



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, August 1, 2024.

Packet Pages:

- 2 Agenda

- 3-5 Draft Meeting Minutes from 7/11/24

- 6-9 Land Use & Septic Reports for July 2024

- 10-11 Violation Reports

- 12-13 Land Use Planning & Zoning 2025 Budget

- 14-23 GIS Ortho Update

- 24 Public Hearing Notice

- 25-37 **Item #1: Applicant:** Green Lake County Land Use Planning & Zoning Committee.
Workshop: 2025 Farmland Preservation Plan Update. **Request:** The public is invited to take part in a Farmland Preservation planning workshop. **Specifically:** The Committee is looking to include recent agriculture related facts, trends, land use issues, general concerns, and opportunities in the County's Farmland Preservation Plan.



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: Thursday, August 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

Chuck Buss-chair
Bill Boutwell-vice chair
Curt Talma
Gene Thom
Sue Wendt

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.

This agenda gives notice of a meeting of the Land Use Planning and Zoning Committee. It is possible that individual members of other governing bodies of Green Lake County government may attend this meeting for informative purposes. Members of the Green Lake County Board of Supervisors or its committees may be present for informative purposes but will not take any formal action. A majority or a negative quorum of the members of the Green Lake County Board of Supervisors and/or any of its committees may be present at this meeting. See State ex rel. Badke v. Vill. Bd. of Vill. of Greendale, 173 Wis.2d 553, 578, 494 N.W. 2d 408 (1993).

1. Call to Order
2. Certification of Open Meeting Law
3. Pledge of Allegiance
4. Minutes of 7/11/2024
5. Department Activity Reports
 - a) Land use & septic permits
 - b) Violation reports
6. *Land Use Planning & Zoning 2025 Budget
7. GIS Ortho Update
8. Public Comment (15 minutes total/3 minute limit per person)
9. Public Hearing: (Not to begin before 9:30 AM)

Item #1: Applicant: Green Lake County Land Use Planning & Zoning Committee, **Workshop:** 2025 Farmland Preservation Plan Update, **Request:** The public is invited to take part in a Farmland Preservation planning workshop. **Specifically:** The Committee is looking to include recent agriculture related facts, land use issues, general concerns, and opportunities in the County’s Farmland Preservation Plan.

10. Committee Discussion
 - a) Future Meeting Dates: September 5, 2024 @ 9:00am
 - b) Future Agenda items for action & discussion
11. 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

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Or call in (audio only)

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

Phone Conference ID: 516 863 131#

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**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, July 11, 2024**

CALL TO ORDER

Planning & Zoning Secretary Karissa Block called the meeting of the Land Use Planning and Zoning Committee to order at 11:00AM 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, Curt Talma, Chuck Buss, Gene Thom,**
Also Present: **Matt Kirkman,** Land Use Planning and Zoning Director; **Karissa Block,** Deputy County Clerk; **Noah Brown,** Land Use Specialist; **Jeff Mann,** Corporation Counsel; **Ryan Schinke,** Land Use Coordinator/Technician; **Cate Wylie,** County Administrator; **Ken Stephani,** Finance Director; **Liz Otto (Remote),** County Clerk; **Jessica McLean (Remote),** Treasurer; **Tami Toth (Remote),** Legal Assistant

ELECTION OF CHAIR AND VICE-CHAIR

Secretary Karissa Block called for nominations.

Motion/second (Boutwell/Thom) to keep Buss as Chair and Boutwell as Vice Chair. Motion carried with no negative vote.

Buss took the stand as Chair

APPROVAL OF MINUTES

Motion/second (Boutwell/Talma) to approve the minutes of the 6/14/2024 meeting. Motion carried with no negative vote.

REGISTER OF DEEDS REPORT

The Land Use Planning & Zoning Committee would like Register of Deeds – Renee Thiem- Korth to submit reports to the committee quarterly.

DEPARTMENT ACTIVITY REPORTS

- Land Use & Septic Permits
- Violation Reports

Kirkman reviewed his reports. Discussion held.

PUBLIC COMMENT (15 MINUTES TOTAL / 3 MINUTE LIMIT)

Mark Coleman, 586 Wilson St, Green Lake WI – Commented on the County K Quarry

Motion/second (Thom/Boutwell) to recess until the 11:30 hour for Public Hearing. Motion carried with no negative vote.

Motion/second (Thom/Boutwell) to resume for Public Hearing. Motion carried with no negative vote.

PUBLIC HEARING – 11:30AM

Chair Buss read the Public Hearing rules.

Item #1: Owner: Sunny Drive Farms LLC, **Agent:** Lee Larson **Location:** Intersection of Sunny Drive and County Road A, **Parcel:** 010-00571-0000. **Legal Description:** SW ¼ of SE ¼, located in Section 28, T14N, R13E, Town of Mackford, ±1.5 acres. **Request:** The owners are requesting a Conditional Use Permit for a 300' communication tower.

Lee Larson, Bug Tulsa Wireless Internet Company out of Green Bay spoke for Item #1

Discussion held. Kirkman read the staff report

Motion/second (Thom/Boutwell) to approve Item #1 with conditions. Motion carried with no negative vote.

Item #2: Owner: Jerry Schmucker, **Location:** N2992 County Road B & H, **Parcel:** 014- 01767-0100. **Legal Description:** Lot 1 of CSM 3745, located in Section 30, T15N, R12E, Town of Marquette, ±8.41 acres. **Request:** The owners are requesting a Conditional Use Permit to begin construction of building components for hunting blinds, which are to be assembled and sold at a different location.

Public Comment – none

Kirkman read the staff report. Discussion held.

Motion/second (Thom/Boutwell) to approve Item #2 with general conditions. Motion carried with no negative votes.

Item #3: Owner: S&L Holdings WI, LLC. **Agent:** Lee Garro, **Location:** Highway 23 & 49, **Parcels:** 004-00314-0200, -0300, -0400, & -0501, **Legal Description:** Lots 2, 3, 4, and Outlot 1 of CSM 1202, located in Section 15, T16N, R13E, Town of Brooklyn, ±3.88 acres. **Request:** The owners are requesting a Conditional Use Permit for a boat storage building, individual storage units, and a sales office.

Julie Tom, W1049 Highway 23 of Green Lake spoke for consideration of other properties surrounding the parcel.

Lee Garro (applicant), spoke for Item #3. Garro was allowed to show the committee photos of his possible boat storage building. Discussion held.

Jason Tom, W1049 Highway 23 of Green Lake spoke for his property next door to the parcel.

Kirkman read staff report. Discussion held

Motion/second (Boutwell/Thom) to suspend the rules to allow Garro to speak. Motion carried with no negative vote.

Lee Garro (applicant) stated nothing on this design will change in the future.

Motion/second (Thom/Boutwell) to approve Item #3 with County Conditions, Town of Brooklyn Conditions, Privacy Screening, Floor Plan submitted to Matt Kirkman, and State Approved Plans all being met and submitted. Motion carried with no negative vote.

COMMITTEE DISCUSSION

- a. Next meeting date – August 8, 2024 @ 10:00AM
- b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 12:07PM

Respectfully submitted,

Karissa Block
Deputy County Clerk

DRAFT

Land Use Permits: 6/1/2024 - 6/30/2024

Town of Berlin

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

Town of Brooklyn

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13561	No Address Available, No Address Available	06/14/2024	CHRISTOPHER D & RUTH M RETZLAFF	0		Non Metallic Mine		
13686	W3260 STATE ROAD 23	06/05/2024	MICHAELP SWANKE, SARAHA SWANKE	18000	Ag. Structure - Agricultural Building	Manue Pit and concreate area	Ag. Structure - Agricultural Building	Pig Hut
13690	N6067 LOST CREEK RD	06/07/2024	KENNETHJ DAUN, SAMANTHAM DAUN	60000	Accessory Structure - Accessory Structure	Gazebo	Accessory Structure - Accessory Structure	Pool and deck
13699	W2955 HILLSIDE RD	06/25/2024	JOHNJ FRANCIS, KELLYM FRANCIS	12850	Land Disturbing Activity - Slope Stabilization	Dry Creek Bed and shoreline repair		

Town of Green Lake

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13685	N3123 LAKE SHORE DR	06/03/2024	ANNEM DOMACH, DAVIDM DOMACH	2800	Accessory Structure - Shed	Shed		
13688	W2844 OAK TERRACE LN	06/05/2024	JODY & JOSYLYN FACTOR	40000	Accessory Structure - Retaining Walls	Retaining Wall		
13693	W1445 SPRING GROVE RD	06/14/2024	WINIECKI TRUST	23000	Land Disturbing Activity - Driveways	3653sf driveway and parking area		
13703	N3026 E LITTLE GREEN RD	06/28/2024	DAVID WINGER, RENEE SCHW	150000	Land Use	Accessory Structure - Shed	30 x 50 shed	

Town of Kingston

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

Town of Mackford

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

Town of Manchester

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13689	N453 COUNTY ROAD M	06/06/2024	DANIELD BONTRAGER, SARAHD BONTRAGER	7500	Accessory Structure - Agricultural Building	Moving an older building from a neighboring property		
13691	W2981 CARTER RD	06/10/2024	WILBURL MILLER	75000	Ag. Structure - Agricultural Building	Building a new barn almost on the same footprint as the old barn		
13694	N1686 HIGH ST	06/19/2024	CARLOSA ARJONA, IDALMAA HERRERA	10000	Accessory Structure - Detached Garage	Detached Garage		
13695	W3739 NORTH RD	06/20/2024	ROBINR HEIN, STEVENJ DRAEGER	9500	Ag. Structure - Agricultural Building	Cement pad for Grain Bin 7x7 Concentrate bin		
13696	No Address Available, W3739 NORTH RD	06/20/2024	ROBIN HEIN, ROBINR HEIN, STEVEN DRAEGER, STEVENJ DRAEGER	198000	Ag. Structure - Agricultural Building	New at-grade dump pit 20'x25' new unloading conveyor new wet bin 21'x57'		
13700	N555 COUNTY ROAD M	06/27/2024	HARLEYE BONTRAGER, NAOMIJ BONTRAGER	140000	Additions / Alterations - Addition/Alteration to Principal Structure	House addition with 1 new bedroom		

13701	W2715 COUNTY ROAD S	06/28/2024	CORRINEA KRUEGER, MERLYN D KRUEGER	30000	Additions / Alterations - Addition/Alteration to Principal Structure	Addition to house		

Town of Marquette

Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13692	W6866 JOLIN RD	06/12/2024	PHYLISI JONES, RONNIEK JONES	2000	Land Disturbing Activity - Filling	Filling of Dredging Spoils		
13697	N3192 OAK RD	06/24/2024	CURTISA FISCHER	4500	Accessory Structure - Shed	Shed		
13698	W5621 PINE RD S	06/24/2024	NATHANE SCHULTZ	17325	Accessory Structure - Detached Garage	Garage with lean-to		
13702	N2668 TOLEDO RD	06/28/2024	DENNISR MOLDENHAUER, KELLYL MOLDENHAUER	450000	Accessory Structure - Shed	30 x 40 grade on slab shed	Principal Structure - Single Family	Single family dwelling with no basement. 3 bedrooms.

Town of Princeton

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

Town of Saint Marie

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

Town of Seneca

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

June 2023 Estimated Cost \$3,711,900.00
2023 YTD Estimated Cost \$24,172,132.00

June 2024 Estimated Cost: \$1,250,475.00
2024 YTD Estimated Cost: \$30,720,570.00

Sanitary Permits: 6/1/2024 - 6/30/2024

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
202424121		006012820000	N2973 E LITTLE GREEN RD	CRE INVESTMENTS LLC	06/06/2024	Replacement System	Conventional (Non-Pressurized In-Ground)	Ernie Schumacher			No	4 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
202424122		206010730200	567 E MARQUETTE ST	NICHOLASW BIJAK	06/07/2024	Replacement System	Conventional (Non-Pressurized In-Ground)	William Thoma		06/25/2024	No	3 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
202424123		004015460100	W673 MEADOW DR	JEFFREY WASHKOVICK	06/18/2024	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak			No	4 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
202424124		018000750000	W4002 PINE RD	JENNIFERM TORRES	06/21/2024	New System	Holding Tank	Jeffrey Novak			No	3 Bed House	\$ 355.00	\$ 100.00	\$ 455.00
Total													\$ 1,195.00	\$ 400.00	\$ 1,595.00

Total Sanitary Permits Issued 6/1/2024 - 6/30/2024

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	1	1	0	0
Grand Total	4	1	3	0

Total Sanitary Permits Inspected 6/1/2024 - 6/30/2024

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	7	3	4	0
Holding Tank	1	1	0	0
Mound	1	0	1	0
Mound < 24"	2	2	0	0
Grand Total	11	6	5	0

Land Use Violations Report
July 2024

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
004002850200	W594 State Road 23 and 49	Kleindis Sunset Rentals	13711	Zoning	Section 350-43.B(4)(b) for a second free-standing advertising sign. Section 350-65 for a sign with no land use permit
008001160403	W5591 County Road B	Jed Henry	13728	Shoreland	Building without a LUP. Building in shoreland setback.
004008450101	W3260 State Road 23	Mike Swanke	13651	Zoning	Construction oof a non-open style fence along the road right of way without a land use permit.

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
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. House is in process of being torn down.
008004680000	W6502 STATE ROAD 44	Carolee Miller	13533	Shoreland	No LUP and building within the shoreland setback. Certified Mailing -unclaimed resent through S.O.

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, 02000455000	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.
014001810000	N4356 PINE RD E	PAUL PETERSEN	13618	Zoning	3 Recreational Campers in A-1, Farmland Preservation District

Monthly Violations Resolved
1 - Troyer

YTD Violations Resolved
10

POWTS FAILURE REPORT 07/24/2024

Notice Sent

Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
004015460100	W673 MEADOW DR	WASHKOVICK JEFFREY	000145879	Tank Failure	5/9/2024
016004790100	N4185 WICKS LNDG	CLANCY PATRICK J; CLANCY ROBERT J; CLANCY SOWLE COLLEEN	01624043	Illegal plumbing and POWTS system	3/31/2020
018006720200	N7506 STATE ROAD 73	CLEMENTS JR CECIL D	000148246	Drain field failure	4/30/2024
016000900100	N5771 COUNTY ROAD D	ARNESON COURTNEY L	201724075	Drain field failure	6/24/2024
016009230000	N4939 RAY SHORTER RD	PROG ROD-GUN CLUB	010024253	excessive tank decay	7/18/2024
154000480000	156 SHERMAN AVE	BREUNIG LAKESIDE ENTERPRISES LLC	15424031	Tank may not be watertight due to rusting	5/22/2023
154000490000	No Address Available	BREUNIG LAKESIDE ENTERPRISES LLC	15424027	Tank may not be watertight due to rusting	5/23/2023
154000490000	No Address Available	BREUNIG LAKESIDE ENTERPRISES LLC	15424028	Tank may not be watertight due to rusting	5/23/2023

Final Notice Sent

004003750100	N6264 N LAWSON DR	SANTEE DAVID ROY	326	Drain field is failing and pump/float wiring is not legal.	1/31/2024
008004020000	W6712 PARK VIEW LN	; YODER DOROTHY ; YODER WILBUR ; YODER WILLIAM	00824056	Illegally installed holding tank of some kind.	5/17/2024
020002500400	W2635 FOX RIVER SHRS E	CONN HAROLD A; CONN LEONARD R; CONN MARY	000037515	Tank has roots growing into it. No longer watertight or structurally sound. discharging effluent to the groundwater table.	5/21/2024

Sent To Corp Counsel

006001980000	W591 THOMAS RD	WILKE CARL H	00624010	Tank not Watertight	5/18/2022
016000090000	N6123 SWAMP RD	HEBBE JAMES A	01624006	Tank not Watertight tank repairs ongoing.	4/26/2022
016004630000	N4487 MAPLE LN	KLEIN JUSTIN T	58848	Tank not Watertight	8/5/2022
016008320000	N5528 COUNTY ROAD T	WEIR LAVERNE J	01624079	Tank not Watertight	12/12/2023
016009230000	W5894 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	010024095	Tank unsound	6/24/2020
016009230000	W5886 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	010024249	Tank unsound	6/24/2020
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	010024256	Tank Failure	5/29/2021
016009230000	N4904 RAY SHORTER RD	PROG ROD-GUN CLUB	010024259	Tank compromised	6/24/2020
016015530000	N4164 NANCY DR	RUBACH RYAN W	000018212	Effluent discharging to ground surface	9/13/2023

GREEN LAKE COUNTY 2025 BUDGET

		----- ACTUAL 12/31/2022 -----	----- ACTUAL 12/31/2023 -----	----- ACTUAL 6/30/2024 -----	----- 2024 REVISED -----	----- 2025 PROPOSED -----
LAND USE PLANNING & ZONING						
25-100-10-53610-110-000	SALARIES	301,565	302,849	146,482	319,530	319,530
25-100-10-53610-140-000	MEETING PAYMENTS	1,085	-	257	940	951
Total	BENEFITS	102,919	110,280	58,483	156,382	156,382
25-100-10-53610-151-000	SOCIAL SECURITY	22,564	22,135	11,604	24,446	24,446
25-100-10-53610-153-000	RET. EMPLOYER SHARE	19,782	20,351	10,948	22,050	22,050
25-100-10-53610-154-000	HEALTH INSURANCE	60,257	67,370	35,655	109,363	109,363
25-100-10-53610-155-000	LIFE INSURANCE	316	424	276	524	524
25-100-10-53610-210-002	PROFESSIONAL SERVICES-SRV	38,566	8,555	3,775	9,500	14,250
25-100-10-53610-210-003	MISCELLANEOUS FEES	-	80	-		
25-100-10-53610-218-000	VIOLATION NOTICE SERVICE			-	300	300
25-100-10-53610-225-000	PHONE SERVICE	1,153	403	296	870	800
25-100-10-53610-242-000	PRINT MANAGEMENT	200	325	149	300	300
25-100-10-53610-307-000	TRAINING & CERTIFICATIONS	76	355	584	940	860
25-100-10-53610-310-000	OFFICE SUPPLIES	949	1,160	349	990	950
25-100-10-53610-312-000	FIELD SUPPLIES	80	44	21	200	150
25-100-10-53610-312-001	NON-METALLIC MINING EXPENSE	754	1,650	1,749	-	16,000
25-100-10-53610-320-000	PUBLICATIONS-BOA PUBLIC HEARING	1,109	-	510	600	850
25-100-10-53610-320-001	PUBLICATIONS-PZ PUBLIC HEARING	3,294	2,902	1,480	3,000	3,000
25-100-10-53610-321-000	SEMINARS	350	885	400	930	1,200
25-100-10-53610-324-000	MEMBER DUES	140	130	130	130	130
		----- ACTUAL 12/31/2022 -----	----- ACTUAL 12/31/2023 -----	----- ACTUAL 6/30/2024 -----	----- 2024 REVISED -----	----- 2025 PROPOSED -----
25-100-10-53610-330-000	TRAVEL	452	823	500	750	1,170

25-100-10-53610-352-000	VEHICLE MAINTENANCE	823	999	441	838	850
	TOTAL EXPENDITURES	350,595	321,158	157,122	339,818	361,291
<hr/>						
FINANCING PROPOSAL						
25-100-10-44400-000-000	LAND USE PERMITS	58,750	74,700	30,900	60,000	60,000
25-100-10-44400-001-000	BOA PUBLIC HEARING	1,500	375	750	1,500	1,500
25-100-10-44400-002-000	PZ PUBLIC HEARING	10,650	6,750	4,875	8,525	8,525
25-100-10-44409-000-000	NON-METALLIC MINING	15,200	19,550	13,470	16,550	16,000
25-100-10-44410-000-000	SANITARY PERMITS	22,150	27,575	12,380	26,000	26,000
25-100-10-44411-000-000	FINES & FORFEITURES	1,000	8,440	1,750	-	-
25-100-10-46131-001-000	GIS MAP SALES	-	-	-	-	-
25-100-10-46131-002-000	INTERDEPT TRANSFER/LAND INFO STRATEGIC GRANT	10,000	10,000	10,000	10,000	10,000
25-100-10-46762-000-000	CERTIFIED SURVEY MAPS	6,930	6,585	3,750	6,500	6,500
25-100-10-47411-000-000	INTERDEPT TRANSFER/LAND INFO BASE GRANT	25,000	25,000	25,000	25,000	25,000
25-101-10-53610-999-000	APPLIED FUNDS - NMM Carryover	-	-	-	-	10,000
	TOTAL REVENUES	151,180	178,975	102,875	154,075	163,525
COUNTY APPROPRIATION		199,415	142,183	54,247	185,743	197,766

Eligible applicants should complete this form and submit with the required documentation to interop@widma.gov by the deadline specified in the Grant Announcement. If you are experiencing issues submitting your application, please call [608] 888-5501 for assistance.

Section 1: Applicant Information	
A. Agency Name	
B. Physical Address	
C. Mailing Address (Leave blank if same as above)	
D. Main Point of Contact	<u>Name:</u>
	<u>Title:</u>
	<u>Email:</u>
	<u>Phone:</u>
E. Secondary Point of Contact (Must be different from above)	<u>Name:</u>
	<u>Title:</u>
	<u>Email:</u>
	<u>Phone:</u>
F. Signatory Official	<u>Name:</u>
	<u>Title:</u>
	<u>Email:</u>
	<u>Phone:</u>

Section 2: Project Narrative

A. Provide a summary of the proposed grant project(s) to be funded during the grant period. In addition, the summary should include information in the following areas:

- The proposed project(s) alignment with a remediation report or the Wisconsin NG9-1-1 GIS Implementation Plan. If you require a copy of the 2020-21 remediation report for your county or NG9-1-1 GIS Implementation Plan, please contact OEC staff as soon as possible.
- Whether the proposed project(s) provides wide ranging benefits to or coordination with multiple counties and/or statewide.
- If applying for new GIS staffing, include an outline detailing the goals and milestones associated with the work that will be completed during the duration of the project period. (This will be used to track progress through Quarterly Reports)

B. Provide a proposed timeline for your project(s), including proposed start/end date, anticipated purchasing process plan and implementation schedule. Timeline should not exceed June 1, 2026.

C. Describe any planned NG9-1-1 coordination between the applicant and the PSAPs within the applicant's county, including any specific plans for implementing NG9-1-1 at the PSAP(s) and how your grant project(s) will enable NENA i3 call routing in your county.

Section 3: Proposed Project Budget

A. Provide a narrative for the proposed budget. The detail provided in the narrative must be sufficient so that reviewers can interpret what each identified cost is and how costs were estimated or calculated in the budget details in Section 3B based on the vendor quotes provided. The narrative must also identify the source of the local match required. The budget may include multiple projects. Grant funds cannot be used for existing contracts or costs beyond the grant performance period.

--

B. Budget Details. Based on the narrative provided in Section 3A, enter the grant costs into the associated cost categories below. The total in the last row should reflect the entire amount to be funded with both the state share and any required local share/match. The state and local share is automatically calculated based on the required percentage and total cost of the grant project(s). The budget may include multiple projects.

Cost Category	Item(s) Description – List all proposed grant funded items		Total Cost
Equipment Hardware & Software			
NG9-1-1 Specific Training			
Contractual Services			
Supplemental Staff Time or Other Services			
	State Share:	95% of Total	Total:

Section 4: Grant Project Sustainability Plan

A. Provide a narrative for the proposed sustainment and maintenance of any grant-funded activities after the grant period has ended. Applicants must demonstrate that any projects that extend beyond the grant period will be sustained.

B. Provide a narrative that demonstrates the Applicant's regular operating budget will not decrease as a result of receiving this grant award.

Section 5: Additional Applicant Data

Number of PSAPs supported by the County Land Information Office	
Number of GIS personnel working on PSAP data in the county	
Who is the main GIS point of contact for your county related to NG9-1-1 GIS data to support the PSAP? (Name, Title)	

Section 6: Authorized Signature

Signatory Official Printed Name

Date

Signatory Official Signature



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake WI 54941

Phone 920-294-4156 Website: www.greenlakecountywi.gov

Land Development Code Enforcement County Surveyor GIS Land Information

Gerald Stanuch
County LIO (Land Information Officer)
920-294-4174
gstanuch@greenlakecountywi.gov

Dave Cornelius
PSAP Administrator (Public Safety Answering Point)
920-294-4000
dcornelius@greenlakecountywi.gov

July 8, 2024

Grant Grywalsky
NextGen9-1-1 Grant Specialist
Office of Emergency Communications
WI Dept of Military Affairs

RE: FY25 NG911 GIS Grant Application for WROC high resolution orthoimagery

Dear Mr. Grywalsky:

Green Lake County is applying for grant funding to support 3-inch pixel orthoimagery in 2025 as a participant in the Wisconsin Regional Orthoimagery Consortium (WROC). The resulting new leaf-off high resolution orthoimagery is a critical base map layer for our PSAP and LIO for NG911 implementation and maintenance.

The continued cooperation between our LIO and PSAP will be enhanced by this project. High resolution orthoimagery is a spatially accurate base layer that is used daily by both of our offices for dispatch call routing, situational awareness, determination of address locations and road centerlines, and structure and driveway locations, and PSAP boundaries.

We are both in full support of this project and the attached grant application.

Sincerely,

LIO - Gerald Stanuch

PSAP Administrator - Dave Cornelius

June 26th, 2024

Gerald Stanuch
GIS Specialist/LIO
Green Lake County
920-294-4174
gstanuch@greenlakecountywi.gov

Dear Gerald:

Thank you for the opportunity to submit a proposal for orthoimagery for Green Lake County as a part of the Wisconsin Regional Orthoimagery Consortium (WROC). We understand that Green Lake County would like to obtain new 4-band digital orthoimagery to enhance and update the County's GIS base mapping layers and to support its land information needs and the needs of its partners. This letter describes the project approach and budget information for countywide orthoimagery across the county. The Wisconsin-based WROC contracting team of Ayres Associates and NV5 Geospatial will provide the following services.

Geospatial Services – Orthoimagery

We understand Green Lake County has a need to update its leaf-off orthoimagery base layer, and its desire to do this as part of WROC 2025. Aerial imagery acquisition, processing, and ortho delivery will occur in 2025. We are proposing a county-wide 6-inch pixel orthoimagery project with an option for 3-inch countywide orthos.

Scope of Work

The Ayres team will provide the County with 4-band orthoimagery at 6-inch or 3-inch pixel resolution across 380 square miles which is countywide coverage plus a 500-foot buffer around the county boundary. See Exhibit A for a map of the entire project area. The 4-band orthoimagery will be developed from aerial imagery that is acquired using a calibrated, digital photogrammetric camera, during spring leaf-off spring conditions.

The delivered orthoimagery will consist of GeoTIFF tiles based on PLSS sections (or other tile format agreed upon). Additionally, we will provide MrSID compressed tiles and a project-wide mosaic. The 6-inch orthoimagery will conform to ASPRS Level 2 standards for 1" = 100' scale mapping with an orthoimage ground sample distance (GSD) of less than 6 inches. The orthoimagery will be produced to meet or exceed a horizontal accuracy of 1.4-feet RMSE.

The 3-inch orthoimagery will conform to ASPRS Level 2 standards for 1" = 50' scale mapping with an orthoimage ground sample distance (GSD) of less than 3 inches. The orthoimagery will be produced to meet or exceed a horizontal accuracy of 0.7-feet RMSE.

Orthoimagery DEM

We will use a digital elevation model (DEM) derived from your 2018 countywide lidar, which is suitable to achieve the stated accuracy standards for 6-inch or 3-inch pixel orthoimagery. Our technicians will carefully review the DEM and make updates where necessary.

Ground Control

The Ayres team will collect airborne GNSS and an inertial measurement unit (IMU) data from equipment that is tightly coupled with the digital camera sensor. In addition, we will use existing or new ground for the project at photo-identifiable points spread across the county.

4-band Orthoimagery

As part of our aerial imagery collection, the near-infrared (NIR) band will be captured along with the RGB natural color bands. We have included 4-band stacked GeoTIFF and MrSID files in our standard delivery. These datasets can be viewed in either natural color or color infrared (CIR) band configurations in a single file, rather than creating multiple datasets. Optional 3-band (RGB) deliverables are available if you are interested.

Orthoimagery Project Deliverables:

Deliverable products included in the estimate are as follows:

- 4-band ortho tiles in uncompressed GeoTIFF format
- 4-band ortho tiles in G4 MrSID format
- 3-band ortho tiles in G3 MrSID format
- 4-band project-wide mosaic in G4 MrSID format
- 3-band project-wide mosaic in G3 MrSID format
- Ortho tile index in vector format
- Ground control locations in vector format
- Metadata, FGDC compliant

Municipal Buy-up Options:

Municipalities have the option to buy up to higher resolution orthos as part of your countywide project. Under this approach, any buy-up areas are extended favorable WROC pricing because the aircraft and sensor system will be in the County for the 6-inch countywide flight. In return, the County gains access to higher resolution orthos over the urban areas or other townships of interest. We can provide WROC unit pricing for municipal buy-up areas upon your request.

Partner Funding:

Partner funding assistance to consortium members is proven as an effective way to aid in the funding of WROC projects. Established relationships with partners from previous consortium efforts present the opportunity of continued funding assistance to WROC program members.

Additionally, by starting our WROC efforts early, our team is successfully securing new partners at the local, regional, and state levels to provide a larger, more diverse group of funding partners. In the end, organizations of all sizes, from the public and private sector will contribute to the funding assistance success of WROC.

Proposed Fees – Orthoimagery Services:

The following fees are not-to-exceed amounts calculated using WROC unit pricing. These fees do not include cost shares from WROC partners. Partner funding that is secured through WROC will be provided to the County in Q2 of 2026.

Orthoimagery project options :

Countywide 4-band orthos, 6-inch pixel resolution:	\$ 28,880.00
Countywide 4-band orthos, 3-inch pixel resolution:	\$ 68,400.00
Lidar generated DSM with vegetation removed:	\$ 3,500.00

I hope that we have provided the necessary information to proceed with planning for your WROC project in 2025. If you require additional information or clarification on this proposal, please feel free to contact me at 608.443.1207.

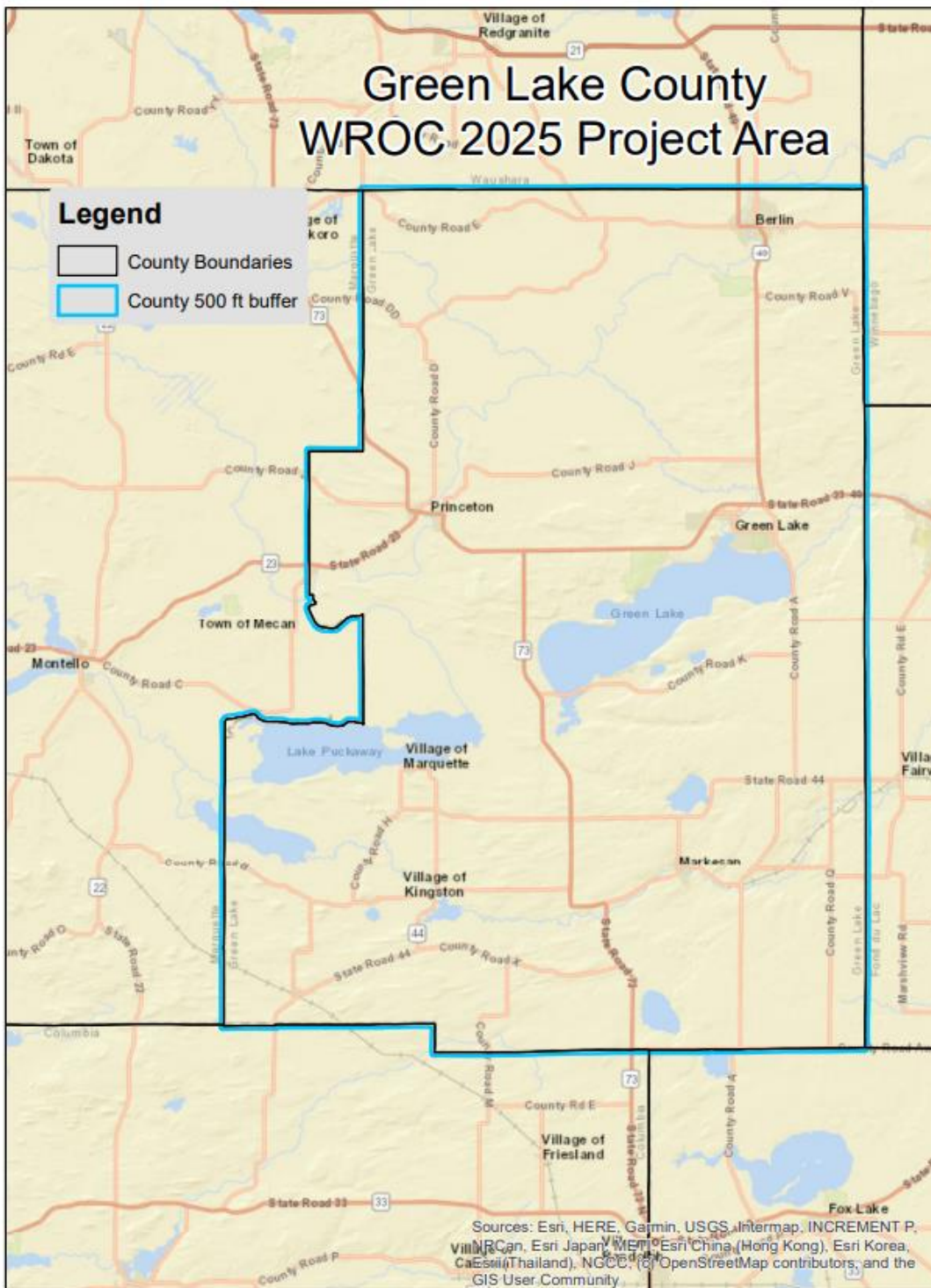
Sincerely,

A handwritten signature in blue ink, appearing to read "Zachary Nienow".

Ayres Associates Inc
Zachary J. Nienow, GISP
Manager – Aerial Mapping
NienowZ@AyresAssociates.com

Exhibit A

Green Lake County Project Area:



NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, August 1, 2024, at 9:30 a.m.** related to the following:

Item #1: Applicant: Green Lake County Land Use Planning & Zoning Committee. **Workshop:** 2025 Farmland Preservation Plan Update. **Request:** The public is invited to take part in a Farmland Preservation planning workshop. **Specifically:** The Committee is looking to include recent agriculture related facts, trends, land use issues, general concerns, and opportunities in the County's Farmland Preservation Plan.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

Publish: July 18, 2024

RE: 2025 Farmland Preservation Plan 10-year Update

2015 Plan (adopted in 2016)

3.3 Agricultural Infrastructure

Table 3-2
Green Lake County Agricultural Providers

Activity	Green Lake County Agricultural Provider
Licensed Milk Producers (NEW)	David and Julie Jones, David L Bruss, Busy Bee Acres LLC, Doug Kastenschmidt, Carl E Nehm, Cotterill Farms Inc., Roy Creek Dairy LLC, Kasuboski Acres LLC, John T Kearns, Omer Schwartz, Harley J Yoder, Mervin A Bontrager, Alvin A Schwartz, Daniel I Schmucker, Ervin A Bontrager, Terry and Linda Froehlich, Toby Troyer, Calvin and Sarah Miller, Bender Family Farms LLC, Soodsma Dairy LLC, Freeman and Marlene Bontrager, Harley and Loretta Mast, Nathan A Troyer, Martha H Troyer, Wayne Berg, Prideview Dairy LLC, Hilltop Dairy LLC, Damerow Brothers (Partnership), Schurecrest Farms Inc., Floyd M Bontrager, Vernon A Bontrager, Ronald R Kelm, Toby Petersheim, Mam Farms LLC, Ezra and Minerva Petersheim, Wilbur and Edna Bontrager, Matthew and Vicki Jahnke, William Mast Jr, David E Kohn, Alan Kohn, Frederick Family Farms LLC, Paul and LeEtta Mast, Richard Swanke, David Bogucke, Daniel Bontrager, Ronald Bogucke, Wargula's Dairy Farm LLC
Licensed Dairy Plants (NEW)	Kingston Cheese Cooperative, WI Cheese Partners
Licensed Food Processing Plant (NEW)	Wisconsin Spice Inc, Grand River Distribution, Wisconsin Hickory Syrup LLC, The Country Cottage, Country Kitchen
Licensed Food Warehouse (NEW)	JEP Bulk Foods, Culligan Water Conditioning, Wisconsin Spice Inc, Del Monte Foods, Kuntry Foods
Food Processors	Del Monte Corp, Ran's Meat Processing, Darling Intl Inc, Wisconsin Spice Inc
Veterinary (NEW) (Based in GLC)	Berlin Veterinary Clinic, Markesan Veterinary Clinic, Hickory Lane Animal hospital,
Farm Wholesale	Berlin Feed Inc
Licensed Livestock Transport (NEW)	Larry M Albright, V & J Trucking
Licensed Bulk Milk Tanker (NEW)	KR Transport LLC, Matt Boelter Milk Hauling Inc, MAM Farms LLC, Retzlaff Milk Transport LLC, Terry and Joel Froehlich, Richard S Swanke
Licensed Meat Plant (NEW)	Brian Lager, Far View Custom Cuts
National Organic Prog. Farmers Organic Integrity Database (usda.gov) ???????	These are maybe certified but could not confirm: Avrom Farm??, Honey Creek farm??, Thundering Hoof Ranch LLC ??, Prospera farm?? //// These are certified: Boerson

	Farm, Cedar Ridge Pullets, Millers Poultry farm, Russell Hoffman, Kingston Cheese Co-op , Daniel Kuhfuss, Seneca foods corp, Wisconsin Spice corp,
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Source: University of Wisconsin Extension, Department of Agriculture, Trade and Consumer Protection

Table 3-3
Green Lake County Area - Agricultural Supply Facilities

Activity	Green Lake County Agricultural Supply Facilities
Feed Dealers	Alcvia Agronomy & Grain , , Berlin Feed Inc., Do It Best, Country Visions Cooperative, United Co-op, Insight FS, Jasters Ag Supply, ADM(Archer Daniels Midland)
Farm Equipment Dealer and Sup- plies	-Do it Best, Tractor Supply Co., The Farm Shop, Markesan Bancshars Inc., Orrin Luedke, Country Visions Cooperative, United Co-op, Insight FS, Jasters Ag Supply, ADM (Archer Daniels Midland), Ed Priebe Sales and Services LLC
Fuel Supply	Condon Oil Companies, Ferrellgas, L&L Sales & Service, Cole Distributing

Source: Green Lake County Planning & Zoning Department, Green Lake County Land Conservation Department, WI Department of Trade and Consumer Protection

The following agriculture infrastructure facts and trends will impact the growth, transportation and processing of commodities in the Green Lake and Western Fond du Lac County region.

- Canning and processing plants are located in Markesan, Ripon, Mayville and in Fairwater. They are key processing locations for commodities grown in Green Lake County. It is likely vegetable processing facilities will become even larger.
- Expect to see the expansion of grain storage facilities and field irrigation.
- Expect to see the consolidation of farm support business such as fertilizer, chemical and machinery suppliers. Due to consolidation, agriculture support businesses will likely become even larger.
- State Highways 23, 44, 73, 49 and 91 provide the core infrastructure to move product by truck through the County. Significant County Trunk Highways include A, H, J, and K. Typical product movement goes from the local town or county road system, to highway to rail. Most farm products are shipped to locations south of the County.
- The ability of the town road system to accommodate weight loads presented by agriculture especially around the farm hubs is a concern. Dairy centers, in particular, contain the most vehicular and farm equipment traffic in a “hub” location.
- Farmers are naturally consolidating trucking because of costs (fewer but larger loads).

- The size of trucks and other equipment serving the farms is increasing, causing premature wear of town roads. Controls over the size of farm equipment is unlikely.

3.4 Farmland Preservation and Agricultural Development Land Use Issues

There are various natural and human activities affecting the rural areas of the County. Many of these activities are responsible for emerging land use trends. These emerging land use trends and the changing demographics can have an effect on the County's farmland preservation and agricultural development activities. Below is a list of land use issues affecting rural land in Green Lake County:

- Land values will likely increase as the pressure to convert open space/farmland to other non- agricultural land uses increases after the recent recession. This trend could be compounded due to the increased competition for agricultural land.
- Interest in land preservation programs will fluctuate by landowner, as some seek to maximize land sale profits by developing land, while others will seek to preserve as much land as possible.
- Due to a stronger agriculture economy, the interest in dairy, cash cropping and specialty farming will increase, thereby increasing demand for more agricultural land.
- Interest in "value-added" businesses to complement small dairy and general farming operations may increase.
- The gap between the values of land for agriculture versus development is narrowing. Demographic changes along with associated housing preferences have reduced the market for rural residential lots and subdivisions.

Any other agricultural facts, trends, and general concerns and opportunities that may impact the agricultural economy in the Green lake County region?

- Green Lake County has some of the best and most reliable farming soils in the State. These soils can grow a variety of crops.
- The term "reliable soils" was further defined to mean a natural tolerance to weather extremes. The soils can tolerate periods of drought and wet conditions in given years still producing very acceptable yields.
- In addition to area soils possessing a tolerance to weather extremes, area topography seems to further protect crops from extreme weather losses.
- Field size has enlarged over the years improving cropping efficiencies and pest control success. For these reasons, this trend will likely continue. Thus, a key resource becomes large, undisturbed tracts of farmland for agricultural production.
- Urban/rural interface will continue.
- Green Lake County is home to the largest Fresh Market Auction House in the State.

- Green Lake Counties low rural population density appears to be an asset in attracting outside agricultural interest. This interest ranges from outside crop growers to Amish and/or Mennonite cultures.
- Some people simply do not understand farming and how it works.
- Regulation by non-farmers for farmers; that doesn't seem right.
- Railroad infrastructure is in place to move agricultural product and increased investment in railroad is likely. The Fairwater to Markesan rail line was mentioned specifically.
- Improved highway systems may lead to barriers for farmers to access land.
- Transportation (primarily highways) will impact future development patterns. If the highway systems stay the same (two-lane) on 23, 44, 73 & 49, development patterns will likely stay similar.
- Expect large farm equipment to place pressure on support infrastructure, especially town and county roads. Will local budgets be able keep up and support agriculture to the extent required?
- Green Lake itself (the water body) has a long history of water quality initiatives & programs designed to improve water quality. These programs may have been the catalyst for increased conservation practices elsewhere in the County.
- Green Lake County has a high percentage of family owned farms devoted to agriculture. Family owned farms generate a strong "caretaker" attitude.
- Green Lake County farmers and land owners have a history of acceptance to conservation efforts. Many engage in conservation practices without any program assistance.
- Green Lake County's Land Conservation Department is very active and engaging with area land owners and is highly respected.
- Wisconsin and the United States as a whole, contain an infrastructure advantage over other global countries and their producers in that the time to transport products is significantly quicker in connecting producers to buyers/users.
- Land values will continue to increase due to the global demands for food both in volume and quality. Developing third world countries will play a big factor in increased food demand.

Trends in Agricultural Land Use

- No till practices have increased throughout the County and due to its acceptance and success will likely continue and even increase in the future.
- Good land management practices still need to focus on erosion loss along with the need to preserve farmland.
- Over time crop production has increased, doing so while minimizing soil disturbance.

- Best management practices (BMP's), can overcome class ratings of soils. Expect to see more "marginal" lands being put into production. With this, expect to see the definition of "marginal" land change over time as BMP's improve and barriers are overcome.
- High corn and protein cost were factors in seeing a reduction in mid-size dairy farms (defined currently as 150-300 cows). There was a loss of land base available to dairy farmer because of a shift of land into corn or soybean production, limiting dairies ability to grow or acquire needed feed at a cost effective price.
- Grain farmers are not always local and will travel to rent property impacting the local dairy farmer's ability to pay land rent cost or purchase land.
- Technology changes will improve efficiencies. Increased efficiencies will likely lead to farm consolidation to take advantage of economies of scale.
- Expect to see more innovation in computer software and hardware designs working together to assist in agriculture management.
- Expect an influx of grain and cash crop operators renting land in the region. Crop farmers are not always local and will travel to rent property.
- Future renters of agricultural land must abide by the same farmland preservation and conservation standards of farmland owners ensuring protection of the resource.
- Unfortunately the "battle" between farmers and non-farmers will likely continue over certain land use compatibility issues as the connection with the land becomes more distant with a majority of the populous.
- Continued growth is likely in the organic market.
- The Fresh Market in Green Lake County will need to target more urbanized locations so its growth can continue. There is a limited local population to support the Fresh Market. Growers must understand buyer demographics and improve the supply chain into new markets.
- The Green Lake County region has experienced an increase in agricultural service providers spawned by reliable agricultural production and farmer commitment in the Green Lake County area.
- The gap between the value of land for agriculture versus development has narrowed significantly. Historically, high gas prices along with a slow housing economy have reduced the market for rural residential lots and subdivisions. The result is more land available for agricultural use and less farmer/non-farmer conflict.

Key Land Use Issues and Trends Related to Preserving Farmland

- Some development will need to be accommodated in farmland preservation areas.
- Housing generates more local tax dollars and must be accommodated as well.
- Buyers of non-farm land that is housing or seasonal related, are geared to outdoor life-styles, not necessarily farming.

- In Green Lake County, the transformation of seasonal to permanent housing has had a positive impact on local tax revenue. Reinvestment in existing structures is occurring.
- Land that is coming out of the Conservation Reserve Program, is not being renewed due to the increased value agricultural land for crop production. Land is being put back into agricultural service.
- The commitment to Ag Preservation Zoning can be an emotional decision when presented to the County. This has led to small and scattered rezones out of A-1 Agriculture which is not conducive to long term agriculture and its preservation. Decisions don't always follow farmland preservation protocol.

Forestry as a Component of Agriculture

- Some reforestation and habitat work is occurring on good farmland due to land owner values.
- Hardwood forestry is an important local economical resource. It creates spin-off job opportunities.
- Forest provides recreational opportunities as well attributing to the County's rural character.
- Unlike adjacent counties to the north and west, Green Lake County has good soils for hardwood production (cherry, walnut, maple and oak).
- There appears to be a need for more private forest management consulting. Over harvest, especially hardwoods, maybe a growing issue.
- Can sustainable forestry, reforestation and tree farms economically compete with grain crops on an acre by acre profit standpoint? Is it truly the highest and best economical use?
- Forest management must prepare for the impact of invasive species. Emerald Ash Borer mentioned specifically.

Accommodating Future Housing (Densities, Preferred Locations, Compatibility)

- Non-farm residential development is a big barrier to progressive agriculture.
- Low residential densities are more advantageous to farming. Keep ratio low. A one acre to 80 acre ratio of non-farm development to preserved farmland is not too bold.
- Accommodating non-farm residential development in rural areas needs to be balanced. Residential development pays the bills. Locations need to be identified.
- Government leaders should always look for residential clustering opportunities.
- Towns should look toward "land use planning" as means to accommodate other uses.
- There is a big difference in the non-farm development pattern north vs. south of Green Lake (Water Body).

- Non-farm development (all types) should be directed to public systems (sewer & water) most of which are provided by cities and villages.
- By making buyer amenities available and affordable in cities and villages, future non-farm development maybe attracted to those locations thereby improving land use compatibility.
- Urban offered amenities must be affordable because there is a big cost difference between city/village vs. town land.
- Crime, high city taxes and a perceived better quality life push development to rural areas.
- Lenders are less willing to borrow money to young home buyers. Unsure what this will mean to future development patterns. It may make the rental market more active.
- The new generation of farmers may meet financial barriers to expansion due to limited financing. As the cost of land, equipment and technology rise, new farmers will only be able to absorb a limited amount debt.
- How to accommodate high capacity wells and windmills?
- It takes a special person to want to live in a rural area (i.e. increased travel cost, less services, more inconveniences, etc.) all in exchange for a better quality of life.

Combined, all these trends, opportunities and general concerns have an effect on farmland preservation and agricultural development. Of all these statements, nonfarm type development in rural areas is the largest issue. Nonfarm type development in agricultural areas will make farmland preservation more difficult creating obstacles for agricultural expansion. Nonfarm development is and will continue to be a key land use issue in rural areas. Community leaders and officials must develop tools to deal with development pressures, demographic changes and land preservation in order to balance growth and farmland preservation.

Overall Farmland Preservation Goal

It is the goal of the Green Lake County to maintain the integrity and viability of county agriculture. This should be accomplished without damaging the economic and social environment or the natural resources which provide a high quality of life for residents of this county.

Overall Policies

Prepare, in cooperation with applicable state agency (s), municipal, town, village and other intra-governmental bodies, a ten (10) year plan to sustain agriculture as an essential part of the economic and social structure of Green Lake County.

Build the Green Lake County Farmland Preservation Program on the concept that maintaining undisturbed tracts of farmland for agricultural production creates cropping efficiencies, improves pest control success and reduces land use conflicts with non-farm residences.

Recognize that a strong and profitable local agricultural economy provides the best growth management program to reduce sprawl and incompatible land use situations in designated agricultural areas.

Promote agricultural programs and educational efforts that are designed to create a stronger connection to the land and an understanding of agricultural systems, especially within younger generations and law makers.

Recognize that Green Lake County agriculture is impacted by regional, national and global policies, markets and initiatives and, where appropriate, engage in local support to move agriculture in a positive direction.

Continue to maintain a reliable county agricultural environment in order to maintain existing financial investment and spawn the expansion of agricultural related businesses.

Support and compliment local, regional and state efforts to preserve farmland.

Maintain and promote programs, efforts and initiatives that lead to a diversified agricultural base as diversity leads to sustainability.

Address and analyze the status of county and town agriculture, characteristics of natural resources, population statistics, and the need for urban growth, housing, and public facilities.

Prepare the farmland preservation plan in accordance with Chapter 91, ATCP 49 & ATCP 51 of the Wisconsin Statutes.

Provide flexibility for change by establishing a systematic and continuous procedure to ascertain preference and suggestions by citizens and to establish procedures whereby additions, deletions and other changes in the plan may be made as deemed necessary.

Continue to support Green Lake County farmers in their willingness to engage in innovation.

Support the expansion of technology, creativity and innovation to improve cost efficiencies and “economies of scale” in agriculture.

Understand that although the regional influence of agricultural players can improve the local agriculture economy, it can also create some stress within local types of farming which may cause transition. Attempts to balance agricultural interests should be acknowledged.

Maintain, support and enhance the opportunity for unique farm market niches like organics and specialty farming. Use these unique farming niches to further “brand” the areas rich agricultural traditions.

Target and expand opportunities to utilize locally grown and processed products in an effort to reduce transportation distances between producer and consumer.

Provide continuous information to farmers pertaining to the financial advantages and long-range benefits for the farmland preservation program and the use of best management practices.

Protect identified agricultural land through an integrated application of land use regulations, local planning, farm conservation plans and the use of Agricultural Enterprise Areas (AEA's).

Support a farmer's “Right to Farm” through established farming activities.

Conduct informational meetings for agricultural organizations and the general public.

Maintain, and where required, expand the commitment to county departments, agencies and other agricultural partners in enhancing area agricultural programs, efforts and initiatives.

Goal 1

It is a goal of the Green Lake County to preserve its farmland and unique natural resources by protecting those lands from encroaching incompatible land uses and by using appropriate best management practices.

Supporting Policies

Identify those lands most suitable for agriculture by using objectives criteria. Map farmland preservation areas to be recommended for preservation.

Preserve and enhance the ability of the land to provide agricultural products.

Recognize forestry as an important component of the local agricultural economy and incorporate these forests as part of the farmland preservation planning areas.

Promote the utilization of forest management professionals to develop private forest management plans that will assist in maintaining this resource as a sustainable component of the local agriculture landscape.

All farmers, whether owner or renter, are to abide by the same farmland preservation and conservation standards ensuring resource protection.

Recognize the most unique and productive soils occur in the SE corner of the Green Lake County where prairie soils are common. This is an area where the most intensive farmland preservation efforts should occur.

Support responsive, quality and environment friendly management techniques that further enhance soil productivity.

Recognize, support and enhance conservation and land management practices that minimize soil disturbance while increasing crop production.

Encourage all farmers to utilize applicable best management practices in accordance with ATCP 50 to preserve the quality of their farmland.

Coordinate efforts with agencies involved with farmland preservation and soil and water conservation.

Provide information about cost sharing programs available to assist in the application of best management practices.

Assist local governments who desire more involvement in agricultural land use planning.

Partner with land preservation organizations. The County may establish a dialogue with and invite educational offerings from organizations that work with private landowners to protect natural resources and preserve open space, such as land trusts and conservancy organizations.

Promote field trips, exhibitions and other outreach activities that exhibits the areas a strong conservation and land management ethic.

Provide educational opportunities that inform farm and non-farm users of land about non-compatibility issues that occur when these uses are in close proximity to each other.

Goal 2

It is a goal of the Green Lake County to accommodate future non-farm and recreational growth in a manner which will not strain the natural or financial resources of the county or its towns.

Supporting Policies

Recognize that rural Green Lake County must accommodate some residential development to maintain a local tax base. Utilize the farmland preservation planning process and local comprehensive planning efforts to direct non-farm related development into compatible and service oriented locations.

Recognize that Green Lake County Villages and Cities play an important role in preserving farmland as well by creating healthy, sustainable and affordable housing opportunities, markets for local products and hosting agricultural related business.

Increase efforts to secure larger allocations of local road aids and other agriculture infrastructure funding by the State to support and enhance the transportation of agricultural products.

Seek opportunities to work with the WDOT to improve county highway systems in a way that will not create barriers to the farmer's ability to adequately service their farmland.

Recognize the need to maintain and expand the county and regional agricultural infrastructure so that products can move efficiently and safely from producers to processors to buyers.

Encourage growth in areas where it will not conflict with other land uses and is compatible with local comprehensive planning efforts

Provide for growth by identifying those areas that are presently in agricultural use but which may have characteristics which predicate future development.

Adhere to the policies established within the Working Lands Initiative and the revised farmland preservation program to manage and or accommodate non-farm development within established farmland preservation areas.

Delineate areas capable of accommodating non-farm growth by using the County and town comprehensive plans.

Encourage a coordinated planning program among the county, cities, villages and towns.

Encourage the implementation of county agricultural land use regulations in towns under county zoning, and town agricultural land use regulations in towns that have not adopted zoning.

Minimize rural and urban land use conflicts by coordinating county and town land use planning and regulations.

Encourage development allowed in agricultural areas to minimize the amount of land removed from production and the impact the development may have on surrounding farm operation through land use planning and the use of applicable land use regulations.



To:

Administrator Cate Wylie
Director Matt Kirkman
County Clerk Liz Otto
Green Lake County Land Use Planning & Zoning Committee Members

From:

Shelly Rothman, Executive Director of Foxhead Regenerative Agriculture Project
Stephanie Prellwitz, CEO of the Green Lake Association
Melissa Curran, President of the Green Lake Conservancy
Lisa Reas, Green Lake Sanitary District

Re: Support for Green Lake County's Updated Farmland Preservation Plan

July 26, 2024

As Green Lake County embarks on updating its Farmland Preservation Plan, it is crucial to integrate elements that will ensure sustainable agricultural practices, environmental conservation, and community well-being. Our collective organizations look forward to engaging in this important planning process during future meetings. Below are five essential components that we initially urge Committee members to consider within the updated plan:

1. Conservation Easements

- The County should work collaboratively with local organizations to play a proactive role in establishing and maintaining conservation easements. Through strong partnerships, the County can protect vital agricultural and natural lands.
- Establish avenues to provide long-term funding, in part through local taxes, to support the acquisition and monitoring of conservation easements.
- Work with local organizations to establish clear procedures for the creation, maintenance, and enforcement of conservation easements, including regular monitoring and reporting.

2. Agricultural Practices

- Continue to secure grants, provide technical guidance, and allocate funding for agricultural practices that minimize erosion and runoff, thereby protecting downstream water quality.

- Grow investments in the Land Conservation Department to ensure it has the staff and financial resources necessary to support farmers and administer grants effectively.
 - Provide resources to support new farmers and improve access to farmland, ensuring a sustainable agricultural future.
 - Promote the adoption of sustainable agricultural practices through educational initiatives and outreach programs tailored to farmers and non-farming landowners.
- 3. Buffers**
- Promote the use of buffer zones around waterways, wetlands, springs, and sensitive habitats to reduce nutrient runoff, protect water quality, and enhance biodiversity.
 - Encourage farmers to adopt buffer strips and conservation practices through cost-sharing programs and technical support.
- 4. Greenbelt Program**
- Incorporate a Greenbelt Program that aims to create interconnected natural areas that preserve the region's ecological integrity, agricultural heritage, cultural resources, and scenic beauty.
 - Use conservation easements to protect large, contiguous blocks of land.
 - Integrate recreational trails and educational programs to connect people with the land and foster a sense of stewardship.
- 5. Stewardship Program**
- Establish a consistent tax stream dedicated to funding planning and implementation projects focused on water quality, parks, and community initiatives that promote environmental sustainability.
 - Use these funds to protect drinking water sources, restore natural habitats, preserve cultural heritage, support parks and trails, and enhance lakes, rivers, streams, and groundwater.
 - Enhance public parks and recreational facilities, and invest in community education programs about land stewardship.

By incorporating these components into the updated Farmland Preservation Plan, Green Lake County can ensure the long-term viability of its agricultural lands, protect natural resources, and enhance the quality of life for its residents. Our organizations work collaboratively to preserve and protect water quality, scenic and sensitive natural areas, and farmland, which comprises a significant portion of the Green Lake watershed. Our alignment on the five components presented above is a testament to their importance and provides justification for incorporating these into the updated Farmland Preservation Plan.

Please reach out to our organizations to discuss how our lake partner collaborative can be engaged in the process of updating the Farmland Preservation Plan in the future. Your consideration of these initiatives is greatly appreciated, which we believe are essential for the preservation of our agricultural lands and natural resources, and we are excited to see Green Lake County take a leading role in their implementation.