



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

AMENDED POST DATE: 04/11/2024

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Friday, April 12, 2024.

Packet Pages:

- 2 Amended Agenda
- 3-4 Draft Meeting Minutes from 3/7/24
- 5-8 Land Use & Sanitary Permit reports for February 2024
- 9-10 Violation Reports
- 11-14 Conditional Use Permit Hearing Process for County K Quarry Letter
- 15 Public Hearing Notice
- 16-26 **Item #1: Owner:** American Baptist Assembly, **Location:** Hillside Road, **Parcel:** 004-00916-0800. **Legal Description:** Lot 1 of CSM 3944, located in Section 35, T16N, R12E, Town of Brooklyn, ±.499 acres. **Request:** The owners are requesting a rezone from RC, Recreation District, to R1, Single-Family Residence District.
- 27-35 **Item #2: Owner:** Michael Mehn, Location: N8837 County Road VV, **Parcel:** 002-00255-0201. **Legal Description:** Lot 1 of CSM 2973, located in Section 15, T17N, R13E, Town of Berlin, ±3.23 acres. **Request:** The owners are requesting a rezone from R4, Rural Residential District, to R1, Single-Family Residence District. To be identified by Certified Survey Map.
- 36-48 **Item #3: Owner:** Billy Jackowski, **Location:** W1376 Center Road, **Parcel:** 006-00286-0100. **Legal Description:** Lot 1 of CSM 3120, located in Section 16, T15N, R13E, Town of Green Lake, ±5.0 acres. **Request:** The owners are requesting a rezone from A1, Farmland Preservation District, to R4, Rural Residential District.
- 49-56 **Item #4: Owner:** SX Blasting Real Estate LLC., Location: N7969 County Road A, **Parcel:** 002-00547-0000. **Legal Description:** SE ¼ of NE ¼ of Section 29, T17N, R13E, Town of Berlin, ±38.7 acres. **Request:** The owners are requesting to rezone ±.25 acres from A1, Farmland Preservation District, to R4, Rural Residential 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 DEPARTMENT**

Matt Kirkman
Director

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

Land Use Planning & Zoning Committee Meeting Notice

Date: Friday, April 12, 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 3/7/2024
5. Department Activity Reports
 - a) Land use & septic permits
 - b) Violation reports
6. Discuss 2024-25 Comprehensive Plan and Farmland Preservation Plan 10-year update.
7. Zoning Ordinance Amendment Regarding Fire Number
8. Operator vs. Caretaker Discussion
9. Public Comment (3 minute limit)
10. *Discussion Regarding Letter on Conditional Use Permit Hearing Process for County K Quarry
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

Item #1: Owner: American Baptist Assembly, **Location:** Hillside Road, **Parcel:** 004-00916-0000. **Legal Description:** Lot 1 of CSM 3944, located in Section 35, T16N, R12E, Town of Brooklyn, ±.499 acres. **Request:** The owners are requesting a rezone from RC, Recreational District, to R1, Single-Family Residence District.

Item #2: Owner: Michael Mehn, **Location:** N8837 County Road VV, **Parcel:** 002-00255-0201. **Legal Description:** Lot 1 of CSM 2973, located in Section 15, T17N, R13E, Town of Berlin, ±3.23 acres. **Request:** The owners are requesting a rezone from R4, Rural Residential District, to R1, Single-Family Residence District. To be identified by Certified Survey Map.

Item #3: Owner: Billy Jackowski, **Location:** W1376 Center Road, **Parcel:** 006-00286-0100. **Legal Description:** Lot 1 of CSM 3120, located in Section 16, T15N, R13E, Town of Green Lake, ±5.0 acres. **Request:** The owners are requesting a rezone from A1, Farmland Preservation District, to R4, Rural Residential District.

Item #4: Owner: SX Blasting Real Estate LLC., **Location:** N7969 County Road A, **Parcel:** 002-00547-0000. **Legal Description:** SE ¼ of NE ¼ of Section 29, T17N, R13E, Town of Berlin, ±.25 acres. **Request:** The owners are requesting a rezone from A1, Farmland Preservation District, to R4, Rural Residential District.

12. Committee Discussion
 - a) Future Meeting Dates: May 2, 2024 @ 9:00am
 - b) Future Agenda items for action & discussion
13. Adjourn

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: 224 427 629 262

Passcode: vr9PyC

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

Or call in (audio only)

[+1 920-515-0745,528644809#](tel:+19205150745528644809) United States, Green Bay

Phone Conference ID: 528 644 809#

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Please accept at your earliest convenience. Thank you!

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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, March 7, 2024**

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:

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; **Ryan Schinke**, Land Use Coordinator/Technician; **Cate Wylie**, County Administrator (Remote); **Ron Triemstra**, Board of Adjustment Chairman (Remote)

APPROVAL OF MINUTES

Motion/second (Buss/Thom) to approve the minutes of the 2/01/2024 meeting. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

- Financial Reports
- Land Use & Septic Permits
- Violation Reports

Kirkman presented reports

Reabe request reports be printed in a larger font

APPROVAL OF 2024 MEETING CALENDAR DATE 4/12/2024

April 12, 2024 meeting date has been approved by the committee members

2023 ANNUAL REPORT

Kirkman shared that the 2023 Annual Report consists of Activity Reports from 2023 and what they expect to see in 2024

2024-25 COMPEHENSIVE PLAN AND FARMLAND PRESERVATION PLAN 10-YEAR UPDATE

A grant was approved to help pay for a portion of this project. Kirkman shared that he plans to have a Kickoff Meeting in April of this year. Kirkman foresees 2026 being the first year of the 10-year plan.

ZONING ORDINANCE AMENDMENT REGARDING FIRE NUMBERS

The Committee directed Corporation Counsel, Jeff Mann to draft an Ordinance to present at the April Meeting

OPERATOR VS. CARETAKER DISCUSSION

Discussion held

PUBLIC COMMENT (3 MINUTE LIMIT) - NONE

COMMITTEE DISCUSSION

- a. Next meeting date – April 12, 2024 @ 9:00AM
- b. Future agenda items for action & discussion

ADJOURN

Chair Talma adjourned the meeting at 9:35am

Respectfully submitted,

**Karissa Block
Deputy County Clerk**

DRAFT

Land Use Permits: 2/1/2024 - 2/29/2024

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
13581	002006350202	W1480 E SPRINGBROOK RD	02/08/2024	ALEXR HARGRAVE, JESSICA HARGRAVE	500000	Accessory Structure - Porch	Covered porch	Accessory Structure - Porch	Front Porch
13582	002007970200	N9575 MEADOWLARK LN	02/12/2024	ALYSSAM TESSARO, ANDREWJ TESSARO	368000	Accessory Structure - Attached Garage	Attached Garage	Principal Structure - Single Family	New home with attached garage, basement, and patio. 4 bedroom

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
13578	004011450000	W881 SUMMIT CT	02/15/2024	KURTE DUPPLER, SUSANM MUELLER	670000	Principal Structure - Single Family	3 bedroom house with attached garage and 3 seasons room.		
13580	004002220201	N6645 VALLEY VIEW DR	02/06/2024	DENNIS M MC CONNELL, MARYMARTHA MC CONNELL	48900		Private Club		
13588	004017810000	N5959 CASS CT	02/15/2024	DONALDH SMITH, SHARONM SMITH	50000	Land Use	Accessory Structure - Detached Garage	Detached Garage, Concrete slab, vinyl siding, wired no heat/insulation	

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
13590	006015940000	W1506 SANDSTONE AVE	02/21/2024	ERICK ELERT, LISAM ELERT	495000	Accessory Structure - Attached Garage	Attached Garage	Additions / Alterations - Addition/Alteration to Principal Structure	Floor above attached garage
13586	006012290100	W2084 TULETA HILL RD	02/13/2024	MICHAEL E & MARNIE LOOMANS-THUECKS JOINT REVOCABLE TRUST	400000	Accessory Structure - Attached Garage	Attached garage with second story space	Accessory Structure - Detached Garage	Detached Garage
13577	006010650000	W1325 SPRING GROVE RD	02/02/2024	SOUTHSHORE TERRACE HOA INC	42684	Accessory Structure - Shed	3 season porch	Accessory Structure - Attached Deck/Patio	Deck
13593	006014490000	W2867 KAHL RD	02/19/2024	KIMBERLYA SCHUENEMANN	95000	Additions / Alterations - Addition/Alteration to Principal Structure	Sun Room Addition		

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

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

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

13596	012006430000	W4083 YUNKER RD	02/29/2024	ESTHERM SCHROCK, JOSEPHJ SCHROCK	75000	Accessory Structure - Agricultural Building	New barn attached to southern end of existing barn. Cement slab under the building. 3240 sq feet	Accessory Structure - Agricultural Building	New shed added to existing barn. 1600 square feet
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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
13579	014010320000	N3178 SHERMAN AVE	02/05/2024	DAVID E & JODI L KOHN	15000	Additions / Alterations - Addition/Alteration to Accessory Structure	Lean-to Horse Barn addition		
13594	014008740100	N4096 REX ST	02/21/2024	LORIA SCHROEDER, MARKS SCHROEDER, MARK S & LORI A SCHROEDER	65000	Accessory Structure - Storage Buildings	Pole Building	Accessory Structure - Stairs/Walkway	Sidewalk

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
13583	016012120000	N4184 S LAKESHORE DR	02/12/2024	DANIELL GEHRING, JILLM GEHRING	550000	Accessory Structure - Attached Deck/Patio	Front Deck	Additions / Alterations - Addition/Alteration to Principal Structure	Remodel of house with structural changes
13585	016015660000	N4778 N LAKESHORE DR	02/13/2024	BARBARALYNNE OMALLEY REVOCABLE TRUST, EDWARDJOHN OMALLEY REVOCABLE TRUST	60000	Land Disturbing Activity - Slope Stabilization	Slope Stabilization with soil bags. removal of old timber wall.		

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

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
13589	020004390000, 020004490000, 020004370100, 020004380000, 020004500000	N8084 HOPP RD , N8078 HOPP RD , N8274 HOPP RD , No Address Available, No Address Available	02/15/2024	CLARENCE B & SUSAN M HOPP REVOCABLE TRUST, RODNEY C HOPP	99990	Other - Transmission Main	Transmission main		

February 2023 Estimated Cost: \$4,505,535.00

2023 YTD Estimated Cost: \$5,487,315.00

February 2024 Estimated Cost:

2024 YTD Estimated Cost:

\$3,534,574.00

\$4,100,830.00

Sanitary Permits: 2/1/2024 - 2/29/2024

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	County FEE	DSPS FEE	Total Cost to applicant
202424006		002006350202	W1480 E SPRINGBROOK RD	ALEXR HARGRAVE, JESSICA HARGRAVE	02/08/2024	New System	Mound	Jeffrey Novak		01/02/1900	No	3 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
202424007		004011450000	W881 SUMMIT CT	KURTE DUPPLER, SUSANM MUELLER	02/08/2024	New System	Mound	Pete Kasoboski		01/02/1900	No	3 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
202424008		002007970200	N9575 MEADOWLARK LN	ALYSSAM TESSARO, ANDREWJ TESSARO	02/12/2024	New System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		01/02/1900	No	4 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
202424009		012002110300	W2786 COUNTY ROAD I	KYLEM MILLER	02/13/2024	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	Greenhouse with 10 Employees and 2 floor drains	\$ 280.00	\$ 100.00	\$ 380.00
202424011		008003350100	W5295 STATE ROAD 44	LEAHJ MILLER, WILBURD MILLER	02/29/2024	New System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		01/02/1900	No	4 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
Total													\$ 1,400.00	\$ 500.00	\$ 1,900.00

* There are additional properties associated with the permit

Total Sanitary Permits Issued 2/1/2024 - 2/29/2024

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	3	3	0	0
Mound < 24"	2	2	0	0
Grand Total	5	5	0	0

Total Sanitary Permits Inspected 2/1/2024 - 2/29/2024

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

March, 2024

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.
008004680000	W6502 STATE ROAD 44	Carolee Miller	13533	Shoreland	No LUP and building within the shoreland setback. Certified Mailing -unclaimed resent through S.O.
006010940000	W1240 SPRING GROVE RD	JAMES LOGAN	13587	Shoreland	Structure within shoreland setback.
014000010000	N2797 COUNTY ROAD B	GARY L & LINDA A SWANKE	13591	Junk	Traffic Cones and inoperable lawnmower.
014005090000	N3098 COUNTY ROAD H	DENNIS ZINK	13592	Junk	Inoperable truck with a pile of scrap metal and tires
014001810000	N4356 PINE RD E	PAUL PETERSEN	13618	Zoning	3 Recreational Campers in A-1, Farmland Preservation District
006008380100	N3969 COUNTY ROAD O	COLLEEN POMPLUN;JAKE POMPLUN	13625	Zoning	Accessory structures and uses without principal structure.
004003760200	N6215 N LAWSON DR	GINNY SCHULTZ	13607	Zoning	Shed built without a permit and in the sideyard setback

Second Notice

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

Monthly Violations Resolved

2

McConnell

YTD Violations Resolved

3

POWTS Violation Report 3/25/24

Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date	New Permit
First Notice						
016014580000	N5129 FOX RIVER LN	WAKEFIELD RICHARD ; WAKEFIELD ROSALIND	201524088	Reconnect without a permit. New permit is nearly finalized.	3/14/2024	no
Final Notice						
008001790100	No Address Available	BRZEZINSKI LONI ; HEISER ANITA ; HOLLOWAY DANIEL A ; HOLLOWAY GALE A ; JAEGER NANCY ; WIEDENHOEFT KATHI	20240000081	Non-Plumbing sanitation system without a permit. Existing system removed, new system in permitting process	2/19/2024	no
004003750100	N6264 N LAWSON DR	SANTEE DAVID ROY	326	Drain field is failing and pump/float wiring is illegal.	1/31/2024	no
Corporation Counsel						
006001980000	W591 THOMAS RD	WILKE CARL H	00624010	Tank not Watertight	5/18/2022	yes
006010221104	N5107 SANDSTONE AVE	VANDERVELDE NANCY	00624041	Tank not watertight	6/29/2023	yes
006010221105	N5113 SANDSTONE AVE	VANDERVELDE NANCY	00624042	Tank not watertight	6/16/2023	yes
008005940000	W6521 W NORTH ST	BARKER RHONDA K	000000011	Tank Failure	10/27/2021	yes
014001720000	W5156 PINE RD N	HEINECKE RANDAL R ET AL	26724	Tank Failure	11/8/2019	no
016000090000	N6123 SWAMP RD	HEBBE JAMES A	01624006	Tank not Watertight	4/26/2022	no
016004630000	N4487 MAPLE LN	KLEIN JUSTIN T	58848	Tank not Watertight	8/5/2022	yes
016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	Tank Failure	8/13/2019	yes
016008010300	N5587 LOCK RD	WEIHBRECHT JEREMY WAYNE ; WEIHBRECHT TAMI LYNN	000037516	Tank not Watertight	8/26/2022	yes
016008320000	N5528 COUNTY ROAD T	WEIR LAVERNE J	01624079	Tank not Watertight	12/12/2023	yes
016009230000	W5894 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	010024095	Tank unsound	6/24/2020	yes
016009230000	W5886 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	010024249	Tank unsound	6/24/2020	yes
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	010024256	Tank Failure	5/29/2021	yes
016009230000	N4904 RAY SHORTER RD	PROG ROD-GUN CLUB	010024259	Tank compromised	6/24/2020	yes
016015530000	N4164 NANCY DR	RUBACH RYAN W	000018212	Effluent discharging to ground surface	9/13/2023	no



April 10, 2024

County Clerk
Elizabeth Otto
571 County Rd A
Green Lake, WI 54941-8630

Re: Conditional Use Permit Hearing Process for County K Quarry

Dear Ms. Otto,

We understand that the Land Use Planning and Zoning Committee (LUPZC) has tentatively scheduled to begin the hearing process on the non-metallic mine application, County K Quarry, at your May 2, 2024 meeting.

In light of past procedural irregularities during the Skunk Hollow Mine application and hearing process in 2022, the Green Lake Association is concerned about the adherence to proper procedures in the current application and hearing process for the proposed County K Quarry. Our concerns are as follows:

1. A Town Board Action Form sent by the LUPZ Department (“Department”) to the Town of Brooklyn (“Town”) on March 13, 2024 allows the Town to respond with “no action taken.” The Green Lake County Code requires the affected Town’s recommendation on a pending CUP; the code does not allow for no action by the Town.
2. This same Town Board Action Form lists a return date that does not allow for sufficient time for the Town to undergo its mandatory process to review the CUP and provide a recommendation.
3. The applicant has the burden of proof in establishing compliance with the applicable CUP standards. Pre-hearing opinions by staff in communications to the LUPZC on the applicant’s compliance with the applicable CUP standards is improper.

Issue #1: “No Action” Option Inappropriately Included on Town Board Action Form

The current process allows for the Town to bypass a CUP recommendation, which undermines the integrity of the procedure. See the attached “Town Board Action” form sent by the LUPZ Department to the Town of Brooklyn. The Town Action Form provides three options: 1) Town does not object to and approves of request, 2) No action taken, and 3) Objects to and requests denial of request.

The inclusion of “take no action” on the provided Town Action Form is misleading because it allows the Town to avoid its own hearing process. The term “shall” in Section 350-56(B) signifies a mandatory requirement. The LUPZC shall consider the recommendation of the affected Town and the LUPZC shall find substantial evidence that the standards are satisfied.

Additionally, the Town’s recommendation holds significance as they are the most affected by the proposed CUP. Their input provides valuable insights into the potential impacts on residents and the environment. We need to know more about what is being proposed and the possible environmental



impacts of the proposal. The initial hearing held by the Town provides an opportunity to gather and assess that information.

Issue #2: Town Board Action Form Deadline Offers Inadequate Time for Mandatory Process

The enclosed Town Board Action Form includes a return date of April 19, 2024. This date does not allow adequate time for the Town to conduct the mandatory public hearing through its Plan Commission. According to the Town of Brooklyn's website, the "function and duty of the Plan Commission [is] to review all...zoning changes and forwarding said recommendation to the Town Board."

The hearing process by the Town of Brooklyn could take 60 days or more for a hearing of this complexity. As we understand the Town's process:

1. The Department **sends the CUP application to the Town's Chair/Clerk** along with the Town Board Action Form requesting the Town's recommendation.
2. The Chair/Clerk **forwards the CUP application to the Town's Plan Commission.**
3. Pursuant to public notice, the **Town Plan Commission conducts a public hearing on the CUP**, allowing the applicant and the public to present their views, including the opportunity to present substantial evidence in opposition to the proposed CUP. After deliberations, the Plan Commission votes on a recommendation to approve, approve with conditions, or deny the CUP, reporting its decision to the Town Board.
4. The Town Board reviews the Plan Commission's recommendation and the CUP application, then **votes on its final recommendation to the LUPZC.**

Considering the technical nature of non-metallic mine proposals, scheduling and preparation are crucial for a fair, impartial and informed decision-making process.

If the LUPZC plans to begin the hearing process on May 2, 2024, we suggest that the LUPZC use that date for scheduling by asking these and other relevant questions:

1. Has the Town given its recommendation? If not, when can we expect it?
2. How long will the applicant's presentation be? Will there be expert testimony? Who are those experts?
3. The public needs to hear the applicant's presentation before responding at a later date.

Issue #3: Pre-hearing Opinions Don't Place the Burden of Proof on the Applicant

We emphasize the importance of impartiality in public hearings. The purpose of the public hearing is to inform both the public and the LUPZC about the proposed CUP, allowing for questions, concerns, and objections, as well as determine whether the CUP applicant has satisfied the applicable standards for issuance of the CUP with substantial evidence.

However, *pre-hearing opinions* from staff regarding compliance with standards is inappropriate, as the burden of proof lies with the applicant. This type of pre-hearing opinion can be seen on pages 12-13, 21-



22, 30-31, 43-44 of the LUPZC's packet for its April 12, 2024 meeting. Only after all parties have had the opportunity to present substantial evidence at the hearing is the LUPZC in a position to determine whether the applicable CUP standards have been satisfied.

Therefore, to ensure clarity and fairness in proceedings, we propose meeting with the LUPZC's legal counsel to establish Rules of Procedure for the upcoming County K Quarry hearing tentatively scheduled for May 2, 2024.

Thank you for your attention to these matters. We look forward to working together to ensure a transparent and equitable process for all involved.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Prellwitz".

Stephanie Prellwitz
Chief Executive Officer
Green Lake Association

cc: Green Lake County Board of Supervisors
Matt Kirkman, Land Use Planning & Zoning Director
Cate Wylie, County Administrator
Jeffrey Mann, Corporation Counsel
Mike Wuest, Chair, Town of Brooklyn
Kathleen Morris, Clerk, Town of Brooklyn

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

Owner/Applicant: Christopher Retzlaff **Applicant:** Michael McConnell (Kopplin & Kinas Co. Inc.)

Site Location: Highway K

General legal description: Parcels 004-00789-0000 & 004-00792-0000, NE ¼ of SE ¼ and SE ¼ of SE ¼ of Section 36, Town of Brooklyn, ±80 acres.

Request: Conditional Use Permit for a limestone quarry to produce construction aggregates.

Planned public hearing date for the above requests: May 2, 2024

_____ **Town Does Not object to and Approves of request**

_____ **No action taken**

_____ **Objects to and requests denial of request**

NOTE: If denial – please enclose Town Resolution of denial

- Reason(s) for objection:

Town Representative

Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **April 19, 2024**

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 **Friday, April 12, 2024, at 9:30 a.m.** to consider the following requests:

Item #1: Owner: American Baptist Assembly, **Location:** Hillside Road, **Parcel:** 004-00916-0000. **Legal Description:** Lot 1 of CSM 3944, located in Section 35, T16N, R12E, Town of Brooklyn, ±.499 acres. **Request:** The owners are requesting a rezone from RC, Recreation District, to R1, Single-Family Residence District.

Item #2: Owner: Michael Mehn, **Location:** N8837 County Road VV, **Parcel:** 002-00255-0201. **Legal Description:** Lot 1 of CSM 2973, located in Section 15, T17N, R13E, Town of Berlin, ±3.23 acres. **Request:** The owners are requesting a rezone from R4, Rural Residential District, to R1, Single-Family Residence District. To be identified by Certified Survey Map.

Item #3: Owner: Billy Jackowski, **Location:** W1376 Center Road, **Parcel:** 006-00286-0100. **Legal Description:** Lot 1 of CSM 3120, located in Section 16, T15N, R13E, Town of Green Lake, ±5.0 acres. **Request:** The owners are requesting a rezone from A1, Farmland Preservation District, to R4, Rural Residential District.

Item #4: Owner: SX Blasting Real Estate LLC., **Location:** N7969 County Road A, **Parcel:** 002-00547-0000. **Legal Description:** SE ¼ of NE ¼ of Section 29, T17N, R13E, Town of Berlin, ± 38.7 acres. **Request:** The owners are requesting to rezone ±.25 acres from A1, Farmland Preservation District, to R4, Rural Residential 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: March 21, 2024

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

April 12, 2024

ITEM I: ZONING CHANGE

OWNER:

American Baptist Assembly

APPLICANT:

Benjamin Mott

REQUEST: The applicant is requesting a zoning change for ±0.5 acres from RC, Recreation District to R-1, Single-Family Residence District.

PARCEL NUMBER / LOCATION: The request affects parcel number 004-00916-0800 (±0.5 acres). The parcel is located in the SE ¼ of the NE ¼ Section 35, T16N, R12E, Town of Brooklyn. There is no site address for the proposed zoning change.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 004-00916-0800 is Recreation and has been a vacant forested lot. The parcels directly North and West are zoned RC. Further West there are some parcels zoned A-2, General Agriculture District. To the East there are parcels zoned R-1. The South of the parcel is bordered by Green Lake. The surrounding parcels are used residentially or recreationally. The proposed rezone area falls within shoreland jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is a forested vacant lot. The parcel is proposed to add another single-family residence to the other single-family residences on Hillside Rd. The parcel has access to sewer and would not need a septic system.

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

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

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **Within the surrounding areas some parcels are already zoned R-1 and are used residentially while other properties are used recreationally. The proposed rezone and use would be conforming to similar uses in neighboring parcels.**

The amendment will not have a significant adverse impact on the natural environment (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be mitigated by management practices on the site or in the immediate vicinity. **There may be an increase to adverse impacts on the natural environment. However those can be mitigated by management practices in ways similar to nearby residential 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 this parcel should not adversely impact the ability to provide adequate public facilities or services. Nearby parcels that are zoned R-1 are already being provided adequate public facilities or services.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **Hillside Rd has a row of R-1 zoned parcels, and this is following the same transition towards residential properties.**

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 some of the surrounding parcels are zoned R-1.**

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 2/15/2024. The Town took no action on this request.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 1-29-24

Zone Change from RC to R1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name BENJAMIN MOTT for American Baptist Assembly

Mailing Address W2511 STATE RD 23

Phone Number 920 294 7363

Signature [Signature] Date 1/26/2024

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn ^{part of} Parcel Number 004-00916-0000 Acres 0.499

Lot 1 Block _____ Subdivision _____

Section 35 Town 16 North Range 12 East

Location of Property _____

Legal Description Lot 1 of CSM (to be recorded)

Current Zoning Classification RC Current Use of Property RC

Detailed Description of Proposed Use Single family home residential usage. This change adds one final residence to the row of homes on Hillside Drive. Sewer is available for this lot.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375
Conditional Use Permit \$375.00
Variance \$375.00
Ordinance Amendment \$375.00

CERTIFIED SURVEY MAP NO. _____

PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 IN SECTION 35, TOWNSHIP 16 NORTH, RANGE 12 EAST, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

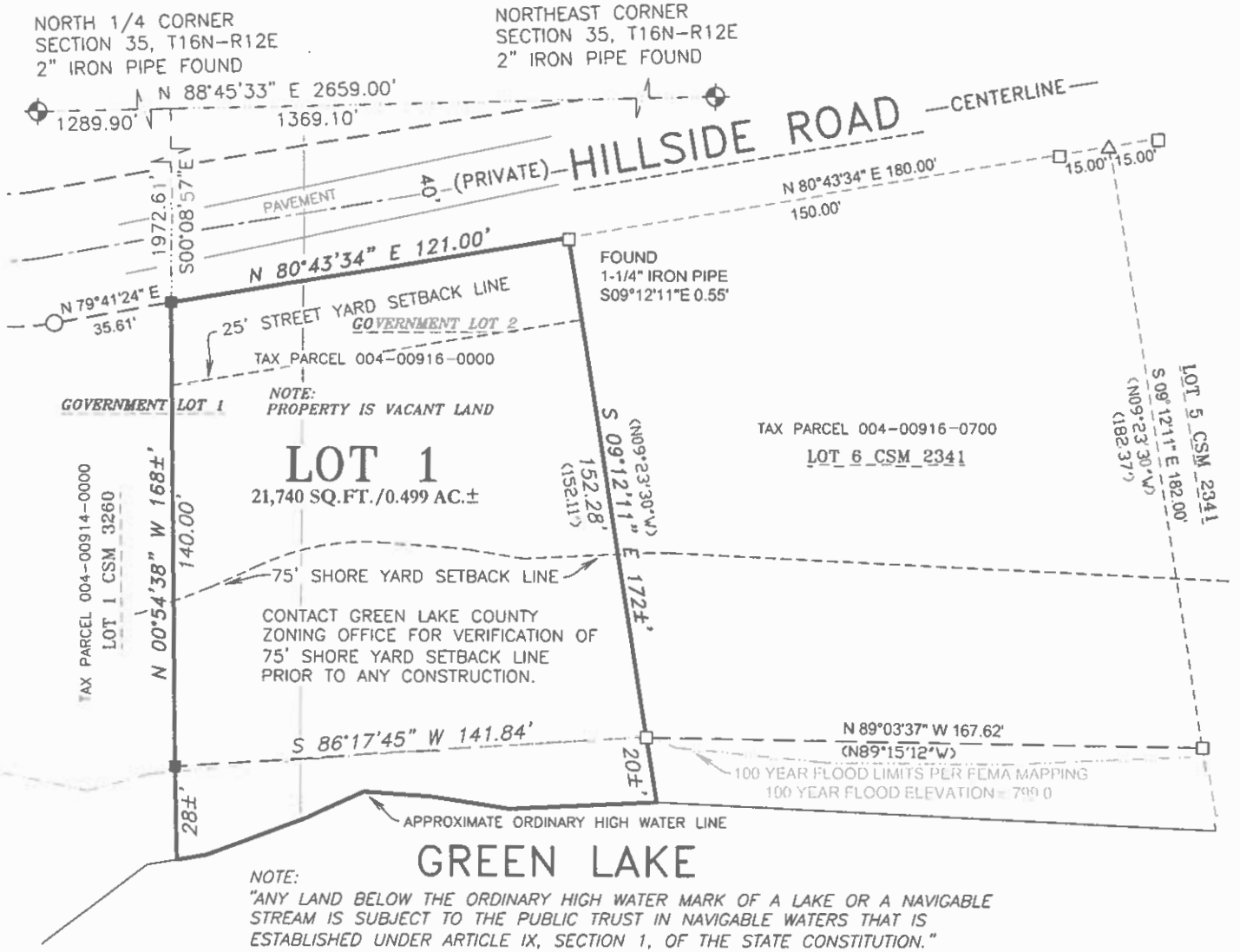
COPY

NOTE:

INGRESS/EGRESS EASEMENT AS DESCRIBED IN DOCUMENT 421641. SAID EASEMENT IS A BLANKET EASEMENT THAT GRANTS THE OWNER OF LOT 1 OF THIS CERTIFIED SURVEY MAP ACCESS ALONG THE EXISTING PRIVATE ROADS TO REACH PUBLIC STREETS.

PURPOSE OF THIS CSM IS TO CREATE A BUILDABLE LOT ON THE SOUTH SIDE OF HILLSIDE ROAD FROM TAX PARCEL 004-00916-0000 TO CONFORM TO THE GREEN LAKE COUNTY LAND DIVISION SUBDIVISION ORDINANCE.

SURVEY FOR:
AMERICAN BAPTIST ASSEMBLY, INC.
W2511 S.T.H. "23"
GREEN LAKE, WI 54941
ATTN: BEN MOTT



Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920 685.6240

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-1536-022

FILE 0-1536-022 SHEET 1 OF 3

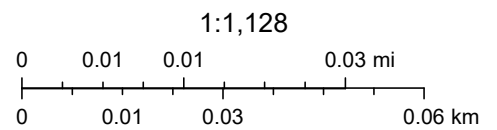
This instrument was drafted by: DSL

ABA Rezone Aerial Map 2020

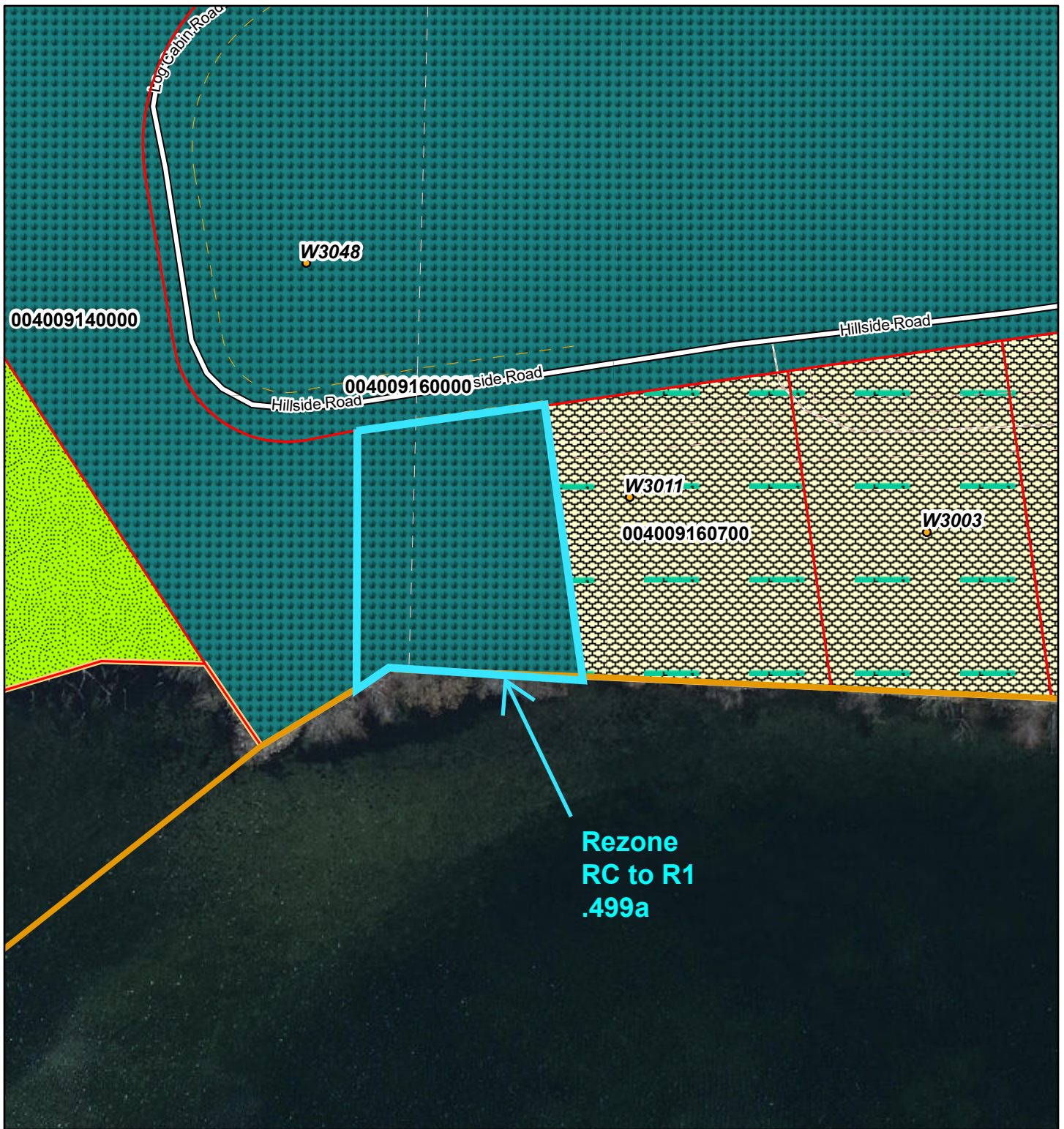


2/13/2024, 9:09:45 AM

- Address
- ▭ Section
- ▭ TaxParcel

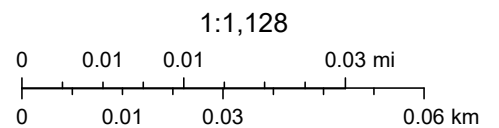


ABA Rezone Zoning Map 2020



2/13/2024, 9:19:55 AM

- Address
- ▭ Section
- ▭ TaxParcel



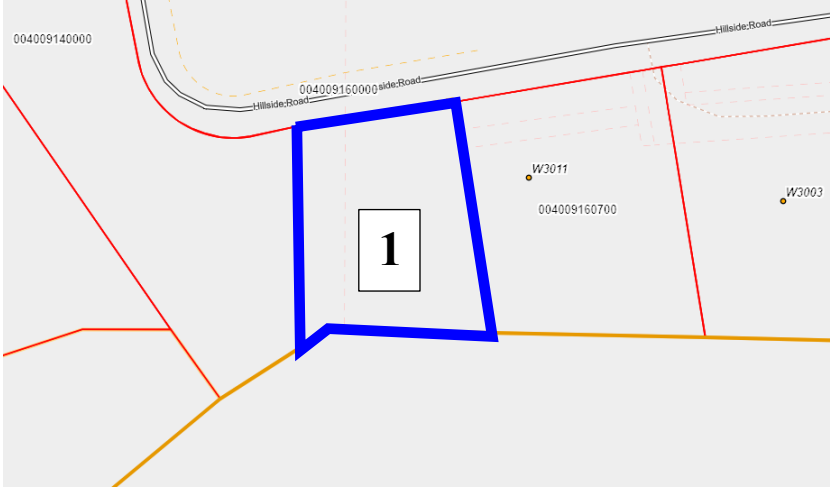
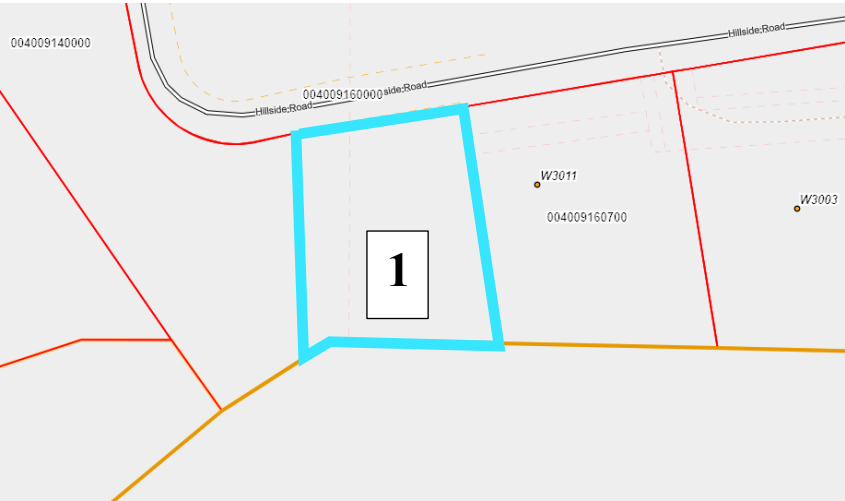
**American Baptist Assembly
Town of Brooklyn
Hillside Road, Parcel #004-00916-0800
Lot 1 of CSM 3944, Section 35, T16N, R12E**

Existing Configuration

1 = .499-acre parcel zoned RC, Recreation District.

Proposed Configuration

1 = .499-acre parcel zoned R1, Single Family Residence District.



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

Owner/Applicant: American Baptist Assembly

Site Location: Hillside Road

General legal description: Parcel 004-00916-0000, Part of Lot 1 and 2 in Section 35, T16N, R12E, Town of Brooklyn, ±.499 acres

Request: Rezone ±.499 acres zoned RC, Recreation District, to R1, Single-Family Residence District.

Planned public hearing date for the above requests: April 12, 2024

Town Does Not object to and Approves of request

No action taken

Objects to and requests denial of request

NOTE: If denial – please enclose Town Resolution of denial

- Reason(s) for objection:

TOWN OF BROOKLYN
Town Representative
N5988 COUNTY ROAD A
GREEN LAKE WI 54941

2/19/24

Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **March 22, 2024**

ORDINANCE NO. -2024

**Relating to: Rezone in the Town of Brooklyn
Owner: American Baptist Assembly**

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 16th of April 2024, 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 Brooklyn, shall be amended as follows:
4
5 **Owner:** American Baptist Assembly, **Location:** Hillside Road, **Parcel:** 004-00916-0800.
6 **Legal Description:** Lot 1 of CSM 3944, located in Section 35, T16N, R12E, Town of
7 Brooklyn, ±.499 acres. **Request:** The owners are requesting to rezone ±.499 acres from
8 RC, Recreation District, to R1, Single-Family Residence District.
- 9 **BE IT FURTHER ORDAINED**, that this ordinance shall become effective upon passage
10 and publication.

Roll Call on Resolution No. -2024

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 16th
Day of April 2024.

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

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

April 12, 2024

ITEM II: ZONING CHANGE

OWNER:

Michael and Katie Mehn

APPLICANT:

Same

REQUEST: The applicant is requesting a zoning change for ±0.5 acres from R-4, Rural Residential District to R-1, Single-Family Residence District. To be identified by certified survey map.

PARCEL NUMBER / LOCATION: The request affects parcel number 002-00255-0201 (±3.23 acres). The parcel is located in the NW ¼ of the NE ¼ Section 15, T17N, R13E, Town of Berlin. The site address for the zoning change is N8837 County Road VV.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 002-00255-0201 is R-4 and is used residentially. To the East and South, the surrounding parcels are zoned A-2, General Agriculture and are used residentially with open space. The A-2 parcels are not actively a tilled farmland. To the North and West, the parcels zoned R-4, Rural Residence District and are used residentially with large areas of open space. Further North and West the parcels fall under City of Berlin zoning but look to be used as vacant open space. The proposed rezone area does not fall within shoreland, wetland, or floodplain jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is residential with a workshop. The intention is to cut a portion out of the parcel for the residence on the property and combine the remnant with the neighboring parcel under common ownership. There are parcels about 1/3 of a mile away to the South and East that are zoned R-1.

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 as the future land use map shows this area as residentially used.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **The property has been used residentially for roughly 20 years and has not been detrimental to surrounding properties in that time.**

The amendment will not have a significant adverse impact on the natural environment (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be mitigated by management practices on the site or in the immediate vicinity. **There would not be any increase to adverse impacts on the natural environment as the use will stay the same that is has been. Any impacts that may be created in the future could be mitigated.**

The amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services (i.e., highways, streets, water, sewage, drainage, schools, emergency services, etc.). **This rezone will not have a significant adverse effect on public facilities or services as it has been used residentially for a while and been adequately served during that period.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **The planned uses are residential and most adjacent properties are utilized residential in some capacity.**

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). **As there is no R1 single-family residential zoning near the proposed rezone one could argue that this rezone is spot zoning. However, the future land use map would neutralize that argument.**

TOWN OF BERLIN: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 2/15/2024. At their meeting the Town Board did not object to and did recommend approval of this request. For approval the Town added a stipulation that the remainder of the parcel that is not rezoned is to be combined with home parcel (002-00255-0200).

Please type or use black ink

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

GENERAL APPLICATION

Fee 375 (not refundable)
Zone Change from R-4 to R-1
Conditional Use Permit for _____
Other _____

Date 2-1-24

PROPERTY OWNER / APPLICANT

Name Michael Mehn / ~~Meha Properties LLC~~
Mailing Address N8851 County Rd VV
Phone Number 920-229-3292
Signature *Michael Mehn* Date 2-1-2024

AGENT IF OTHER THAN OWNER

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

PROPERTY INFORMATION

Town of Berlin Parcel Number 002-00255-0201 Acres 3.23
Lot 1 Block - Subdivision - CSM 2973
Section 15 Town 17 North Range 13 East
Location of Property N8837 County Rd VV, Berlin
Legal Description Lot 1 CSM 2973

Current Zoning Classification R-4 Current Use of Property residential/shop

Detailed Description of Proposed Use R-1 rental home
Rezone about ±.5 acres to R-1 to be identified by
CSM

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION






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

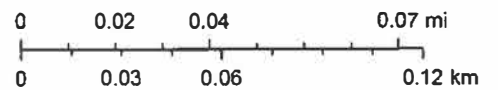
Mehn 2020 Aerial



2/1/2024, 1:49:19 PM

1:2,257

-  Override 1 Corner
-  Address
-  Section
-  TaxParcel
-  SUB

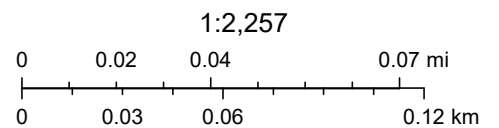


Mehn Rezone Aerial Map 2020

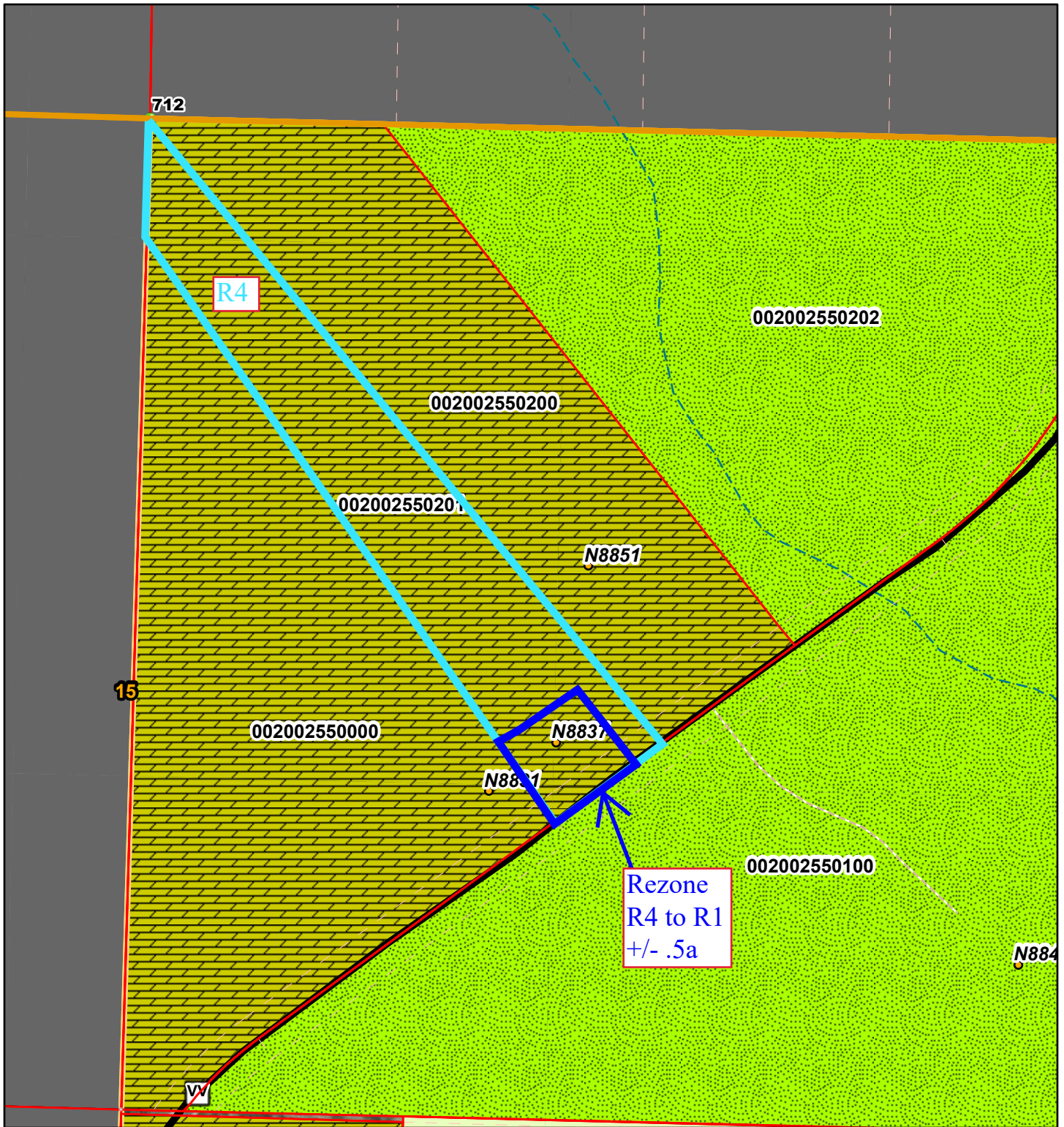


2/13/2024, 11:10:01 AM

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

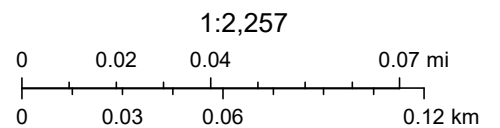


Mehn Rezone Zoning Map 2020



2/13/2024, 11:22:33 AM

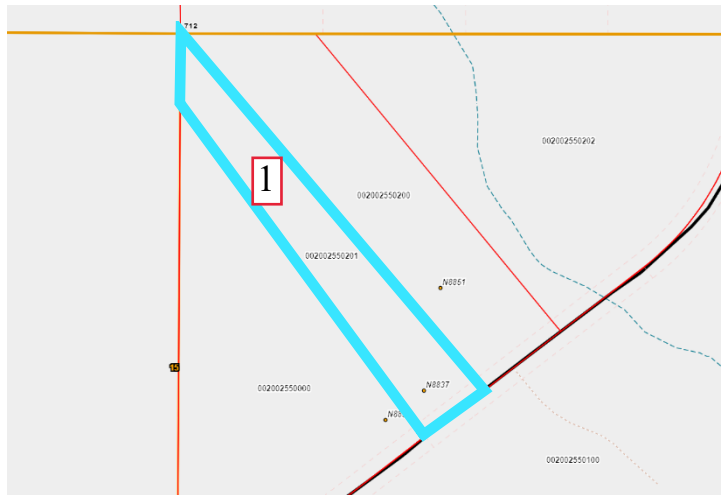
- Address
- SUB
- ▭ Section
- ▭ TaxParcel
- Corner
- ⊕ QUARTER



**Michael Mehn
Town of Berlin
N8837 County Road W, Parcel #002-00255-0201
Lot 1 of CSM 2973 in Section 15, T17N, R13E**

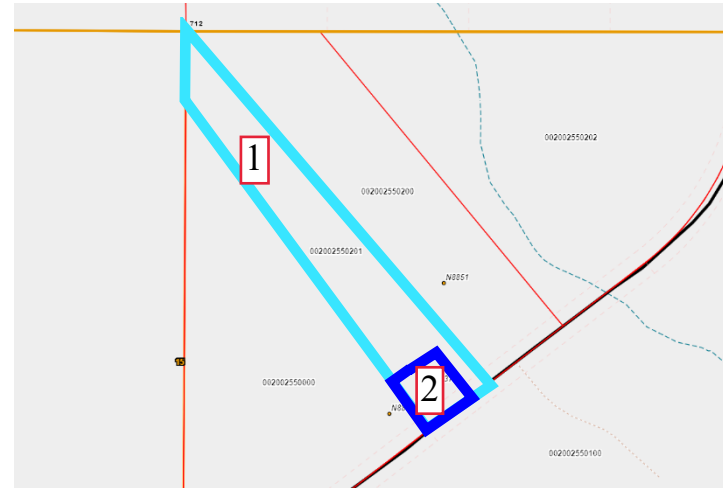
Existing Configuration

1 = 3.23-acre parcel zoned R4, Rural Residential District.



Proposed Configuration

1 = ± 2.73-acre parcel zoned R4, Rural Residential District.
2 = ± .5-acre parcel zoned R1, Single-Family Residence District



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) March 18, 2024.

Owner/Applicant: Michael Mehn

Site Location: N8837 County Road W

General legal description: Parcel 002-00255-0201, Lot 1 of CSM 2973, Section 15, T17N, R13E, Town of Berlin, ± 3.23 acres

Request: Rezone ± .5 acres zoned R4, Rural Residential District, to R1, Single-Family Residence District.

Planned public hearing date for the above requests: April 12, 2024

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 Muehly
Town Representative

3/18/24
Date Signed

NOTES: Approved with stipulation that not spot zoning + combine remainder of parcel with home parcel (002-00255-0200 + 002-00255-0201)

Please return this form to the Land Use Planning & Zoning Office by: **March 22, 2024**

ORDINANCE NO. -2024

**Relating to: Rezone in the Town of Berlin
Owner: Michael Mehn**

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 16th of April 2024, 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

5 **Owner:** Mehn Properties LLC., **Location:** N8837 County Road VV, **Parcel:** 002-00255-
6 0201. **Legal Description:** Lot 1 of CSM 2973, located in Section 15, T17N, R13E, Town
7 of Berlin, ±3.23 acres. **Request:** The owners are requesting to rezone ±.5 acres from
8 R4, Rural Residential District, to R1, Single-Family Residence District. To be identified by
9 certified survey map.

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

Roll Call on Resolution No. -2024

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Curt Talma, Chair

Passed and Enacted/Rejected this 16th
Day of April 2024.

Chuck Buss, Vice Chair

County Board Chairman

Harley Reabe

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann , Corporation Counsel

William Boutwell

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

April 12, 2024

ITEM III: ZONING CHANGE

OWNER:

Billy Jackowski

APPLICANT:

Same

REQUEST: The applicant is requesting a zoning change for ±5.0 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: The request affects parcel number 006-00286-0100 (±5.0 acres). The parcel is located in the SE ¼ of the NE ¼ Section 16, T15N, R13E and the SW ¼ of the NE ¼ Section 16, T15N, R13E, Town of Green Lake. The site address for the zoning change is W1376 Center Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 006-00286-0100 is A-1 and is used residentially. The surrounding properties are zoned A-1 Farmland Preservation with most lands being open agricultural fields. Within one mile there is one parcel zoned R-1 (single family residential district), one zoned R-2 (single family mobile home residence district), one zoned R-4 (rural residential district), and one zoned A-2 (general agricultural district). The proposed rezone area does not fall within shoreland, wetland, or floodplain jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is residential. The intention is to continue the residential use while also operating a home occupation in the attached garage of the house on the property. The home occupation is a dog grooming business.

The soils on this property fall between class II and class IV, there are no class I soils at the site location. Class I soils are defined as “soils have few limitations that restrict their use”. Class II soils are defined as “soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices”. Class III soils are defined as “soils that have severe limitations that reduce the choice of plants, require special conservation practices, or both”. Class IV soils are defined as “Class IV (4) soils have very severe limitations that restrict the choice of plants or require very careful management, or both”.

The attached Soils map represents the rough area the applicant may look at rezoning. About 3.4 acres (69%) are class II soils and about 1.5 acres (31%) are classified as Class 4 soils.

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 proposed area to be rezoned has 69% of the soils as a class II soil. While 33% of the soils are class IV soils. The current land use is residential with no agricultural crops or livestock on the parcel. Due to this historic use where the agricultural lands have all been sold off, the subject lands are most likely to be used for non-agricultural pursuits. It is for this**

reason that it could be argued that these lands are better suited to a use not allowed in the Farmland Preservation zoning district.

- 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 R-4 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 R-4'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 R-4, 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 R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF Green Lake: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 02/15/2024. At their meeting the Town Board did not object to and did recommended approval of this request.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375 (not refundable) Date 01/17/24

Zone Change from A1 to R-4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Billy Jackowski

Mailing Address W1376 Center Road Markesan WI 53946

Phone Number _____

Signature _____ Date _____

AGENT IF OTHER THAN OWNER

Name Charlene Jackowski

Mailing Address W1376 Center Road Markesan WI 53946

Phone Number 920-767-1111

Signature Charlene Jackowski Date 01/17/24

PROPERTY INFORMATION

Town of Green Lake Parcel Number 006-00286-0100 Acres 5

Lot 1 Block _____ CSM 3120 V16

Section 16 Town 15 North Range 13 East

Location of Property W1376 CENTER RD

Legal Description SE-NE, Sect. 16, T15N, R13E, SW-NE, Sect. 16, T15N, R13E

Current Zoning Classification A-1 Current Use of Property Residential Housing

Detailed Description of Proposed Use Residential housing with a home occupation dog grooming business. Business will be in the attached Garage.

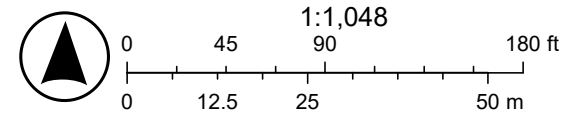
PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

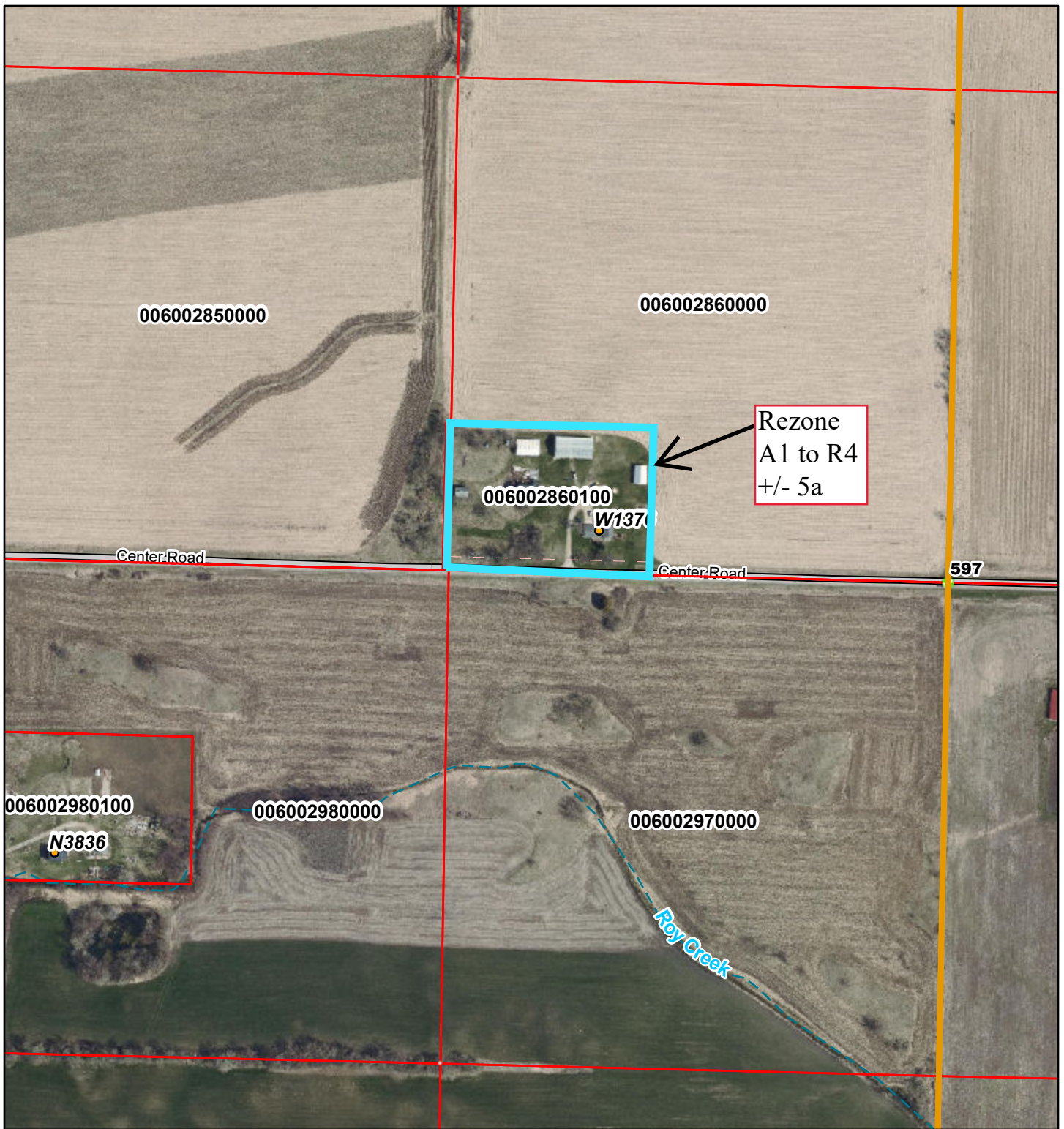
Jackowski Garage



2/1/2024, 2:53:19 PM

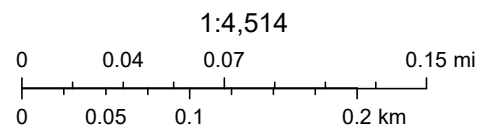


Jackowski Rezone Aerial Map 2020

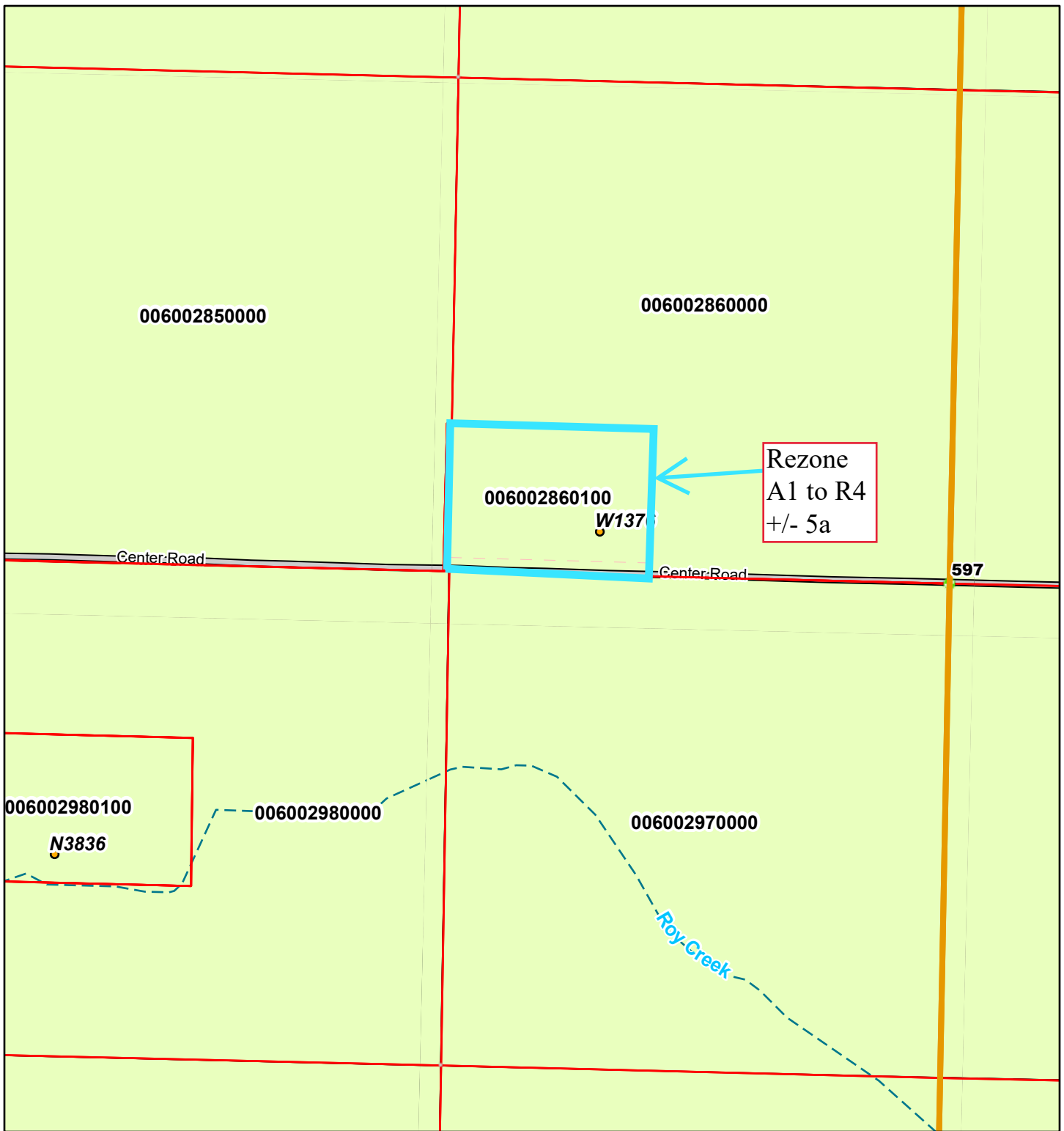


2/13/2024, 12:36:57 PM

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

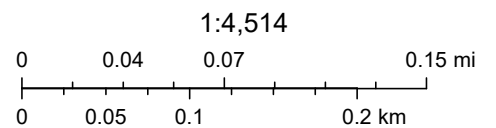


Jackowski Rezone Zoning Map 2020

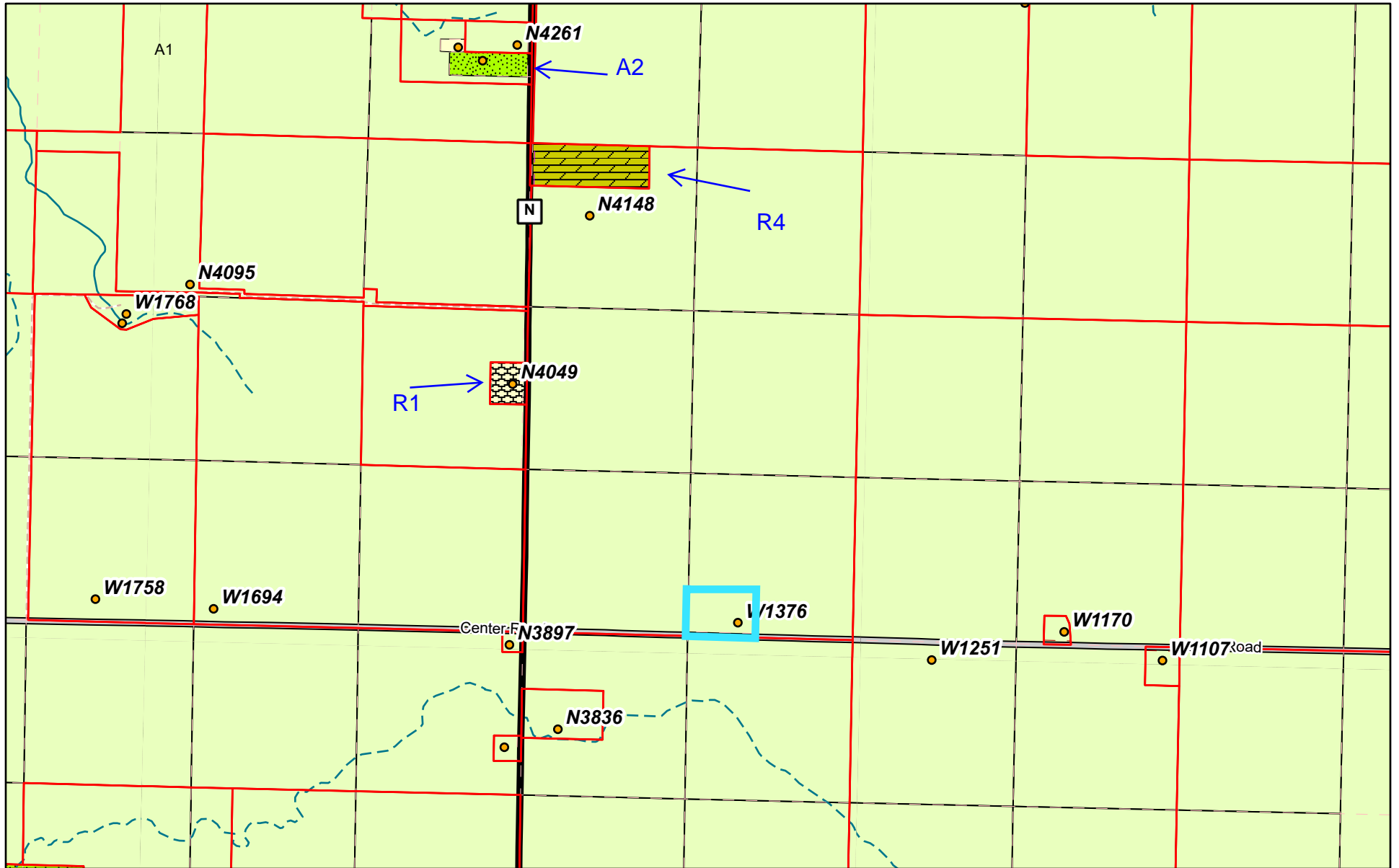


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- Address
- SUB
- ▭ Section
- ▭ TaxParcel
- Corner
- ⊕ QUARTER

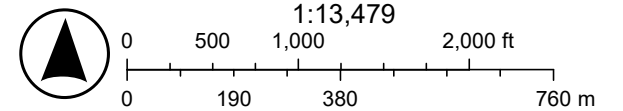


Jackowski Zoning

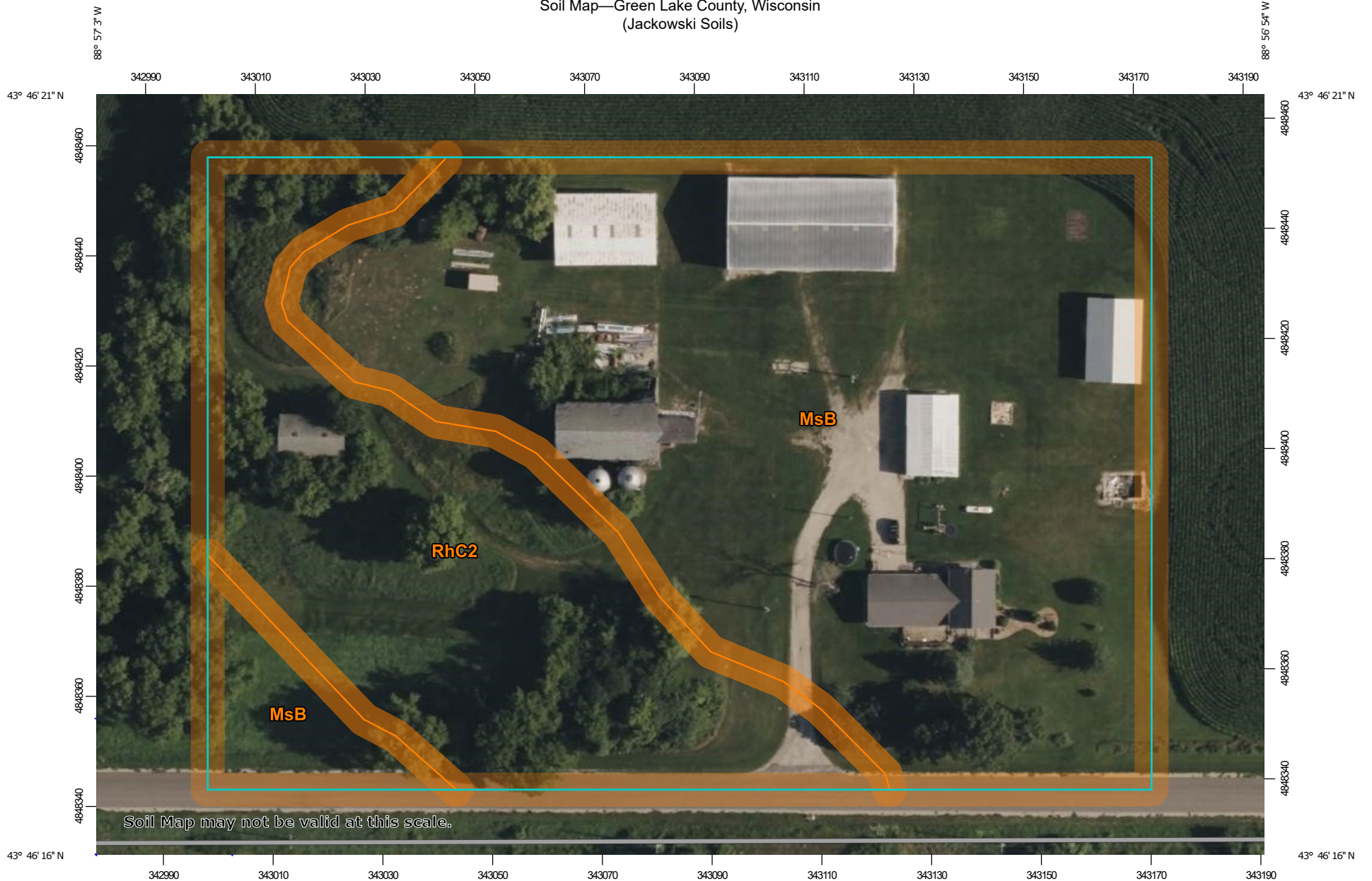


2/1/2024, 2:34:12 PM

● Address



Soil Map—Green Lake County, Wisconsin
(Jackowski Soils)



Map Scale: 1:973 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Green Lake County, Wisconsin
Survey Area Data: Version 18, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

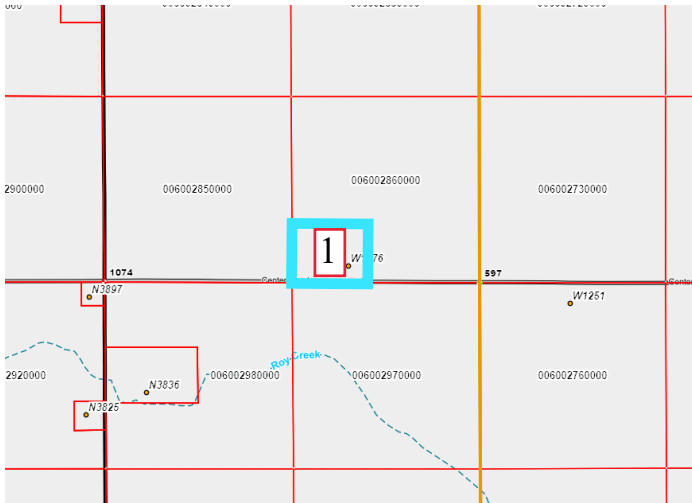
Map Unit Legend

	Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Class 2	MsB	Mendota silt loam, 2 to 6 percent slopes	3.4	68.6%
Class 4	RhC2	Ritchey silt loam, 6 to 12 percent slopes, eroded	1.5	31.4%
Totals for Area of Interest			4.9	100.0%

Billy Jackowski
Town of Green Lake
W1376 Center Road, Parcel #006-00286-0100
Lot 1 of CSM 3120 in Section 16, T15N, R13E

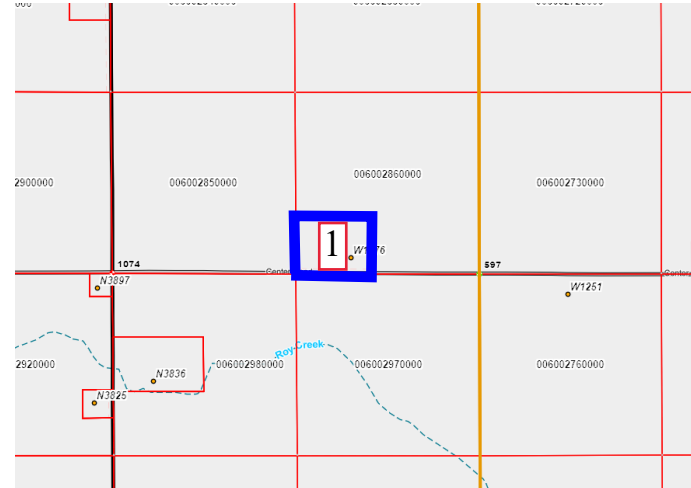
Existing Configuration

1 = 5-acre parcel zoned A1, Farmland Preservation District.



Proposed Configuration

1 = 5-acre parcel zoned R4, Rural Residential District.



TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Green Lake, County of Green Lake, took the following action on –
(Date) 3-11-2024.

Owner/Applicant: Billy Jackowski

Site Location: W1376 Center Road

General legal description: Parcel 006-00286-0100, Lot 1 of CSM 3120, Section 16, T15N, R13E, Town of Green Lake, ± 5 acres

Request: Rezone ± 5 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District.

Planned public hearing date for the above requests: April 12, 2024

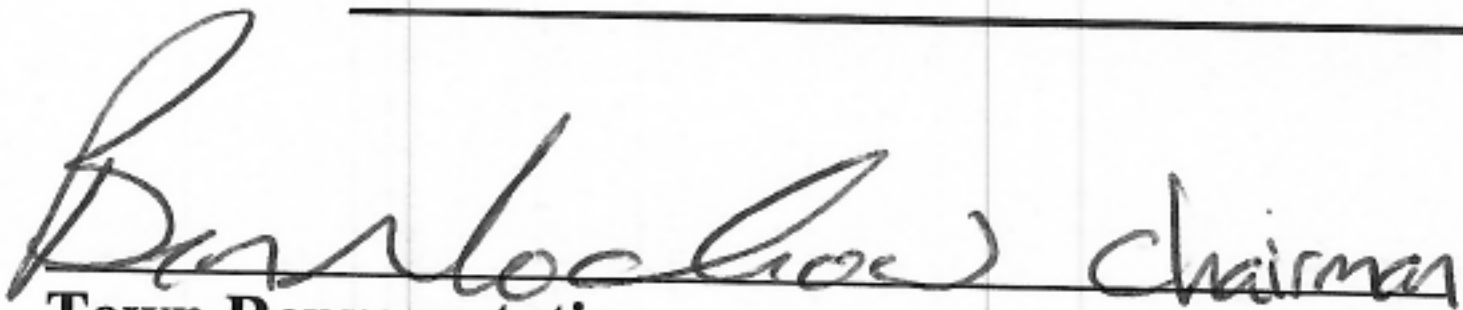
Town Does Not object to and Approves of request

No action taken

Objects to and requests denial of request

NOTE: If denial – please enclose Town Resolution of denial

- Reason(s) for objection:


Town Representative

3-11-2024
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **March 22, 2024**

ORDINANCE NO. -2024

**Relating to: Rezone in the Town of Green Lake
Owner: Billy Jackowski**

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 16th of April 2024, 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 Green Lake, shall be amended as follows:
4

5 **Owner:** Billy Jackowski, **Location:** W1376 Center Road, **Parcel:** 006-00286-0100. **Legal**
6 **Description:** Lot 1 of CSM 3120, located in Section 16, T15N, R13E, Town of Green
7 Lake, ±5.0 acres. **Request:** The owners are requesting to rezone ±5.0 acres from A1,
8 Farmland Preservation District, to R4, Rural Residential District.

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

Roll Call on Resolution No. -2024

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 16th
Day of April 2024.

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

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

April 12, 2024

ITEM IV: ZONING CHANGE

OWNER:

SX Blasting

APPLICANT:

Alex Mittelstaedt

REQUEST: The owner is requesting a zoning change for ±0.25 acres from A-1, Farmland Preservation District, to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: The request affects parcel number 002-00547-0000 (±39.41 acres). The parcel is located in the SE ¼ of the NE ¼ Section 29, T17N, R13E, Town of Berlin. The site address for the zoning change is N7969 County Road A.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 002-00547-0000 is A-1 and is used Agriculturally excluding the area to be rezoned which is used residentially. To the North, East, and West, the surrounding parcels are zoned A-1, Farmland Preservation and are used for agriculture and rural residential use. To the South, some parcels are zoned R-4, Rural Residence District and are used residentially. There are also some parcels zoned A-1 used for agriculture, and one parcel is A-2 General Agriculture which is a cemetery. The proposed rezone area does not fall within shoreland, wetland, or floodplain jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the proposed rezone area is residential. The intention is to cut a portion out of the parcel for the residence on the neighboring property and combine the remnant with the neighboring parcel under common ownership.

This rezone came about when the Alex Mittelstaedt (the owner immediately east) came into the LUP&Z Department to obtain a permit to build a detached garage. He thought that he owned the lands beyond the shed and the wind break row of trees (to the west) that were placed by a previous owner. After department staff explained the owner's legal ownership, Mr. Mittelstaedt approached SX Blasting to see if they would deed him these lands. SX Blasting was open to the idea, so here we are.

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 NRCS Web Soil Survey is not guaranteed accurate to the scale of this rezone. However, the proposed area to be rezoned is estimated to be mostly Type II soils with some Type III soils. However, the 0.25 acre parcel proposed to be rezone has never been farmed as the owner (SX Blasting) considered it part of the neighboring parcel to the east (Mittelstaedt). Due to the historical residential use and the mutual misunderstanding of ownership, this land area is better suited to the present use as opposed to a use allowed in the Farmland Preservation zoning district.**

- 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 R-4 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 R-4'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 R-4, 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 R-4 district is intended not to impair or limit future agricultural use of surrounding parcels.**

TOWN OF BERLIN: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 2/15/2024. At their meeting the Town Board did not object to and did recommended approval of this request.

Please type or use black ink

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

GENERAL APPLICATION

Fee 375 (not refundable) Date 01/15/2024
Zone Change from A-1 to R-4
Conditional Use Permit for Rezone
Other _____

PROPERTY OWNER / APPLICANT

Name SX Blasting Real Estate LLC
Mailing Address N59 W14601 BOBOLINK AVE MENOMONEE FALLS, WI 53051
Phone Number 414 471 5655
Signature [Handwritten Signature] Date 2-13-24

AGENT IF OTHER THAN OWNER

Name ALEX A MITTELSTAEDT
Mailing Address W1766 DEAD END RDBERLIN, WI 54923
Phone Number 920-279-1458
Signature _____ Date _____

PROPERTY INFORMATION

Town of Berlin Parcel Number 002-00547-0000 Acres 0.25
Lot ___ Block ___ Subdivision _____
Section _____ Town _____ North Range _____ East
Location of Property N7969 County Road A
Legal Description SE-NE, Sect. 29, T17N, R13E
SE1/4 OF THE NE1/4 SEC 29 EXC PARCEL 547.1
Current Zoning Classification A-1 Current Use of Property Residential
Detailed Description of Proposed Use Residential to allow the shed, garden, and yard to be connected to the appropriate parcel and usage.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

PZP-010 (04/09)

CONCEPT PLAN

DESCRIPTION OF LANDS LOCATED IN PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Donald W. Lenz, Professional Land Surveyor for the State of Wisconsin, hereby certify that I have at the order of Alex A. Mittelstaedt, as owner thereof, surveyed lands located in part of the Southeast ¼ of the Northeast ¼ of Section 15, Township 17 North, Range 13 East, Town of Berlin, Green Lake County, Wisconsin, Containing 1.542 acres (67,182 sq. ft.). Being subject to all easements and restrictions of record.

I further certify that I have surveyed the property described herein, and that the map shown on this Certificate of Survey is a true representation thereof to the best of my knowledge and belief. This survey is made for the use of the present owners of the property, also for those who purchase, mortgage, or guarantee the title thereto, as of the date hereon.

I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the map made thereof, and that I have fully complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code and the Wisconsin State Statutes in surveying and mapping the same.

GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY
Green Lake, Wisconsin






Donald W. Lenz
Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 15th day of January, 2024.

DRAFTED BY: WRB

OWNER(S)
ALEX A. MITTELSTAEDT

PROPERTY ADDRESS
W1766 DEAD END ROAD
BERLIN, WISCONSIN 53923

LEGEND:

-  SECTION CORNER MONUMENT FOUND
2" IRON PIPE WITH BRASS CAP
-  1" IRON PIPE FOUND
-  SURVEY MARKER NAIL FOUND
-  ¼" DIA. X 18" REBAR SET
1.50 LBS PER LINEAL FOOT
-  () RECORDED AS

PURPOSE:

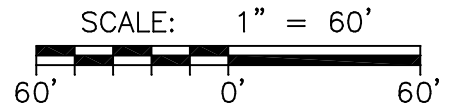
THE PURPOSE OF THIS CERTIFIED SURVEY MAP IS TO CREATE A NEW 1 LOT CERTIFIED SURVEY MAP BY ADDING AN ADDITIONAL 0.25 ACRES FROM A1 ZONING THE WEST TO CONFORM WITH THE GREEN LAKE COUNTY LAND DIVISION SUBDIVISION ORDINANCE.



Green Lake Surveying Company
A Division Of



General Engineering Company
P.O. Box 131 • N6205 Busse Dr. • Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE ¼ OF SECTION 29-17-13 PER GREEN LAKE COUNTY COORDINATE AND BEARING SYSTEM WITH A BEARING OF S 88°48'07" W.



NORTHEAST CORNER OF SECTION 29, T17N, R13E FOUND 2" IRON PIPE WITH BRASS CAPPED MONUMENT GREEN LAKE COUNTY COORDINATES SYSTEM NAD 83(91).

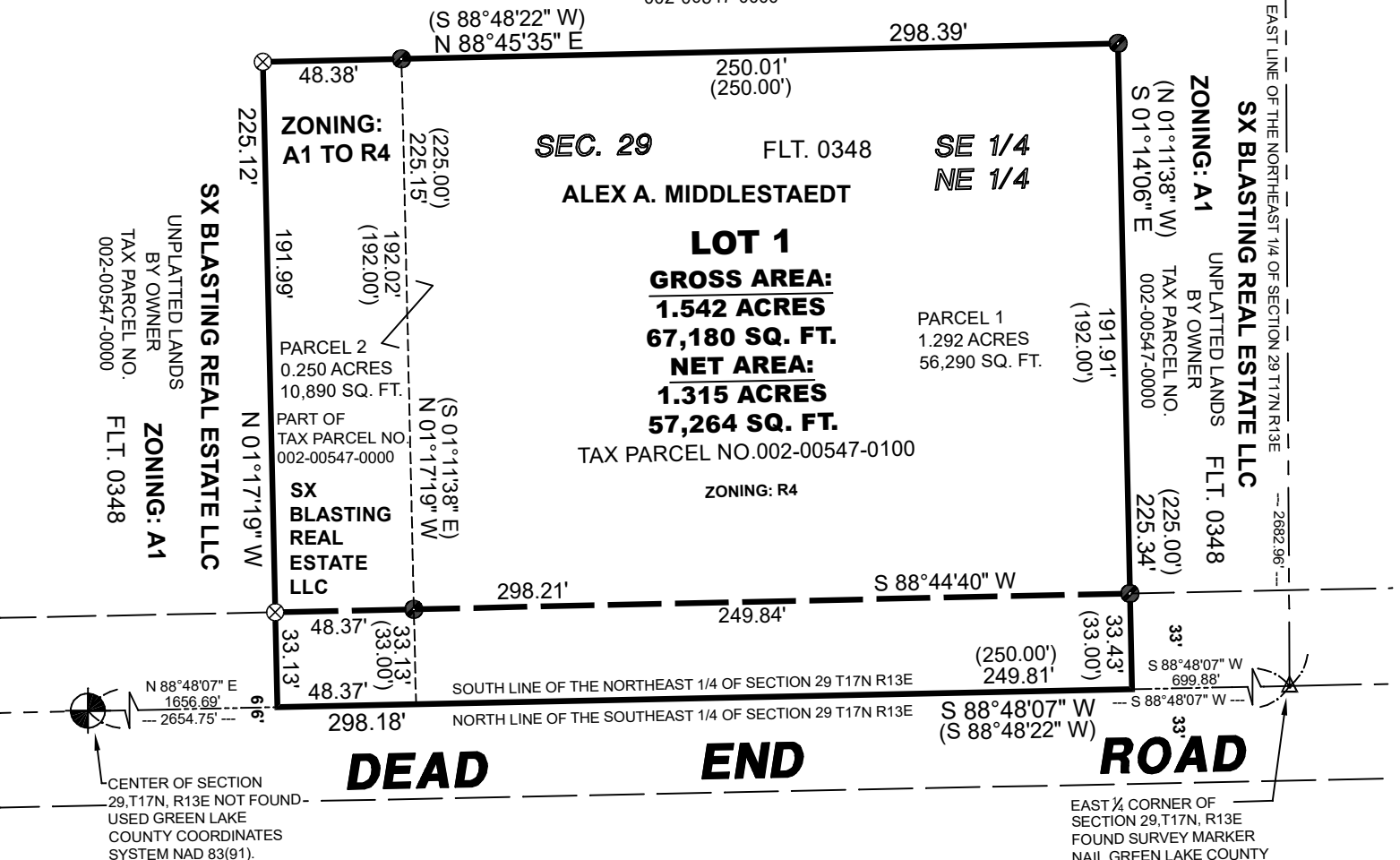
SX BLASTING REAL ESTATE LLC

UNPLATTED LANDS BY OWNER

TAX PARCEL NO. 002-00547-0000

ZONING: A1

FLT. 0348



CONCEPT PLAN

DESCRIPTION OF LANDS LOCATED IN PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Donald W. Lenz, Professional Land Surveyor for the State of Wisconsin, hereby certify that I have at the order of Alex A. Mittelstaedt, as owner thereof, surveyed lands located in part of the Southeast ¼ of the Northeast ¼ of Section 15, Township 17 North, Range 13 East, Town of Berlin, Green Lake County, Wisconsin, Containing 1.542 acres (67,182 sq. ft.). Being subject to all easements and restrictions of record.

I further certify that I have surveyed the property described herein, and that the map shown on this Certificate of Survey is a true representation thereof to the best of my knowledge and belief. This survey is made for the use of the present owners of the property, also for those who purchase, mortgage, or guarantee the title thereto, as of the date hereon.

I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the map made thereof, and that I have fully complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code and the Wisconsin State Statutes in surveying and mapping the same.

GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY
 Green Lake, Wisconsin

Donald W. Lenz
 Donald W. Lenz, WI P. L. S. No. S-2003
 Dated this 15th day of January, 2024.

DRAFTED BY: WRB

OWNER(S)
 ALEX A. MITTELSTAEDT

PROPERTY ADDRESS
 W1766 DEAD END ROAD
 BERLIN, WISCONSIN 53923

LEGEND:

- SECTION CORNER MONUMENT FOUND
2" IRON PIPE WITH BRASS CAP
- 1" IRON PIPE FOUND
- SURVEY MARKER NAIL FOUND
- ¾" DIA. X 18" REBAR SET
1.50 LBS PER LINEAL FOOT
- RECORDED AS

PURPOSE:

THE PURPOSE OF THIS CERTIFIED SURVEY MAP IS TO CREATE A NEW 1 LOT CERTIFIED SURVEY MAP BY ADDING AN ADDITIONAL 0.25 ACRES FROM A1 ZONING THE WEST TO CONFORM WITH THE GREEN LAKE COUNTY LAND DIVISION SUBDIVISION ORDINANCE.

Green Lake Surveying Company
 A Division Of



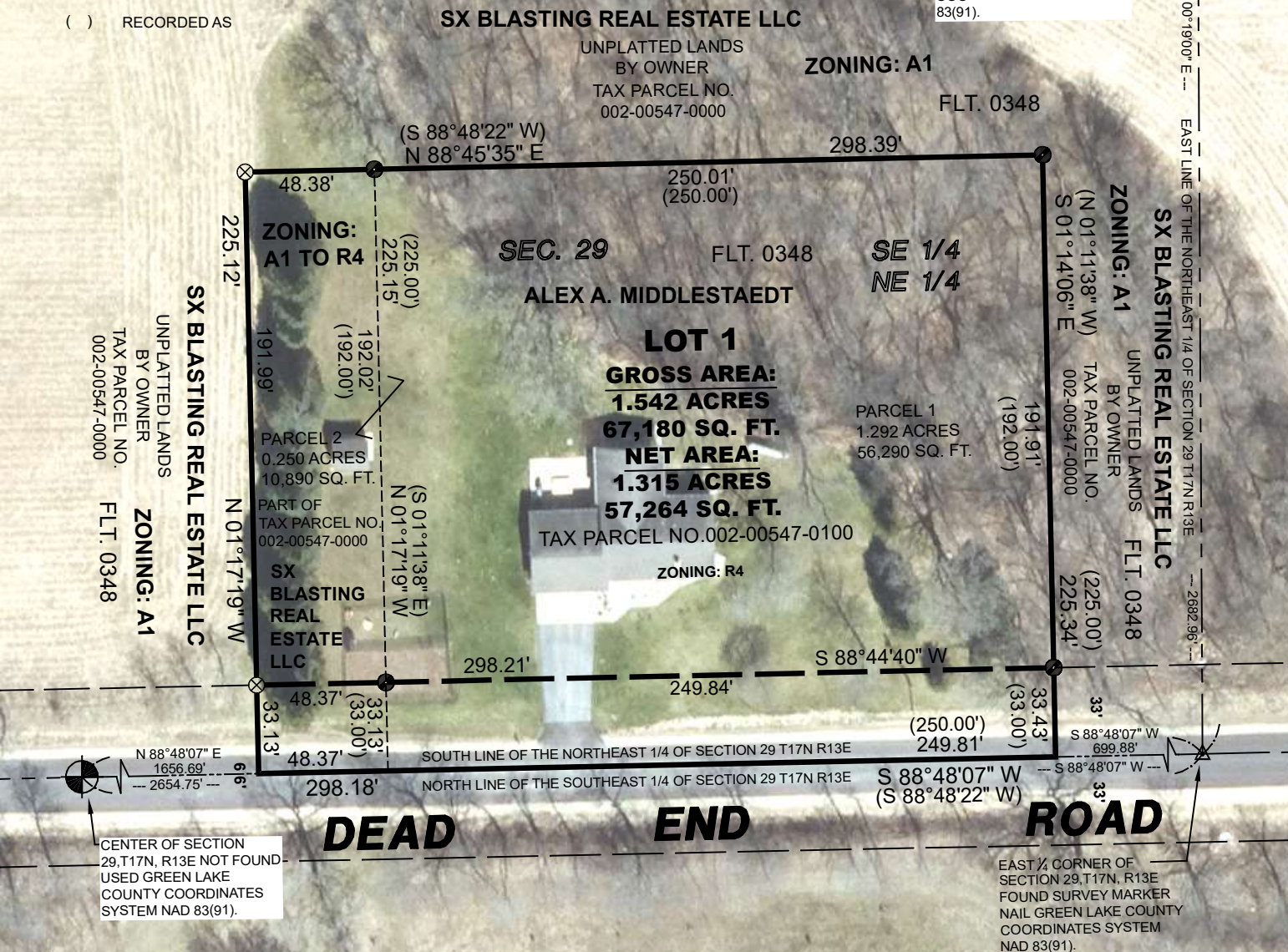
General Engineering Company
 P.O. Box 131 • N6205 Busse Dr. • Green Lake, WI 54941
 920-294-6666 (Green Lake Office)
 dlenz@generalengineering.net

SCALE: 1" = 60'



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE ¼ OF SECTION 29-17-13 PER GREEN LAKE COUNTY COORDINATE AND BEARING SYSTEM WITH A BEARING OF S 88°48'07" W.

NORTHEAST CORNER OF SECTION 29, T17N, R13E FOUND 2" IRON PIPE WITH BRASS CAPPED MONUMENT GREEN LAKE COUNTY COORDINATES SYSTEM NAD 83(91).

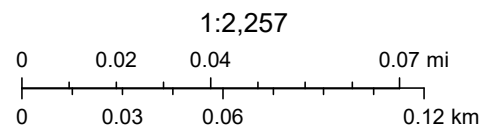


SX Blasting Rezone Aerial Map 2020

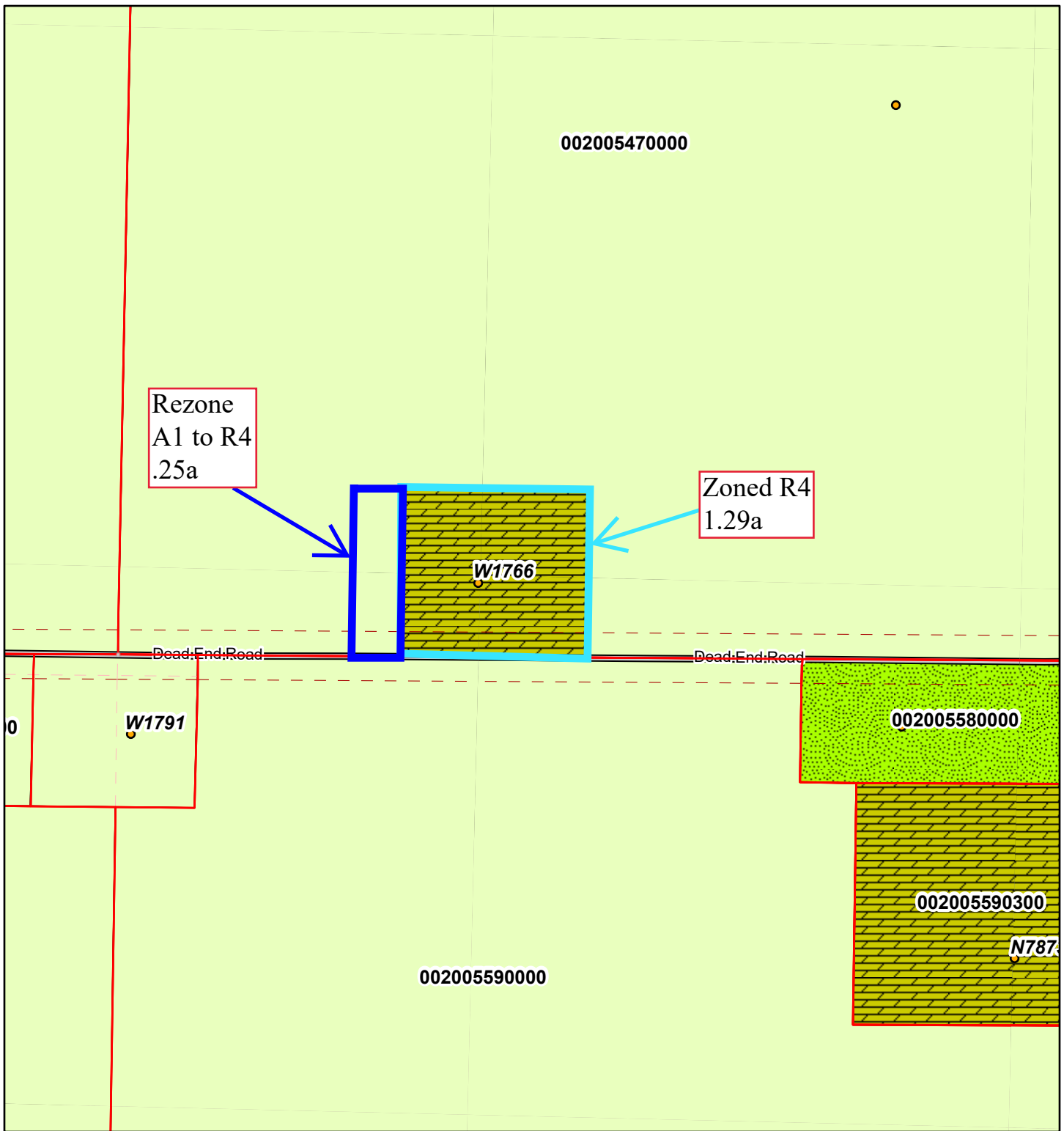


2/13/2024, 3:10:08 PM





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

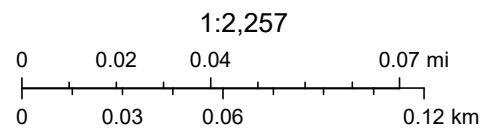


SX Blasting Rezone Zoning Map 2020



2/13/2024, 3:23:00 PM

-  Address
-  Section
- Corner
-  SUB
-  TaxParcel



SX Blasting / Alex Mittelstaedt

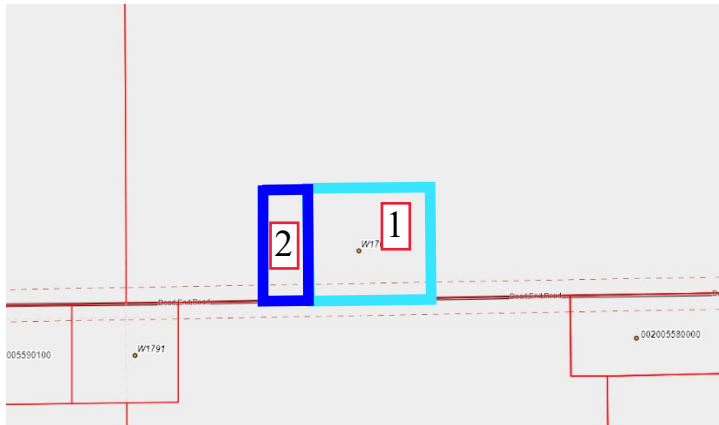
Town of Berlin

W1766 Dead End Road, Parcel #002-00547-0000

SE 1/4 of NE 1/4 of Section 29, T17N, R13E

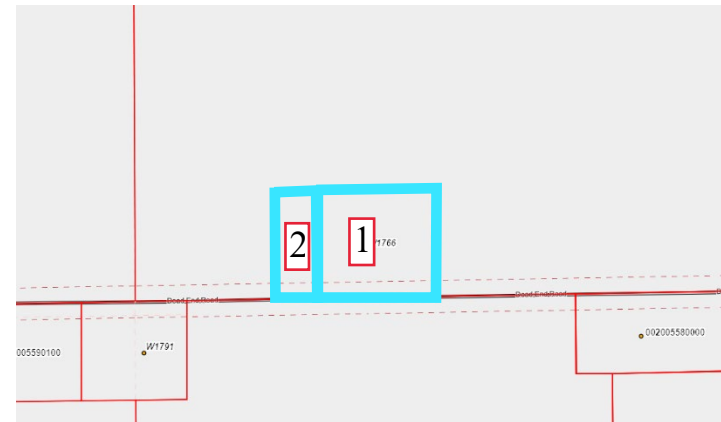
Existing Configuration

- 1 = 1.29-acre parcel zoned R4, Rural Residential District.
- 2 = .25-acre parcel zoned A1, Farmland Preservation District.



Proposed Configuration

- 1 = 1.29-acre parcel zoned R4, Rural Residential District.
- 2 = .25-acre parcel zoned R4, Rural Residential District.



Land Use Planning & Zoning Public Hearing 4/12/2024

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) March 18, 2024.

Owner/Applicant: SX Blasting/Alex Mittelstaedt

Site Location: W1766 Dead End Road

General legal description: Parcel #002-00547-0000, SE ¼ of NE ¼, Section 29, T17N, R13E, Town of Berlin, ± .25 acres

Request: Rezone ± .25 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District.

Planned public hearing date for the above requests: April 12, 2024

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 Muehly
Town Representative

3/18/24
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **March 22, 2024**

ORDINANCE NO. -2024

**Relating to: Rezone in the Town of Berlin
Owner: SX Blasting Real Estate LLC.**

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 16th of April 2024, 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

5 **Owner:** SX Blasting Real Estate LLC., **Location:** N7969 County Road A, **Parcel:** 002-
6 00547-0000. **Legal Description:** SE ¼ of NE ¼ of Section 29, T17N, R13E, Town of
7 Berlin, ±38.7 acres. **Request:** The owners are requesting to rezone ±.25 acres from A1,
8 Farmland Preservation District, to R4, Rural Residential District.

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

Roll Call on Resolution No. -2024

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Curt Talma, Chair

Passed and Enacted/Rejected this 16th
Day of April 2024.

Chuck Buss, Vice Chair

County Board Chairman

Harley Reabe

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann , Corporation Counsel

William Boutwell