	1	0	1	0
Mound	1	0	1	0
Grand Total	14	3	11	0

Sanitary Permits: 12/1/2023 - 12/31/2023

Number	Sanitary Permit	County Permit	Parcel Number	Site Address	Owners	Date Issued	Permit Type	System Type	Plumber Name	Additional Permit Type	Final Insp Date	Ind Site Dsgn	Additional Explanation	DSPS FEE
1	202324089		012005720000	No Address Available	MILO A & IDA J BONTRAGER	12/06/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		01/02/1900	No	5 Bedroom House	100
2	202324090		006018400100	W2223 SPRING LAKE RD	MICHELLEA SIMMONS FIORITO, STEVENJ FIORITO	12/06/2023	New System	Conventional (Non-Pressurized In-Ground)	Daniel Egbert		01/02/1900	No	2 Bedroom House	100
3	202324091		016005550000	N6682 COUNTY ROAD Y	RICHARD S SWANKE	12/18/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No		100
4	202324092		002007380000	N8568 SEWARD DR	JERRY TROCHINSKI	12/18/2023	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas	Change of Plumber	01/02/1900	No	3 Bedroom House	100
5	202324094		008001850101	N1603 LOVERS LN	MATTIEO BONTRAGER, PERRYJ BONTRAGER	12/19/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		01/03/2024	No	6 Bed House	100
6	202324095		016004790100	No Address Available	COLLEEN CLANCY SOWLE, PATRICKJ CLANCY, ROBERTJ CLANCY	12/19/2023	Replacement System	Holding Tank	Daniel Egbert		01/02/1900	No	3 Bedroom House	100
7	202324096		004011040201	N5493 COUNTY ROAD A	BRADFORD JAKEL, CARRI JAKEL	12/21/2023	New System	Holding Tank	Ben Kinas		01/02/1900	No	9 Bedroom House	100
8	202324097		016003980400	N4554 N LILL AVE	KEITH & CATHERINE HARRINGTON	12/28/2023	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeremiah Storer		01/02/1900	No	7 Bedroom House	100

Fees total 800

* There are additional properties associated with the permit

Total Sanitary Permits Issued 12/1/2023 - 12/31/2023

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	6	2	4	0
Holding Tank	2	1	1	0
Grand Total	8	3	5	0

Total Sanitary Permits Inspected 12/1/2023 - 12/31/2023

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	3	0	3	0
Holding Tank	3	3	0	0
In-Ground Pressure	2	1	1	0
Grand Total	8	4	4	0

DECEMBER 2023

Land Use Violations Report

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
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 004-00222-0600	N2730 WELK RD	Ashley & Rick Ruck Dennis McConnell	13442 13557	Zoning Zoning	Storage of recreational trailer on R1 lands with no dwelling unit. Processing of logs to firewood for commercial sale. Accessory Structure without a principal structure/use present. Structure without LUP.

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
008004680000	W6502 STATE ROAD 44	Carolee Miller	13533	Shoreland	No LUP and building within the shoreland setback. Certified Mailing -unclaimed resent through S.O.
002002260200	W282 County Road V	Stanley Hallman	13532	Zoning, POWTS	No LUP for conversion of Ag building to house, No reconnection permit for sanitary system, House not being lived in by owner / operator of the farm.

Sent to Corp. Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
004003750100 004003750100	N6264 N lawson Dr N6264 N Lawson Dr	David Santee David Santee	13356 13460	Zoning Zoning	Establishing a residence without a conditional use permit on C-2 parcel. Operating a long term rental in a zoning district that does not allow long term rentals as an allowed use.
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.

Monthly Violations Resolved

YTD Violations Resolved

20

January, 2024

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type
014005110201	N2875 Nicolet Rd	Carolyn & Corneal Troyer	13383	Zoning, Junk
004-00222-0600 006-01093-0000	W1236 Spring Grove Rd.	Dennis McConnell Laurie Koepke	13557 13564	Zoning Junk

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type
006005810101 008004680000	N2730 WELK RD W6502 STATE ROAD 44	Ashley & Rick Ruck Carolee Miller	13442 13533	Zoning Shoreland
002002260200	W282 County Road V	Stanley Hallman	13532	Zoning, POWTS

Sent to Corp. Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type
004003750100 004003750100	N6264 N Lawson Dr N6264 N Lawson Dr	David Santee David Santee	13356 13460	Zoning Zoning
020004510000, 020004510000	Hopp Road Right of way	Hopp	13395	Floodplain

Monthly Violations Resolved

1
Koepke

YTD Violations Resolved

1

Land Use Violations Report

Violation Description
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
Accessory Structure without a principal structure/use present. Structure without LUP. Discarded or damaged interior furniture (chair behind shed) 350-16.A(7) Building components or construction materials not in use (lumber by shed) 350-16.A(9) Outdoor lighting closer than 3 feet to a property line. (stake lights on lake side) 350-23
Violation Description Storage of recreational trailer on R1 lands with no dwelling unit. Processing of logs to firewood for commercial sale. No LUP and building within the shoreland setback. Certified Mailing -unclaimed resent through S.O. No LUP for conversion of Ag building to house, No reconnection permit for sanitary system, House not being lived in by owner / operator of the farm.
Violation Description Establishing a residence without a conditional use permit on C-2 parcel. Operating a long term rental in a zoning district that does not allow long term rentals as an allowed use. 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.

POWTS VIOLATION REPORT 1/23/24

OPEN NOTICES SENT

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date	Notes	First Letter Sent	Restart first letter sent	Final letter sent	Sent to CORP counsel	Has new permit	New permit number	New permit active	action remaining
6010220701	W1740 SANDSTONE AVE	WOOD MAUREEN ; WOOD SIMON	159178	POWTS Failure	Tank not watertight	10/22/2019	Baffles failed, drywell cover not sound , tank falling	N/A possibly	N/A			yes	202324061	no	tank abandonment in spring

OPEN FINAL NOTICES SENT

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date	Notes	First Letter Sent	Restart first letter sent	Final letter sent	Sent to CORP counsel	Has new permit	New permit number	New permit active	action remaining
016008320000	N528 COUNTY ROAD T	WEIR LAVERNE J	01624079	POWTS Failure	Tank not Watertight	12/12/2023	Wait for install	12/13/2023	NA	1/15/2024		yes	202424003	no	Wait for install

SENT TO CORP COUNSEL

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Violation Date	Notes	First Letter Sent	Restart first letter sent	Final letter sent	Sent to CORP counsel	Has new permit	New permit number	New permit active	action remaining
8005940000	W6521 W NORTH ST	BARKER RHONDA K	11	POWTS Failure	Tank Failure	10/27/2021	Went to court over the issue, will be getting a new permit with kinas excavating.					no			wait for kinas to finish permit
16009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	10024256	POWTS Failure	Tank Failure	5/29/2021	Spring 2024 getting a septic from kinas excavating					yes	202324020	no	wait for install
6010221104	N5107 SANDSTONE AVE	VANDERVELDE NANCY	624041	POWTS Failure	Tank not watertight	6/29/2023	Dry well not a cesspool. Will be abandoned.	6/29/2023	N/A	9/26/2023	11/13/2023	yes	202324085	no	wait for kinas to abandon system spring 2024
6010221105	N5113 SANDSTONE AVE	VANDERVELDE NANCY	624042	POWTS Failure	Tank not watertight	6/16/2023	Dry well not a cesspool, will have new system in spring 2024	6/29/2023	N/A	9/26/2023	11/13/2023	yes	202324085	no	wait for install
14001720000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	POWTS Failure	Tank Failure	11/8/2019	working with soil tester to get new sanitary permit. Will likely get a holding tank and not a mound system.	6/19/2023	N/A	9/27/2023	11/13/2023	NO			Courp Counsel in communications about legal action
16015530000	N4164 NANCY DR	RUBACH RYAN W	18212	POWTS Failure	Effluent discharging to ground surface	9/13/2023	Working with kinas to get a new sanitary permit. Will be getting new system in spring, told him about the next couple letters arriving and not to get worried.	10/13/2023	N/A	11/13/2023	12/14/2023	no			wait for permit to get submitted
16004630000	N4487 MAPLE LN	KLEIN JUSTIN T	58848	POWTS Failure	Tank not Watertight	8/5/2022		11/11/2022	11/13/2023	12/13/2023	1/15/2024	yes	202324036	no	wait for install
16007980501	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 in into it.	1/18/2022	Will be disconnecting the water fixtures, well pump is already off, some incoming water lines are already cut at a few locations to prevent freeze damage(not all are disconnected)	1/21/2022	11/16/2023	12/13/2023	1/15/2024	not needed			Conduct another in person inspection to verify a few things.
16008010300	N5587 LOCK RD	WEHNBRECHT JEREMY WAYNE; WEHNBRECHT TAMI LYNN	37516	POWTS Failure	Tank not Watertight	8/26/2022		11/11/2022	12/13/2023	12/13/2023	1/15/2024	yes	202324028	no	wait for install
16009230000	W5894 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	10024095	POWTS Failure	Tank unround	6/24/2020			11/13/2023	12/13/2023	1/15/2024	yes	202124068	no	wait for install
16009230000	W5886 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	10024249	POWTS Failure	Tank unround	6/24/2020	2024 spring install by kinas excavating new install will be in spring 2024 per kinas		11/13/2023	12/13/2023	1/15/2024	yes	202124117	no	wait for install
16009230000	N4904 RAY SHORTER RD	PROG ROD-GUN CLUB	10024259	POWTS Failure	Tank compromised	6/24/2020			11/13/2023	12/13/2023	1/15/2024	yes	202324057	no	wait for install
16000900000	N6123 SWAMP RD	HEBBE JAMES A	1624006	POWTS Failure	Tank not Watertight	4/26/2022	Working with Bill Kinas to get a sanitary permit. Undecided on what to do with the house. Not currently a human health hazard as the system is not being used and is very clean on the inside.		11/13/2023	12/13/2023	1/15/2024	no			Wait to get a new sanitary permit. (not a current human health hazard)
6001980000	W591 THOMAS RD	WILKE CARL H	624010	POWTS Failure	Tank not Watertight	5/18/2022	Owner has dementia		11/13/2023	12/13/2023	1/15/2024	yes	202324012	no	wait for install
16007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	tank failure	8/13/2019	will be installed spring of 2024 according to kinas		11/13/2023	12/13/2023	1/15/2024	yes	202224079	no	wait for install

Planning & Zoning 2024

January						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
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28	29	30	31			

February						
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March						
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31						

April						
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28	29	30				

May						
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26	27	28	29	30	31	

June						
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30						

July						
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August						
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September						
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October						
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November						
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December						
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29	30	31				

Notes:	
Jan	NO P&Z Committee
Jan	NO County Board
Feb 1	P&Z Committee
Feb 20	County Board
Mar 7	P&Z Committee
Mar 19	County Board
Apr 4	P&Z Committee
Apr 16	County Board
May 1	P&Z Committee
May 21	County Board
Jun 6	P&Z Committee
Jun 18	County Board
Jul 11	P&Z Committee
Jul	NO County Board
Aug 1	P&Z Committee
Aug 20	County Board
Sept 5	P&Z Committee
Sept 17	County Board
Oct 3	P&Z Committee
Oct 15	County Board
Nov 7	P&Z Committee
Nov 19	County Board
Dec 5	P&Z Committee
Dec 31	County Board
	 = P&Z Meetings
	 = County Board Meetings

Planning & Zoning 2024

January						
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February						
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March						
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31						

April						
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May						
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June						
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July						
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August						
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September						
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October						
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November						
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December						
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22	23	24	25	26	27	28
29	30	31				

Notes:	
Jan	NO P&Z Committee
Jan	NO County Board
Feb 1	P&Z Committee
Feb 20	County Board
Mar 7	P&Z Committee
Mar 19	County Board
Apr 11	P&Z Committee
Apr 16	County Board
May 1	P&Z Committee
May 21	County Board
Jun 6	P&Z Committee
Jun 18	County Board
Jul 11	P&Z Committee
Jul	NO County Board
Aug 1	P&Z Committee
Aug 20	County Board
Sept 5	P&Z Committee
Sept 17	County Board
Oct 3	P&Z Committee
Oct 15	County Board
Nov 7	P&Z Committee
Nov 19	County Board
Dec 5	P&Z Committee
Dec 31	County Board
	 = P&Z Meetings
	 = County Board Meetings

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, February 1, 2024, at 9:30 a.m.** to consider the following requests:

Item #1: Owner: David Roy Santee, **Location:** N6264 N. Lawson Drive, **Parcel:** 004-00375-0100. **Legal Description:** NE1/4 of SE 1/4, located in Section 16, T16N, R13E, Town of Brooklyn, ±2.9 acres. **Request:** The owner is requesting a Conditional Use Permit to re-establish a motel use and to re-establish a single-family residential use for the owner of the commercial use.

Item #2: Owner: Yukon Storage LLC., **Location:** W1734 North Street, **Parcel:** 004-00410-0102. **Legal Description:** Lot 2 of CSM 2742, located in Section 17, T16N, R13E, Town of Brooklyn, ±1.02 acres. **Request:** The owner is requesting a Conditional Use Permit for a single-family residential use for the operator(caretaker) of the commercial use.

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: January 18, 2024

Land Use Planning and Zoning Committee Staff Report

Public Hearing

February 1, 2024

Item I: Conditional Use Permit (CUP)

Owner:

David Roy Santee

Applicant:

Same

Request: The owner/applicant is requesting a conditional use permit to re-establish a motel use as well as to re-establish a residence for the owner/operator of a commercial use.

Parcel Number/ Location: The request affects parcel 004-00375-0100 (±2.9 acres). The parcel is located in the NE ¼ of the SE ¼ of Section 16, T16N, R13E, Town of Brooklyn. The site address is N6264 N Lawson Dr.

Existing Zoning and Uses of Adjacent Area: The parcel 004-00375-0100 is zoned C-2, Extensive Commercial District. The property was being used as motel until a fire occurred in February of 2022. To the East, the property is bordered by the Puchyan River. The parcels to the West and Southwest are zoned R-1, Single-Family Residence District. To the North across N Lawson Dr the parcels are zoned C-1, General Commercial District and I, Industrial District. This area has a number of different zoning districts.

Additional Information/Analysis: The property was established in 1949 as a motel. At that time, there was no zoning ordinance in place. The Town of Brooklyn has since adopted the County Zoning Ordinance that requires a conditional use permit to operate a motel use. Consequently, the Dartford Inn was considered legal nonconforming use. The current owner has been operating the motel since 2007. The motel accommodated guests for a few days or weeks to the entire summer season. The motel has a total of 14 rooms to be rented out with a live-in suite of 5 bedrooms for the owner. The 19 total bedrooms do not exceed the septic system size as it was designed for 30 bedrooms.

The motel is broken up into five “buildings” with buildings 1, 4, and 5 consisting of guest rooms. Building 2 houses utilities and the motel lobby as well as access to the owner’s residence. Building 3 was severely damaged in the February 2022 fire. The most westerly portion of Building 3 was salvageable and will be utilized as the motel’s kitchen. The remainder of Building 3 will be constructed as a covered pavilion. There is also a garage on the property that is to be used by the owner for business and personal storage.

Due to the fire and aftermath that followed, there was a lapse of over a year where the motel use did not occur. This discontinuation resulted in the non-conforming status of the motel being lost. Presently, in order to re-establish both the motel use as well as the residential use for the owner of the commercial use, a new CUP is required. The owner stated that he

envisions the motel reopening on May 1, 2024. From that day forward the motel is planned to operate May 1st to December 1st on an annual basis.

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. Until the current septic systems are replaced, they shall be inspected on an annual basis by a licensed POWTS maintainer.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on December 13, 2023. Due to a vacancy on the Town of Brooklyn’s Plan Commission the Town was unable to meet the open meetings numbers test. As a result, the Town Board took no action on this request.



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

APPLICATION FOR CONDITIONAL USE PERMIT

The purpose of the conditional use permit process is to utilize the minimum review standards of the zoning ordinance (Green Lake County Code Chapter 350, Section 56) to determine the effect of the proposed use on the neighborhood and suitability of proposed development at the proposed location. Conditions are added to the request to minimize any impacts to the surrounding properties, if the request is consistent with the adopted Green Lake County Comprehensive Plan.

Prior to the Department accepting the application, the following items need to be completed and/or provided by the owner or applicant:

- Consultation with the staff in the Land Use Planning & Zoning Department
- Application completely filled out, including property information, legal description, and detailed description of proposed use
- Detailed site plan on paper not larger than 11" x 17", drawn to scale and including location of: lot lines, all building and structures with dimensions, all components of private onsite wastewater treatment systems like septic tanks and drain fields, public and private roads including access easements, navigable waterbodies, well location, and the setback distances between all the above
- Fee as set by the Committee for a public hearing item

OPERATIONAL PLAN NARRATIVE

The operational plan is intended to address all components of the business, from establishment through to present operation. This narrative should be two or more paragraphs that address the following questions, from the perspective of the proposed use:


- What is the history of the business and/or applicant?
- What is the history of the property and its current use?
- Describe in detail the proposed use of the property.
- If applicable, include an operation and/or maintenance plan.
- When will the property be used? (Seasonally? Set daily hours?)
- What will be done with the current structures, if any?
- Will any new structures be built? If yes, how will they be used and where will they be located?
- 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?
- What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?
- Why was this property chosen for this business activity? How will this use benefit the community by being located on this specific property?
- 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.)

Fee Received (Non-Refundable) 375.⁰⁰

Date 11-27-23

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 David Roy Santee
Mailing Address N6264 N. Lawson Dr., Green Lake, WI 54941
Phone Number (920) 369-0009 Email dave.santee@yahoo.com
Signature  Date 11-27-23

AGENT IF OTHER THAN OWNER

Name _____
Mailing Address _____
Phone Number _____ Email _____
Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Location of Property N6264 N. Lawson Dr.
Section 16 Town 16 N Range 13 E
Affected Parcel Number(s) 004-00375-0100 Affected Acres ±2.9
Subdivision — Lot — Block —
CSM — Lot — or COS —
Legal Description See attached Exhibit A

Current Zoning Classification C2 Extensive Commercial

Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)
Property has been used as a motel for 73 years (1949). In Feb. of 2022 a fire occurred and the motel closed. Now the owner would like to re-open the motel. Due to the establishment of the motel prior to County Zoning a conditional use permit is necessary.

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? Re-establish motel use.

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. entire parcel covered under this CUP application.

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

See a Hached narrative.

The Dartford Inn is a motel that was established in 1949 in the Town of Brooklyn, Green Lake County, WI. Prior to the motel, the property was utilized as the Brooklyn Mill. David Roy Santee has been the owner of the motel since 2007 (16 years). Prior to 2007 Mr. Santee had many years of experience in hotel and restaurant management.

As stated the property had been utilized as a motel business since 1949. That motel business has been the common use of renting a guest room for a few days to a couple weeks during that time. Additionally, the motel has four guest rooms that are set up for seasonal stays. Many families in the past would rent one of these rooms to stay for the entire summer season. More recently, the motel has been filling a role in the community for people with jobs who are waiting for apartments to come available. Agencies like ADVOCAP utilize the motel for this purpose. The motel will only have one or two of these customers at a time and they will stay for less than 60 days.

The motel's operation will be that they would open for business on May 1st and close on December 1st. During this time period the motel would be utilized 24 hours a day 7 days a week as is normal with motel uses. Outside of this the only use of the property will be for the owner's residence.

There are a total of 14 motel guest rooms. There are 9 in the west wing (Building 1), there are 4 in the east wing (Building 4) and there is a cabin suite (Building 5). The owner's residence consists of a 5 bedroom dwelling (approximately 3000sqft). Also, part of Building 2 is the motel's lobby, utility room, motel laundry, and front porch. Building 3 was destroyed in the 2022 fire. The proposed plan is to not replace Building 3 with additional guest rooms. Rather the space will be converted into a covered pavilion / patio. There is a 18ft x 18ft portion of Building 3 that was able to be saved. That portion is planned to be turned into a kitchen that will serve customers continental breakfast. The only other building on the property is a 5 car detached garage. The garage will continue to be used by the owner for business and personal storage.

As far as hazards, concerns, or disruptions the proposed use might have on neighboring properties, the proposed use is the same use as had been established on the property since 1949. So neighboring property owners are accustomed to the motel use.

The proposed pavilion /patio will not add additional hard surface to the property and thus will not add to stormwater running off the property and eventually into the Puchyan River. Further, the septic systems on the property are sized for 30 rooms and the proposed use is for 14 guestrooms so we are at less than half the existing septic system's original design. Hyler Septic Service inspected the existing system in July of 2023 and Hyler stated the system was operating as designed.

In 1949 this property was chosen for the motel use because it was along the highway and it was a half of a block from the train station. Additional considerations were its proximity to the Puchyan River which would allow recreational options for renters. When the motel is completely renovated / restored it will continue to benefit the community as an affordable lodging option, especially for families w/ children.

The proposed use is consistent with the County's comprehensive plan as well as with the County's zoning map. The property is zoned C2, Extensive Commercial district and the motel use is an allowed use in this

district with a conditional use permit. Placing uses in zoning districts where those uses are and can be effectively administered and enforced meets the goal and objectives of the County's plan.

Respectfully submitted,



David Roy Santee

N6264 N. Lawson Dr.

Green Lake, Wi 54941

EXHIBIT A

“A parcel of land situated in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 16, Township 16 North, Range 13 East described as follows: Commencing at a point on the Southerly line of the Green Lake-Ripon highway two hundred sixty-two and five tenths (262.5) feet Northeasterly from the most Northerly corner of “Riverside Park” according to the recorded plat thereof; thence Southeasterly parallel with the Northeasterly line of said “Riverside Park” one hundred sixty-eight (168) feet, thence Southwesterly at right angles eighty-two and five tenths (82.5) feet, thence Southeasterly at right angles and parallel with the Northeasterly line of said “Riverside Park” to a point one hundred eighty (180) feet more or less North fifty degrees thirty minutes (50 degrees 30’) East of the most Easterly corner of said “Riverside Park”, thence North fifty degrees thirty minutes (50 degrees 30’) East two hundred eighteen and ninety-seven hundredths (218.97) feet more or less, thence North thirty degrees (30 degrees) east one hundred twenty-six and six hundredths (126.06) feet, thence north six degrees (6 degrees) East to the Southerly line of said highway, thence Southwesterly along the Southerly line of said highway to the point of beginning.”

ALSO: A parcel of land which is located in Section 16, Township 16 North, Range 13 East and more particularly described as follows: Beginning at a point one hundred eighty feet N 50 degrees 30’ E of the Southeast corner of Lot 19 of “Riverside Park”; thence continuing N 50 degrees 30’ E, two hundred eighteen and ninety-seven one hundredths feet (218.97) to a point; thence N 30 degrees E one and ninety-one one hundredths chains (1.91) to a point; thence N 6 degrees E, two and seventy five one hundredth (2.75) chains to the center of Highway 23; thence S 47 degrees 10’ E to the low water mark of the Puchyan River; thence Southwesterly at the low water mark along the Northwest bank of the Puchyan River to a point S 47 degrees 10’ E of the point of beginning; thence N 47 degrees 10’ W to the point of beginning.

All above lands lying and being the in Town of Brooklyn, Green Lake County, Wisconsin.

* * * End * * *

Time Line

Rooms 1-9 + CABIN
Lobby + Office
OPENING MAY 1, 2024

Rooms 17-20
OPENING SEPT 2024

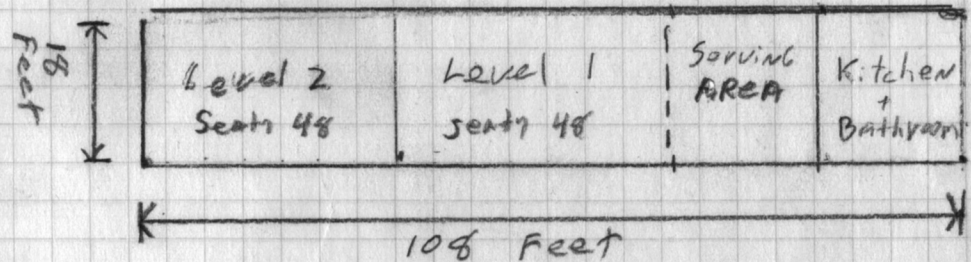
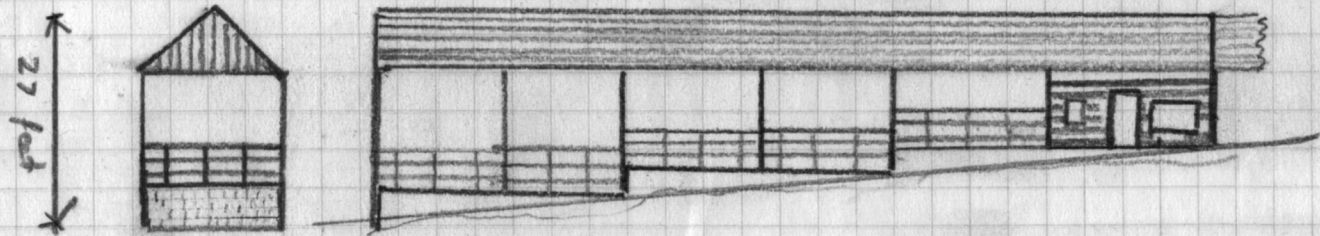
Kitchen AND PATIO
EST OPENING MAY 1 2025
* Will Depend on Engineering Approval

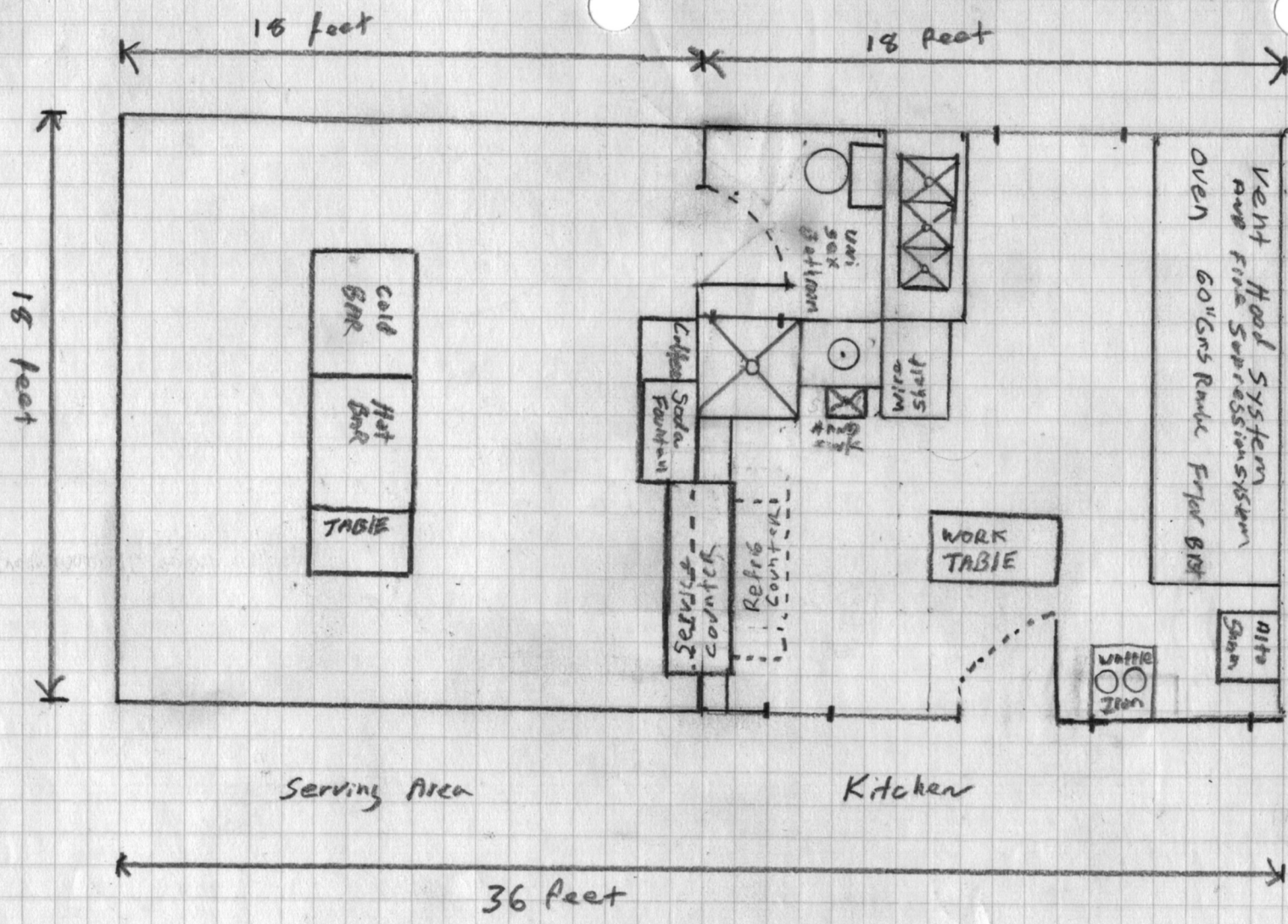
DARTFORD INN

PATIO AND Kitchen

* Subject to Engineering and Health Dept Approval

Elevation





DARTFORD INN Kitchen and Serving Area
 * Subject to Engineering and Health Dept Approval.

Dartford Inn 2020 Aerial

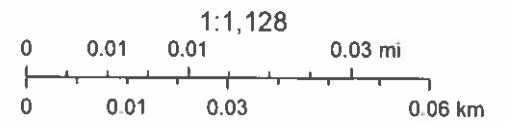


11/27/2023, 12:08:58 PM

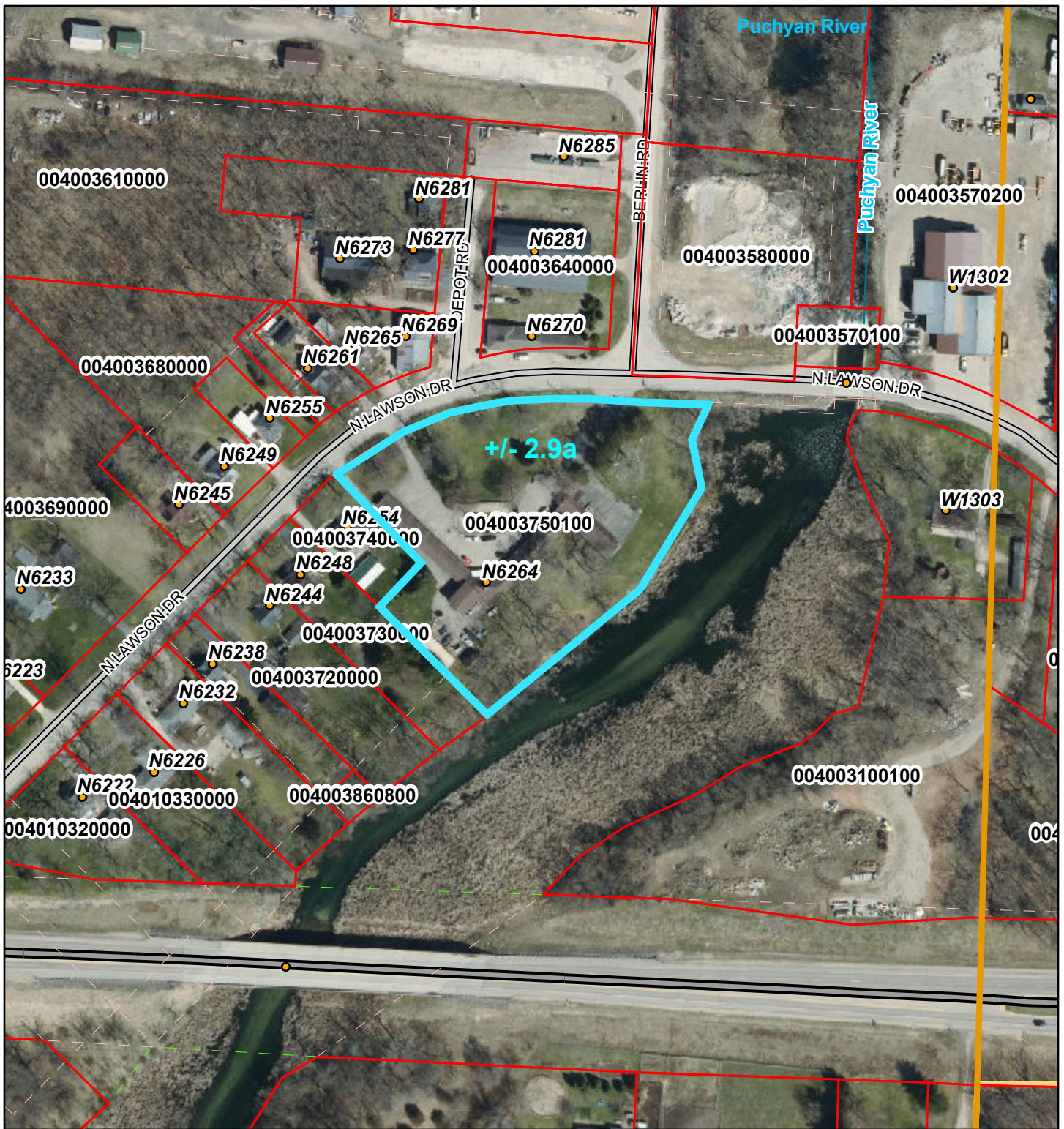
• Address Section TaxParcel

alvts

11-27-23

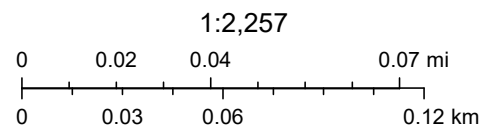


Santee CUP Aerial Map 2020

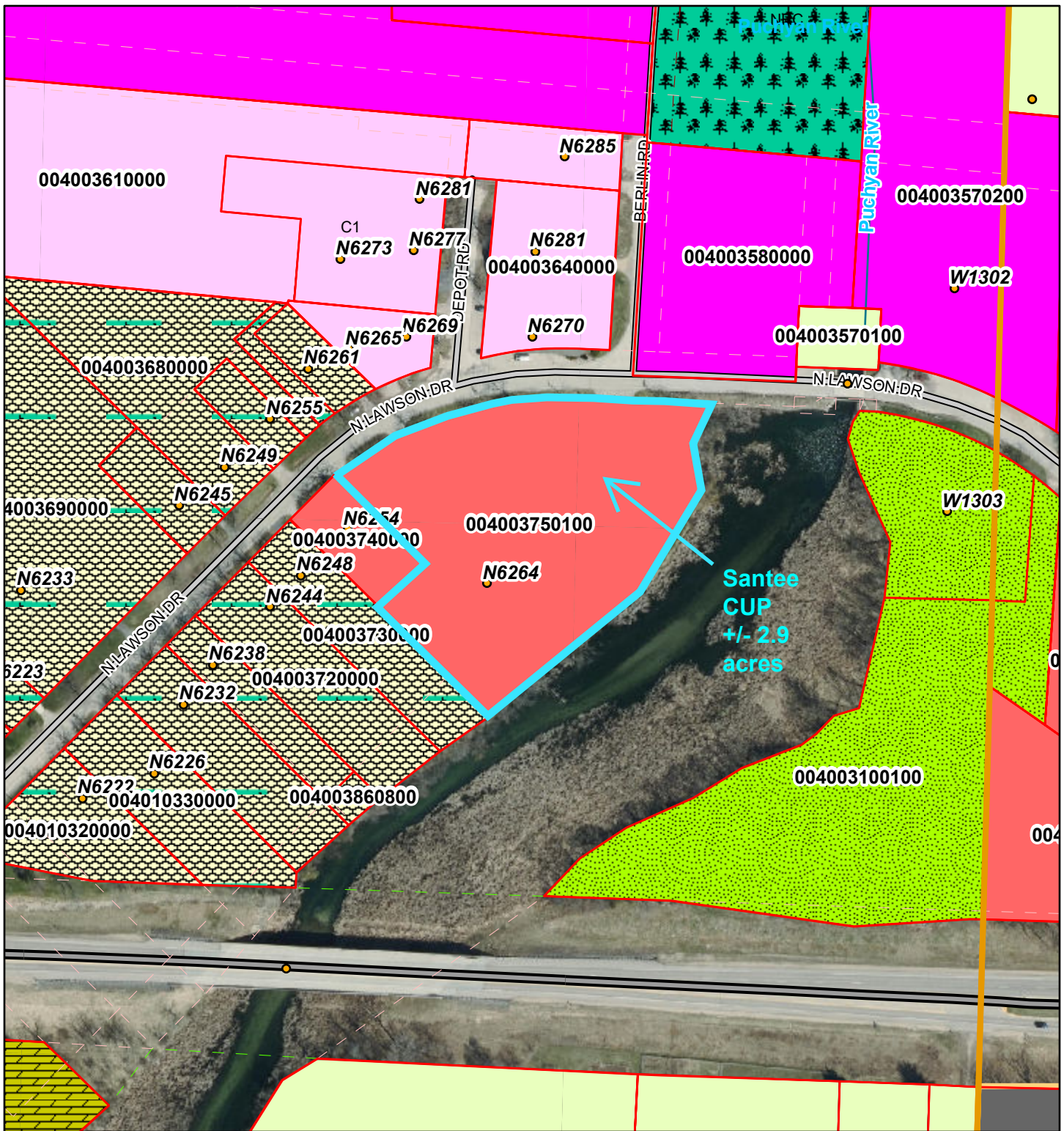


12/12/2023, 10:04:28 AM

- Address
- Section
- Corner
- SUB
- TaxParcel



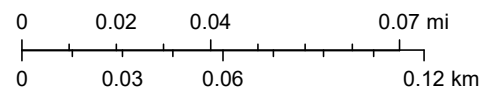
Santee CUP Zoning Map 2020



12/12/2023, 10:19:45 AM

1:2,257

- Address
- Section
- Corner
- SUB
- TaxParcel



1/21/24

In regards to the upcoming Public Hearing on 2/1/24:

Item #1 Request for the Dartford Inn to be granted a Conditional Use Permit to re-establish a motel use and re-establish a single-family residential use for the owner of the commercial use.

Dear Land Use Planning and Zoning Department,

As residents of the North Lawson Drive neighborhood, we are writing to express our concerns over the possibility of the Dartford Inn being allowed to re-open.

We do not feel that the Dartford Inn should be granted a CUP to re-establish the motel or single-family residential use. In the previous years of operation, the property has not been maintained, and since the fire in February of 2022, they have yet to fully clean up the burnt out remains of the building. A shipping container and a porta potty have been sitting in front of the unusable pool for over a year now, and many neighbors have witnessed the septic pipes in front of the property overflowing at times. The wooden siding on the backside of the remaining wing has rotten siding on the back side and there is garbage and clutter around the entire property.

The owners have been rude to the neighbors, and it is known that over the last 5+ years, individuals who are being released from the Green Lake County Jail are living in the remaining units. Several neighbors have viewed strangers on their security cameras, walking through their property and looking into garages at night.

As a close knit neighborhood, whose residents care about the safety, appearance and functions of our community, we are asking you to please consider our concerns.

Thank You,

Concerned Residents of North Lawson Drive, Green Lake, WI 54941

Opposition to the request for the Dartford Inn to be granted a Conditional Use Permit
to re-establish a motel use and re-establish a single-family residential use
for the owner of the commercial use.

	Name	Address	Signature	Date
1	Betsy Keise	N6244 Lawson Dr.	Betsy Keise	1/21/24
2	Michael Makorec	" "	Michael R. Makorec	1/21/24
3	KATHY WATERS	N6238 Lawson	Kathy Waters	1-21-24
4	ROY WATERS	" "	Roy R. Waters	" "
5	NATHAN DEWITT	N6254 Lawson	Nathan DeWitt	1-21-24
6	Kim Tetzlaff	N6254 Lawson Dr.	Kim Tetzlaff	1-21-24
7	Elizabeth Perschinger	N6232 Lawson Dr.	Elizabeth Perschinger	1/21/24
8	Al Walk	N6232 N. Lawson Dr.	Al Walk	1/21/24
9	Weather DeWitt	N6222 N. Lawson Dr.	Weather DeWitt	01/21/24
10	ANDREW DEWITT	N6222 N. Lawson Dr.	Andrew DeWitt	01/21/24
11	Ron Polcyn	N6209 N. Lawson Dr.	Ronald A. Polcyn	1/21/24
12	Amy Polcyn	N6209 N. Lawson Dr.	Amy Polcyn	1/21/24
13	Beth Grams	N6223 Lawson Dr.	Beth Grams	1/21/24
14	Lorene Kincaid	N6205 Lawson Dr.	Lorene Kincaid	1/21/24
15	John Kincaid	N6205 Lawson Dr.	John Kincaid	1/21/24
16	Linda Baranowski	N6261 Lawson Dr.	Linda Baranowski	1/21/24
17	Linda J. Wells	N6255 N. Lawson Dr.	LINDA J. WELLS	1/21/24
18	Patty Keise	N6249 Lawson Dr.	Green Lake, WI	1/21/24
19	Green Lake, WI	N6249 Lawson Dr.	Green Lake, WI	1/21/24
20	WILMA PRICE	N6233 NORTH LAWSON	GREEN LAKE	1/21/24
21	BONNIE J. PRICE	N6233 N. LAWSON DR.	GREEN LAKE, WI	1/21/24
22	Steve Stahl	N6270 Depot Rd	Steve Stahl	1/23/24

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: February 1, 2024

Owner: David Roy Santee

Agent: Same

Parcel: #004-003725-0100, N6264 North Lawson Drive, Town of Brooklyn.

Request: Conditional Use Permit to re-establish a motel use and to re-establish a single-family residential use for 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: February 1, 2024

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.
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. Until the current septic systems are replaced, they shall be inspected on an annual basis by a licensed POWTS maintainer.

Land Use Planning and Zoning Committee Staff Report

Public Hearing

February 1, 2024

Item I: Conditional Use Permit (CUP)

Owner:

Yukon Storage LLC

Applicant:

John Loberg

Request: The owner/applicant is requesting a conditional use permit to construct a residence for the owner/operator of the commercial use.

Parcel Number/ Location: The request affects parcel 004-00410-0102 (±1.02 acres). The parcel is located in the SE ¼ of the SE ¼ of Section 17, T16N, R13E, Town of Brooklyn. The site address is W1740 North ST.

Existing Zoning and Uses of Adjacent Area: The parcel 004-00410-0102 is zoned C-2, Extensive Commercial District. The property is currently being used as an office/service center for the US Department of Agriculture (USDA) and Natural Resources Conservation Service(NRCS). To the West, the property is C-2, Extensive Commercial District. The current use is storage units and Pinnacle Plumbing. To the East the Parcel is zoned R-3, Multiple Family Residential District. The parcel has an 8-unit multi-family residential development. The parcels to the South are zoned R-1, Single-Family Residence District. To the North the parcel is zoned I, Industrial District. This area has a number of different zoning districts.

Additional Information/Analysis: The property was established in 2005 as an office building. Currently the west side of the office is used for the offices/service center for the NRCS and USDA. The proposed operator residence is on the Eastern portion of the building in unused office space. The residence would be occupied by the building operator and their family who would maintain the property through activities such as snow removal and lawn cutting. The Sanitary system permit #200424060 is sized to allow a two-bedroom apartment with the current office employee numbers.

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. The apartment may only be occupied by the building owner/operator and their family. The apartment bedrooms may not be rented to more than one owner/operator.
2. Apartment is not to be used for short term vacation or travel rentals.
3. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
4. The owner/applicant must apply for a commercial building permit, including plans, to the Town of Brooklyn.
5. The owner/applicant must apply for and receive a Land Use Permit prior to construction of the owner/operator apartment.
6. 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.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on December 19, 2023. Due to a vacancy on the Town of Brooklyn's Plan Commission the Town was unable to meet the open meetings numbers test. As a result, the Town Board took no action on this request.



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

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

Land Development Code Enforcement County Surveyor GIS Land Information

APPLICATION FOR CONDITIONAL USE PERMIT

The purpose of the conditional use permit process is to utilize the minimum review standards of the zoning ordinance (Green Lake County Code Chapter 350, Section 56) to determine the effect of the proposed use on the neighborhood and suitability of proposed development at the proposed location. Conditions are added to the request to minimize any impacts to the surrounding properties, if the request is consistent with the adopted Green Lake County Comprehensive Plan.

Prior to the Department accepting the application, the following items need to be completed and/or provided by the owner or applicant:

- Consultation with the staff in the Land Use Planning & Zoning Department
- Application completely filled out, including property information, legal description, and detailed description of proposed use
- Detailed site plan on paper not larger than 11" x 17", drawn to scale and including location of: lot lines, all building and structures with dimensions, all components of private onsite wastewater treatment systems like septic tanks and drain fields, public and private roads including access easements, navigable waterbodies, well location, and the setback distances between all the above
- Fee as set by the Committee for a public hearing item

OPERATIONAL PLAN NARRATIVE

The operational plan is intended to address all components of the business, from establishment through to present operation. This narrative should be two or more paragraphs that address the following questions, from the perspective of the proposed use:

- What is the history of the business and/or applicant?
- What is the history of the property and its current use?
- Describe in detail the proposed use of the property.
- If applicable, include an operation and/or maintenance plan.
- When will the property be used? (Seasonally? Set daily hours?)
- What will be done with the current structures, if any?
- Will any new structures be built? If yes, how will they be used and where will they be located?
- 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?
- What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?
- Why was this property chosen for this business activity? How will this use benefit the community by being located on this specific property?
- 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.)

Fee Received (Non-Refundable) \$375.00

Date 11-2-23

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 Yukon Storage LLC / John John

Mailing Address W 1734 North ST

Phone Number 920 229 6957 Email _____

Signature John John Date 10-17-23

AGENT IF OTHER THAN OWNER

~~Name _____~~

~~Mailing Address _____~~

~~Phone Number _____ Email _____~~

~~Signature _____ Date _____~~

PROPERTY INFORMATION

Town of Bucklyn Location of Property W 1740 North ST

Section 17 Town 16 N Range 13 E

Affected Parcel Number(s) 004-00410-0102 Affected Acres 0.85

Subdivision — Lot — Block —

CSM 2742 Lot 2 or COS —

Legal Description Lot 2 of CSM 2742 V13 Subj to a well Agmt as described in Doc# 390782

Current Zoning Classification C2 Extensive Commercial

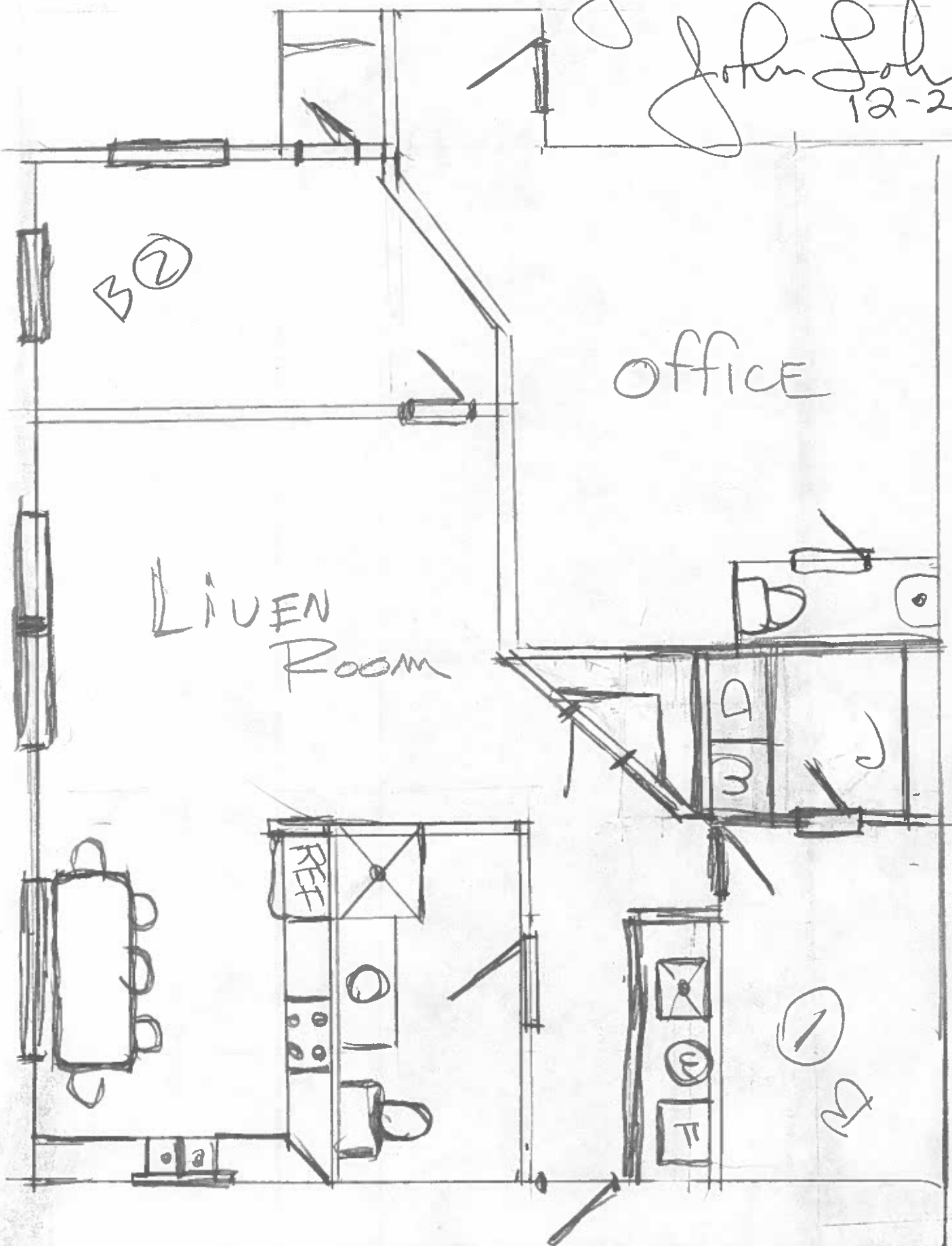
Present Use of Property: (List all current uses and improvements, i.e. home, store, farm field, wooded, etc.)

Office Space Ag + NRCS
①
③ ? 4 2 Bed Apartment
②

South 1

Drawn By
John Joh

John Joh
12-22-23



B2

office

LIVEN ROOM

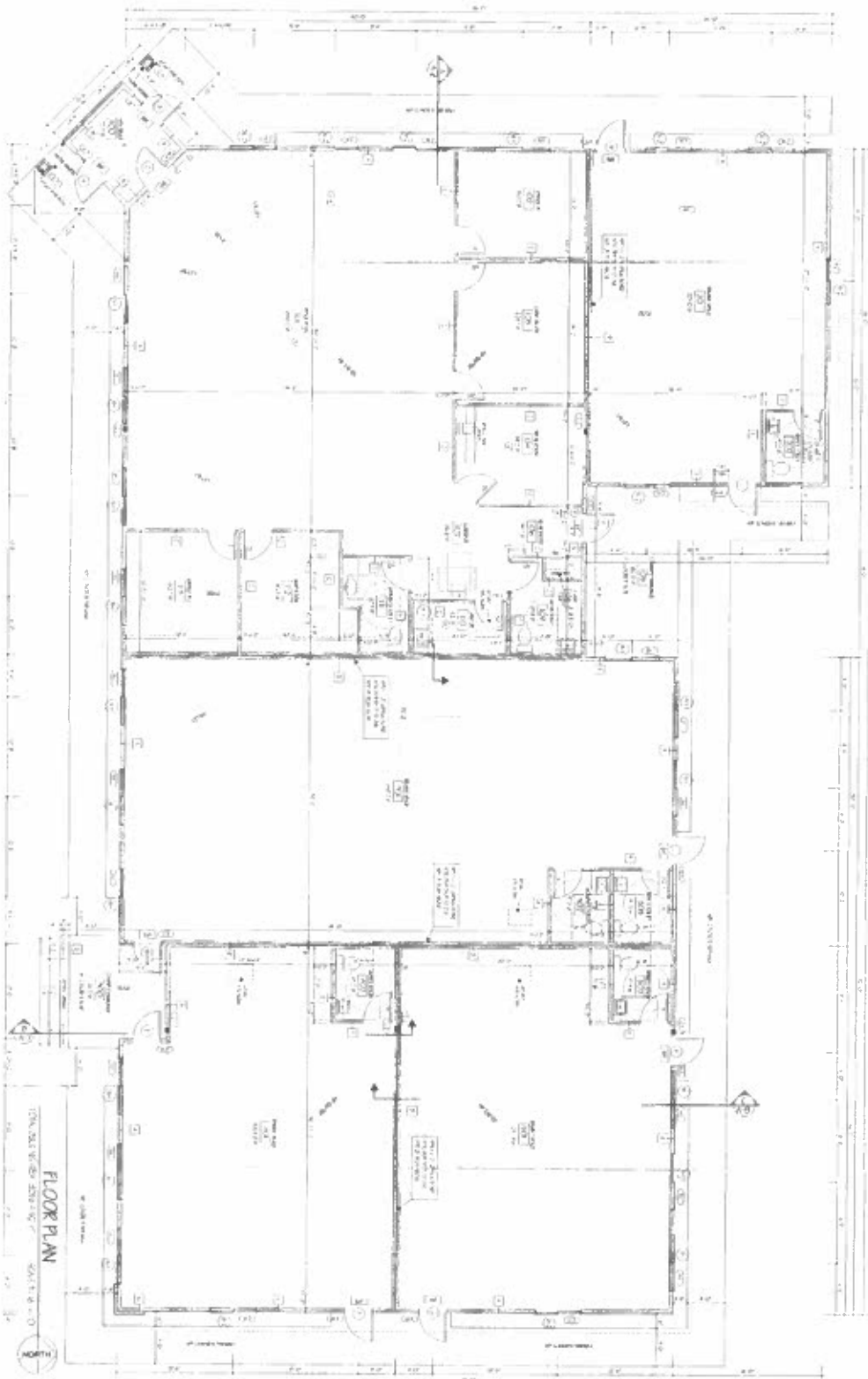
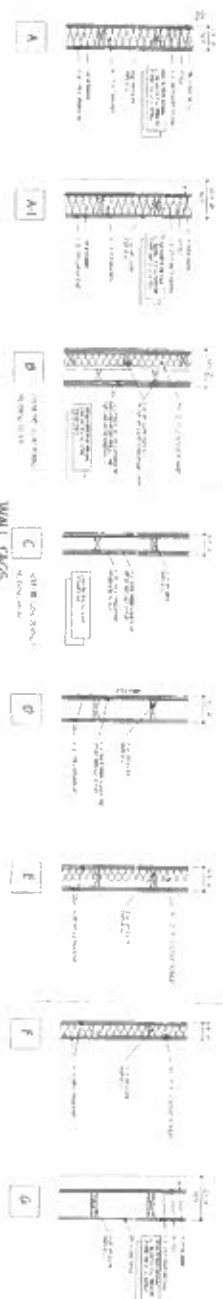
A
B

1

2

EXTERIOR DOOR & WINDOW HEADER SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
2	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
3	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
4	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
5	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
6	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
7	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
8	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
9	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
10	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
11	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
12	1" x 4" x 8" ALUMINUM WINDOW	SQ. FT.			
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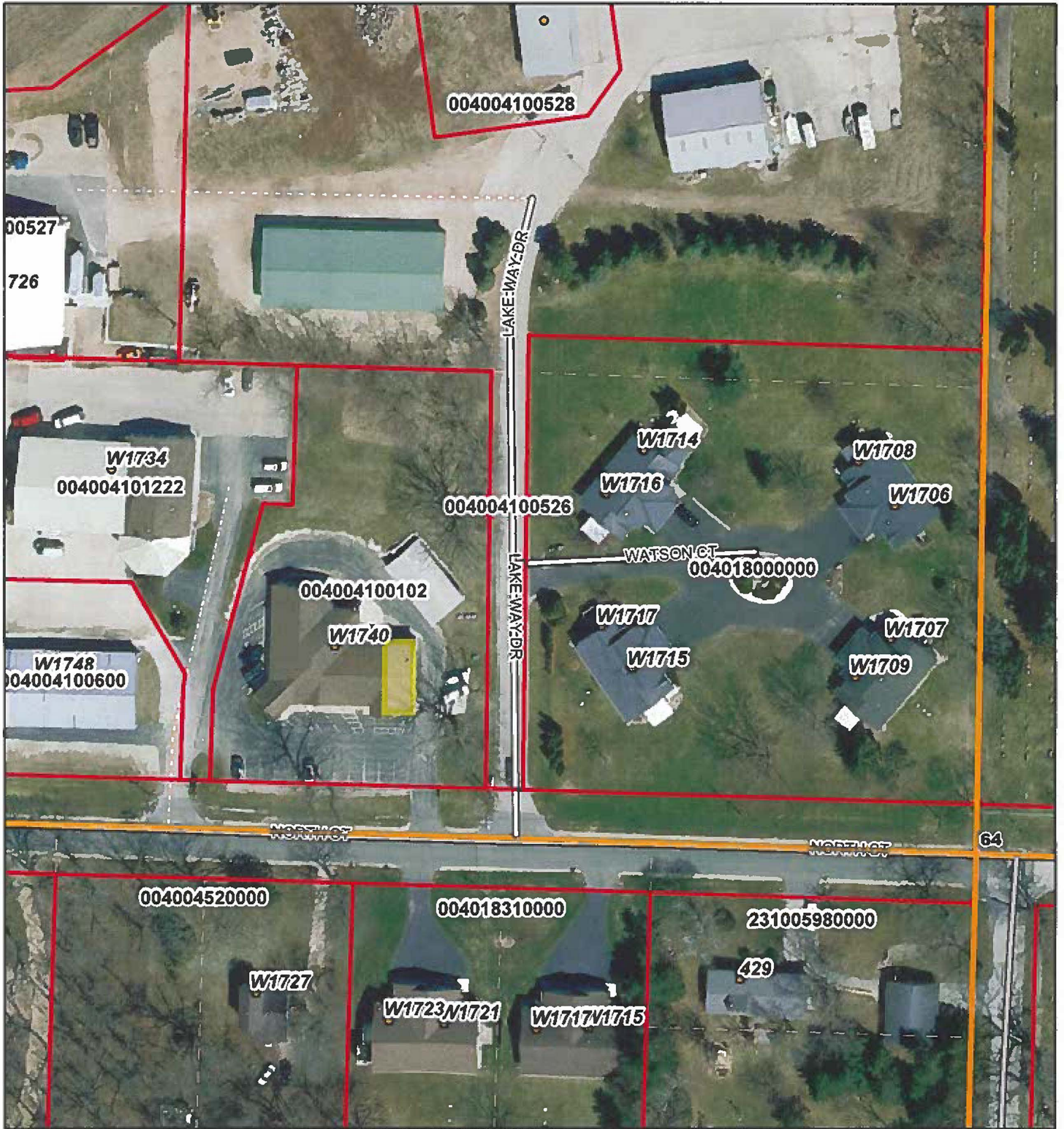


1310-A5
 SHEET
 05/10/2009
 1305

PROPOSED OFFICE BUILDING
 OWNER: YUKON STORAGE, LLC
 3000 NORTH STREET
 TOWN OF BROOKLYN
 COUNTY OF GREEN LAKE, WI 54941

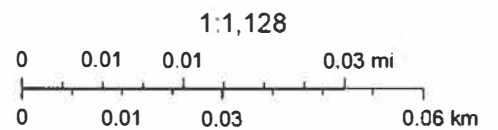
THE DRAWING BOARD
 N 5782 CTY "T" P.O. Box 15
 PRINCETON, WI 54968
 920-295-3260

Yukon Storage CUP Apartment

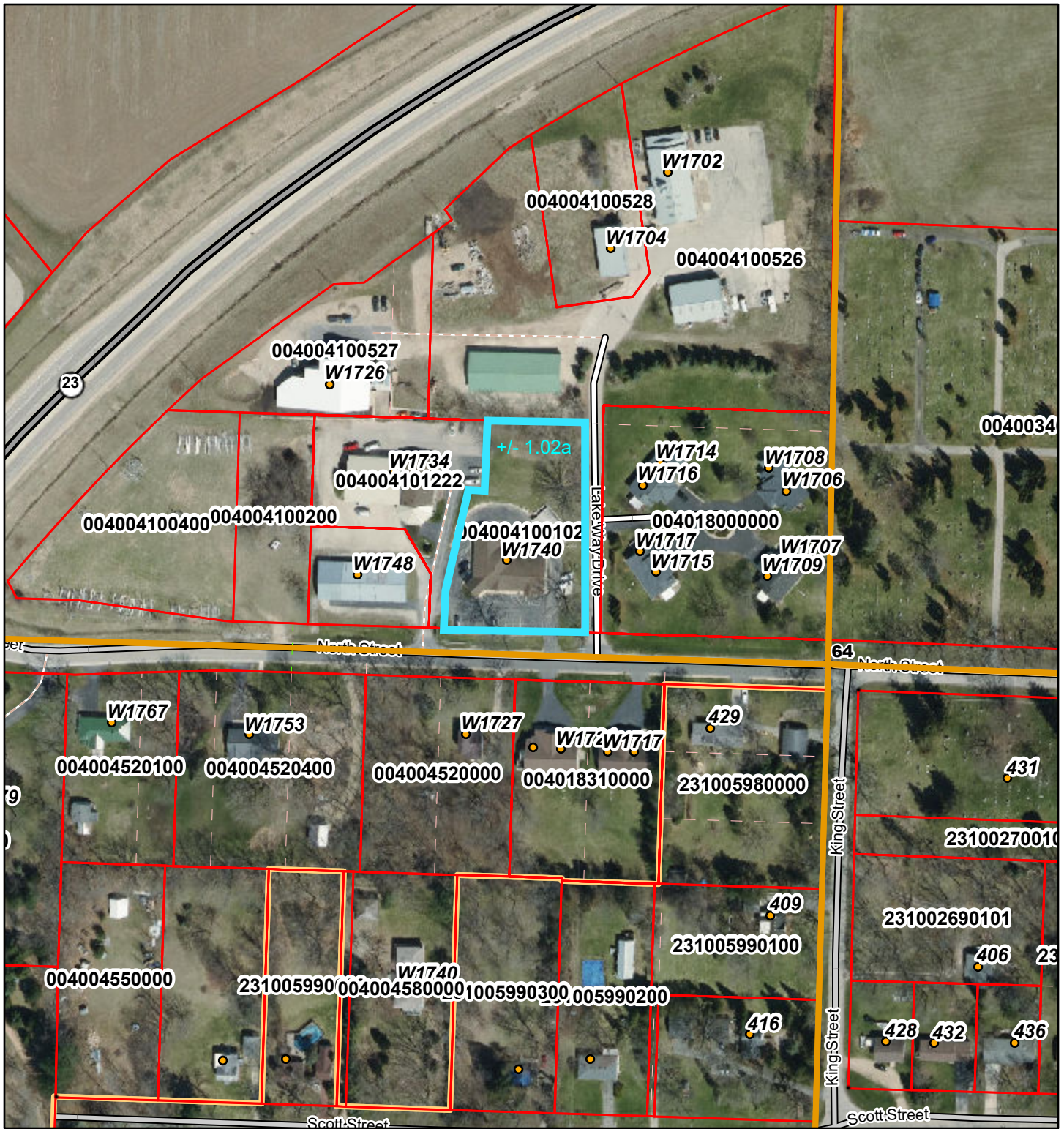


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- BLOCK
- ▭ Section
- ▭ TaxParcel
- Corner
- SECTION



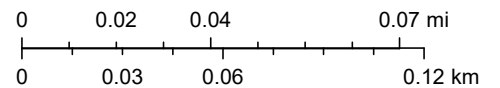
Yukon Storage CUP Aerial Map 2020



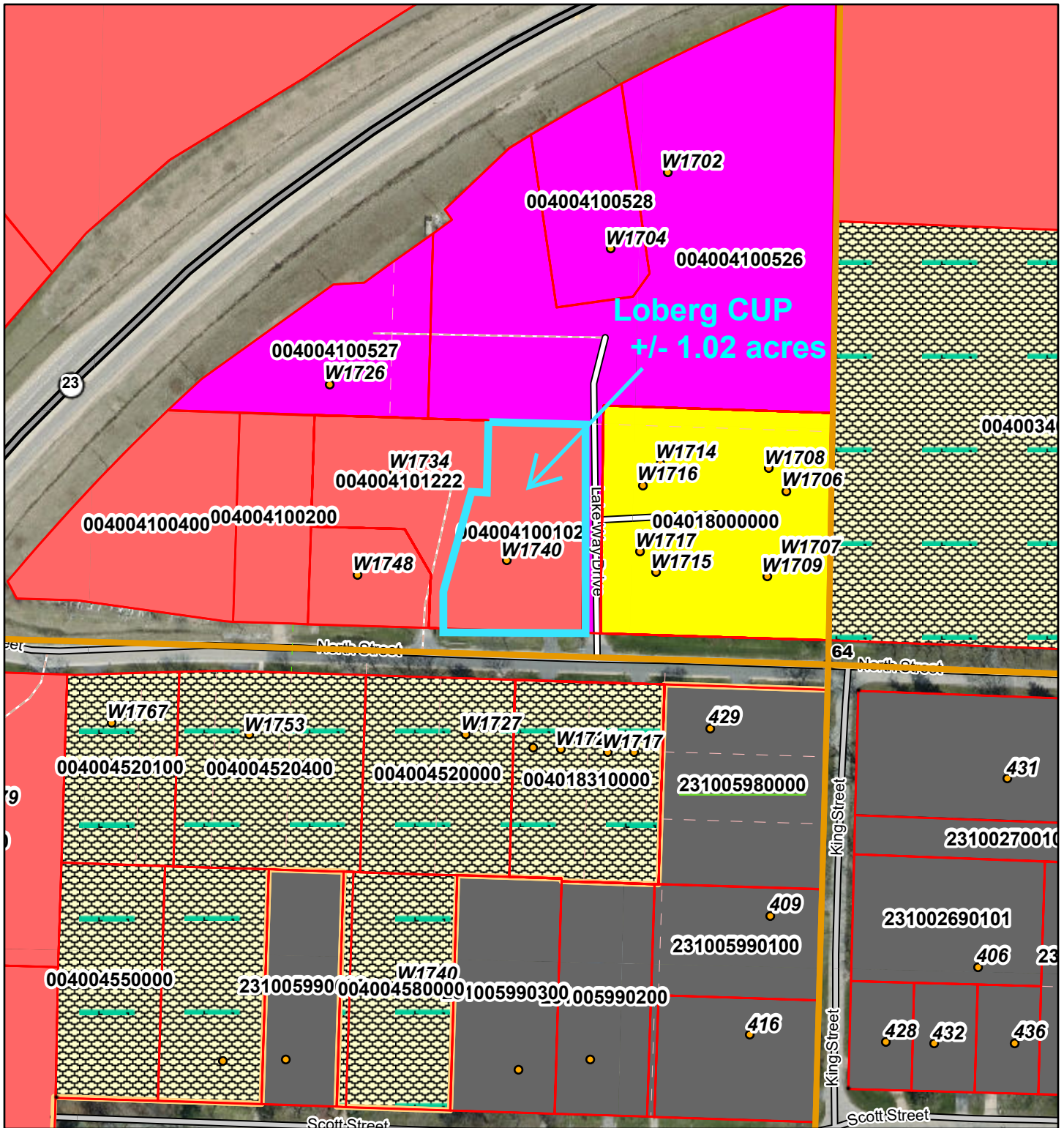
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- BLOCK
- Section
- TaxParcel
- Corner
- SECTION



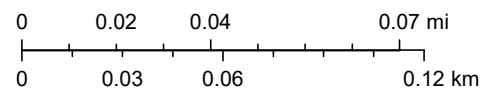
Yukon Storage CUP Zoning Map 2020



12/19/2023, 11:16:30 AM

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- Address
- SECTION
- Section
- BLOCK
- TaxParcel
- Corner
- SECTION



DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: February 1, 2024

Owner: Yukon Storage LLC.

Agent: John and Sue Loberg

Parcel: #004-00410-0102, W1734 North Street, Town of Brooklyn.

Request: Conditional Use Permit for a single-family residential use for the operator(caretaker) 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: February 1, 2024

Committee vote: Ayes ____ Nays ____ Abstain ____ Absent ____

Approve

With the conditions (listed below)

Deny.

Modify as follows:

Conditions of Approval:

General Conditions:

1. The apartment may only be occupied by the building owner/operator and their family. The apartment bedrooms may not be rented to more than one owner/operator.
2. Apartment is not to be used for short term vacation or travel rentals.
3. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
4. The owner/applicant must apply for a commercial building permit, including plans, to the Town of Brooklyn.
5. The owner/applicant must apply for and receive a Land Use Permit prior to construction of the owner/operator apartment.
6. 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.