



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, September 5, 2024.

Packet Pages:

- 2 Agenda

- 3-4 Draft Meeting Minutes from 8/1/24

- 5-8 Land Use & Sanitary Permit reports for July 2024

- 9-10 Violation Reports

- 11 Public Hearing Notice

- 12-22 **Item #1: Owner:** Monte Drager, **Location:** W1840 Manchester Street, **Parcel:** 010-00737-0000. **Legal Description:** Lot #7 and part of Lot #5 of Riverbend Plat, located in Section 8, T14N, R13E, Town of Mackford, ±7.84 acres. **Request:** The owners are requesting a rezone from R1, Single-Family Residence District, to R4, Rural Residential District.



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, September 5, 2024, Time: 9:00 AM
Green Lake County Government Center, County Board Room
571 County Rd A, Green Lake WI

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 8/1/2024
5. Department Activity Reports
 - a) Land use & septic permits
 - b) Violation reports
6. Discuss & Possible Action on the Formation of a Farmland Preservation Steering Committee
7. Public Comment (15 minutes total/3-minute limit per person)
8. Public Hearing: (Not to begin before 9:30 AM)
Each item below will consist of:
 - a) Applicant Testimony
 - b) Public Testimony/Comment: 15 minutes total/3-minute limit per person
 - c) Committee Discussion & Deliberation
 - d) Committee Decision
 - e) Execute Ordinance/Determination Form

Item #1: Owner: Monte Drager, **Location:** W1840 Manchester Street, **Parcel:** 010-00737-0000. **Legal Description:** Lot #7 and part of Lot #5 of Riverbend Plat, located in Section 8, T14N, R13E, Town of Mackford, ±7.84 acres, **Request:** The owners are requesting a rezone from R1, Single-Family Residence District, to R4, Rural Residential District.

9. Committee Discussion
 - a) Future Meeting Dates: October 3, 2024 @ 9:00am
 - b) Future Agenda items for action & discussion
10. Adjourn

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

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 296 349 313 972

Passcode: 9VUWqS

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

Or call in (audio only)

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

Phone Conference ID: 516 863 131#

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

Please accept at your earliest convenience. Thank you!

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**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, August 1, 2024**

CALL TO ORDER

Planning & Zoning Vice Chair Bill Boutwell 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, Curt Talma (remote), Chuck Buss (remote), Gene Thom, Sue Wendt**
Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director; **Karissa Block**, Deputy County Clerk; **Noah Brown**, Land Use Specialist; **Maxwell Richards**, Land Use and POWTS Specialist; **Jeff Mann**, Corporation Counsel; **Ryan Schinke**, Land Use Coordinator/Technician; **Jessica McLean (Remote)**, County Treasurer; **Todd Morris**, County Conservationist

APPROVAL OF MINUTES

Motion/second (Wendt/Thom) to approve the minutes of the 7/11/2024 meeting. Motion carried with no negative vote.

DEPARTMENT ACTIVITY REPORTS

- Land Use & Septic Permits
- Violation Reports

Kirkman reviewed reports
Mann gave and update on Violation Reports

LAND USE PLANNING & ZONING 2025 BUDGET

Kirkman explained the Expenditures & Revenues listed on the report. Discussion held.

GIS ORTHO UPDATE

Planning & Zoning has been presented the opportunity to get a grant for an updated GIS Ortho imagery. This new update would be a 6 inch pixel Ortho imagery to a 3 inch pixel.

PUBLIC COMMENT (15 MINUTES TOTAL / 3 MINUTE LIMIT)

-None

Motion/second (Wendt/Thom) to recess until the 9:30AM hour for Public Hearing. Motion carried with no negative vote.

Vice Chair Boutwell called the meeting back to order at 9:30AM

PUBLIC HEARING – 9:30AM

Vice Chair Boutwell read the rules of the public hearing

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.

Natasha Paris, Crops Engineer commented on Item #1

Stephanie Prellwitz, 833 Watson St. Ripon, WI – Green Lake Association, referred to the packet and the 5 themes.

Samuel Mast, N971 County Rd HH Dalton, WI – Representing the Amish community of Southern Green Lake County, spoke on Item #1.

Phillip Anastasi, W6766 Hill St. Town of Marquette, Spoke on Item #1

Shelly Rothman, N6498 State Rd. 49 Town of Brooklyn, spoke on Item #1

Mike Starshak, W3755 Buyers Cove Rd. Princeton, WI, spoke on Item #1

Kirkman went over the Agricultural Provider list & Table 3-3 of the packet. Kirkman asked the public for input. Discussion held.

Scott Mundro, Berlin Journal, spoke on Item #1

Discussion held.

COMMITTEE DISCUSSION

- a. Next meeting date – September 5, 2024 @ 9:00AM
- b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 10:29AM

Respectfully submitted,

Karissa Block
Deputy County Clerk

Land Use Permits: 7/1/2024 - 7/31/2024

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
13717	W376 STATE ROAD 91	07/10/2024	BRADEN BODZISLAW, KAITLYN THOMA	40000	Accessory Structure - Detached Garage	New garage in place of smaller garage that is being removed		
13724	W707 OAK DR	07/18/2024	NEIL E MATTHIAS	30000	Accessory Structure - Detached Garage	New Shed		

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
13714	W1103 MARY ST	07/09/2024	SUSANRENEE OSTEEN, WILLIAMPRESTON OSTEEN	5000	Additions / Alterations - Addition/Alteration to Principal Structure	New Deck		
13725	W1758 SCOTT ST	07/19/2024	SHELBYLEE RESCHKE REVOCABLE TRUST	125	Accessory Structure - Retaining Walls	Retaining wall		Smaller drainage control spot
13729	N5518 SHORE DR	07/30/2024	AMYC KOZAK, MICHAELA CARROLL	900000	Accessory Structure - Attached Deck/Patio	Patio	Accessory Structure - Porch	Screen Porch

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
13708	N2983 E LITTLE GREEN RD	07/02/2024	LITTLE GREEN LODGE LLC	4000	Accessory Structure - Fence	Fence		
13716	W1370 SPRING GROVE RD	07/09/2024	KC MEAD GREEN LAKE LLC	200000	Accessory Structure - Detached Garage	Detached 3-car garage		
13719	W687 COUNTY ROAD K	07/11/2024	WILLIAMJ KOLLER	15000	Additions / Alterations - Addition/Alteration to Principal	2nd Story Addition	Additions / Alterations - Addition/Alteration to Principal	Kitchen addition
13727	W2090 TULETA HILL RD	07/22/2024	ERICAQ MCGUIRE, JAMESS MCGUIRE	10000	Accessory Structure - Attached Deck/Patio	Patio underneath Deck		
13730	W1846 WOODBINE AVE	07/31/2024	MATTHEWJ OCONNOR TRUST	795000	Accessory Structure - Accessory Structure	Lean To	Accessory Structure - Porch	Porch
13732	W1494 SPRING GROVE RD	07/30/2024	SISTERHOOD OF THE HOLY NATIVITY	150000	Accessory Structure - Attached Deck/Patio	Patio behind house	Accessory Structure - Porch	Screen Porch

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

13595	Sunny Drive and County Road A	07/11/2024	SUNNY DRIVE FARMS LLC	0	Accessory Structure - Cell Towers	300 ft tall steel Cell Tower with 3 metal support cables. Concrete pad under the tower and utility boxes, 30ft x 30 ft gravel pad around the tower, and fencing around the tower and all three cable anchor points.	Land Disturbing Activity - Driveways	Gravel access driveway with culvert to get to the tower.
13705	W1696 COUNTY ROAD S	07/01/2024	DALEA WALKER, LISAA WALKER	3000	Accessory Structure - Retaining Walls	4 Retaining Walls		
13709	W1044 COUNTY ROAD AW	07/02/2024	BOBBIE & JUDITH BOSVELD	89000	Accessory Structure - Agricultural Building	Corn Crib		

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
13712	W2786 COUNTY ROAD I	07/08/2024	KYLEM MILLER	300000	Principal Structure - Commercial / Industrial	Office for Greenhouse	Land Disturbing Activity - Blacktopping/Parking Lots	Parking Lot

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
13707	W3675 COUNTY ROAD K	07/02/2024	ADAMD SCOTT, CARRIES MARTIN	25000	Accessory Structure - Detached Garage			
13710	N2741 COUNTY ROAD B	07/08/2024	GARY L & LINDA A SWANKE	20000	Accessory Structure - Cell Towers	Class 2 Co locate of Cell phone tower		

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
13706	N4556 N LILL AVE	07/08/2024	DANIELA GRIMM, KIMBERLYA GRIMM	3200000	Accessory Structure - Porch	Grill Porch	Accessory Structure - Porch	Screen Porch
13720	N5846 ELYSIUM CT	07/12/2024	AARON G & ALICIA WEGNER	8000	Accessory Structure - Porch	Converting deck to screen porch		
13722	N4730 N LAKESHORE DR	07/15/2024	GL LAKESHORE DRIVE LLC	30000	Land Disturbing Activity - Filling	Filling of sinkhole	Land Disturbing Activity - Drainage	Rain Basin size increase

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								

July 2023 Estimated Cost \$2,203,273.00

2023 YTD Estimated Cost \$26,375,405.00

July 2024 Estimated Cost:

2024 YTD Estimated Cost:

\$5,824,125.00

\$36,544,695.00

Sanitary Permits: 7/1/2024 - 7/31/2024

Sanitary 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
202424125	016015530000	N4164 NANCY DR	RYANW RUBACH	07/01/2024	Replace ment System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		07/30/2024	No	replacement system to south of 3 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00
202424126	206010750000	550 LESKEY ST	ANDREW J DISTERHAFT, KASANDRAR DISTERHAFT	07/01/2024	New System	Mound	Ben Kinas		01/02/1900	No	Renewal of SAN 202124021 (4 bedroom house)	\$ 280.00	\$ 100.00	\$ 380.00
202424127	016003970600	N4556 N LILL AVE	DANIELA GRIMM, KIMBERLYA GRIMM	07/03/2024	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	5 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00
202424128	006010230000	W1769 SANDSTONE AVE	JACQUELINEC ZUHLKE, JOELM PLAGENZ	07/08/2024	Replace ment System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	3 Bedroom House	\$ 280.00	\$ 100.00	\$ 380.00
202424129	154001290000	206 S DODGES AVE	JESSICAE SEMROW, RICHARDS SEMROW	07/09/2024	New System	Conventional (Non-Pressurized In-Ground)	Patrick Hughes		01/02/1900	No	1 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00
202424130	016001480000	W3755 OLD GREEN LAKE RD	JOHNATHONROB ERT WESNER, TONYAMARIE WESNER	07/10/2024	New System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		01/02/1900	No	3 Bed House	\$ 280.00	\$ 100.00	\$ 380.00
202424131	006010350100	W1846 WOODBINE AVE	MATTHEWJ OCONNOR TRUST	07/26/2024	Replace ment System	Holding Tank	Daniel Egbert		01/02/1900	No	3 bedroom house	\$ 355.00	\$ 100.00	\$ 455.00
202424132	008004950201	N750 FOUNTAIN LN	CARING HEARTS WORKSHOP INC	07/31/2024	New System	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		01/02/1900	No	School/Shop	\$ 280.00	\$ 100.00	\$ 380.00

Total \$ 2,315.00 \$ 800.00 \$ 3,115.00

Total Sanitary Permits Issued 7/1/2024 - 7/31/2024

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

Total Sanitary Permits Inspected 7/1/2024 - 7/31/2024

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	7	3	4	0
Grand Total	7	3	4	0

Land Use Violations Report
August 2024

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
004009170100	W2955 Hillside Road	John Francis	13736	Shoreland	Retaining wall built within shoreland setback, without a land use permit, and wall is greater than six feet not designed by a professional engineer.
006016860000	W1172 Spring Grove Road	Lizbeth Olsen	13745	Zoning	Fence built without LUP and is not open style or 4 feet in height when within the streetyard setback

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.
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.
008001160403	W5591 County Road B	Jed Henry	13728	Shoreland	Building without a LUP. Building in shoreland setback.
004002850200	W594 State Road 23 and 49	Kleindls 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

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
008004680000	W6502 STATE ROAD 44	Carolee Miller	13533	Shoreland	No LUP and building within the shoreland setback. Certified Mailing -unclaimed resent through S.O.

Monthly Violations Resolved

YTD Violations Resolved

10

POWTS FAILURE REPORT 08/29/2024

Open

Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
004-01127-0000	W849 Lakeside Dr	THOMAS BARTOSZ TRUST ANN BARTOSZ TRUST	139341	Potential violation pending DSPS guidance	1990

Notice Sent

Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
NONE					

Final Notice Sent

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	Tank Failure	7/18/2024

Sent To Corp Counsel

004003750100	N6264 N LAWSON DR	SANTEE DAVID ROY	326	Drain field is failing and pump/float wiring is not legal.	1/31/2024
006001980000	W591 THOMAS RD	WILKE CARL H	00624010	Tank not Watertight Illegally installed	5/18/2022
008004020000	W6712 PARK VIEW LN	; YODER DOROTHY ; YODER WILBUR ; YODER WILLIAM	00824056	holding tank . Has new sanitary permit 202424137	5/17/2024
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
016004790100	N4185 WICKS LNDG	CLANCY PATRICK J; CLANCY ROBERT J; CLANCY SOWLE COLLEEN	01624043	Tank failure and illegal plumbing	3/31/2020
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	7/18/2024
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 Failure	7/15/2024
018006720200	N7506 STATE ROAD 73	CLEMENTS JR CECIL D	000148246	Drain field failure	4/30/2024
020002500400	W2635 FOX RIVER SHRS E	CONN HAROLD A; CONN LEONARD R; CONN MARY	000037515	Tank failure	5/21/2024

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 **Thursday, September 5, 2024, at 9:30 a.m.** related to the following requests:

Item #1: Owner: Monte Drager, **Location:** W1840 Manchester Street, **Parcel:** 010-00737-0000. **Legal Description:** Lot #7 and part of Lot #5 of Riverbend Plat, located in Section 8, T14N, R13E, Town of Mackford, ±7.84 acres. **Request:** The owners are requesting a rezone from R1, Single-Family Residence 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: August 22, 2024

Item #1: Owner: Monte Drager, **Location:** W1840 Manchester Street, **Parcel:** 010-00737-0000. **Legal Description:** Lot #7 and part of Lot #5 of Riverbend Plat, located in Section 8, T14N, R13E, Town of Mackford, ±7.84 acres. **Request:** The owners are requesting a rezone from R1, Single-Family Residence District, to R4, Rural Residential District.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

September 5, 2024

ITEM I: ZONING CHANGE

OWNER:

Monte Drager

APPLICANT:

Same

REQUEST: The applicant is requesting a zoning change for ±7.84 acres from R-1, Single-Family Residence District to R-4, Rural Residential District.

PARCEL NUMBER / LOCATION: The request affects parcel number 010-00737-0100 (±7.84 acres). The parcel is located in the SW ¼ of the NE ¼ Section 8, T14N, R13E, Town of Mackford. The site address is W1840 E Manchester St.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 010-00737-0100 is R-1, Single-Family Residence. The parcel directly North across the Grand River is zoned A-1, Farmland Preservation and is vacant land that is covered by wetlands. The parcels surrounding in close proximity are zoned R-1 and used residentially. Further North and East there are properties zoned as Industrial. Further South properties are zoned as A-1, Farmland Preservation or A-2, General Agriculture and are used agriculturally. Further West lies the City of Markesan and municipal zoned areas. The proposed rezone area falls within shoreland and floodplain jurisdiction. The property also has some wetlands on the north edge near the river.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is residential. The parcel is proposed to be rezoned to better conform to the zoning district sizing standards as well as so a detached garage can be built bigger than what R-1 zoning standards would allow.

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 rezone is consistent with the comprehensive plan as it would establish rural residential zoning on a larger property that is more suitable to rural residential uses.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **The rezone will not change the use of the property as it has been utilized residentially for a few years. Further, the ag uses also allowed by the R4 district would also not be detrimental to surrounding properties (or the community as a whole) as the parcel is in a residential to agricultural transition zone and is almost 8 acres in size. Additionally, the soils are not suitable for agricultural production, which is consistent with the R4 district.**

The amendment will not have a significant adverse impact on the natural environment (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be mitigated by management practices on the site or in the immediate vicinity. **The rezone will not have an adverse impact on the natural environment.**

The amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services (i.e., highways, streets, water, sewage, drainage, schools, emergency services, etc.). **Rezoning this parcel would not adversely impact the ability to provide adequate public facilities or services. Nearby parcels 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. **The request maintains the residential use but adds the option of light agricultural uses. As this area is in a residential to agriculture transition zone the amendment could be seen as a way to transition this area to a mix of residential and agricultural uses.**

The amendment will not result in inappropriate spot-zoning (i.e., use is inconsistent with surrounding properties and serves only a private, rather than public interests). **The amendment is not spot zoning. R1 and R4 are both residential zoning districts, with R4 offering light agricultural uses.**

TOWN OF MACKFORD: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 7/10/2024. The Town does not object and approves 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 375.00 (not refundable)

Date 6/18/24

Zone Change from R1 to R4

Conditional Use Permit for

Other

PROPERTY OWNER / APPLICANT

Name Monte Deager

Mailing Address W1840 Manchester St. Markesan, WI 53946

Phone Number (608) 547-3393

Signature Monte Deager

Date 6/18/24

AGENT IF OTHER THAN OWNER

Name

Mailing Address

Phone Number

Signature

Date

PROPERTY INFORMATION

Town of Mackford Parcel Number 010-00737 Acres 7.84

Lot 5* Block — Subdivision Riverbend

Section 8 Town 14 North Range 13 East

Location of Property W1840 Manchester St.

Legal Description Lot # 7 of Riverbend Plat and Part of Lot # 5 also of Riverbend Plat,

Current Zoning Classification R1 Current Use of Property Residential

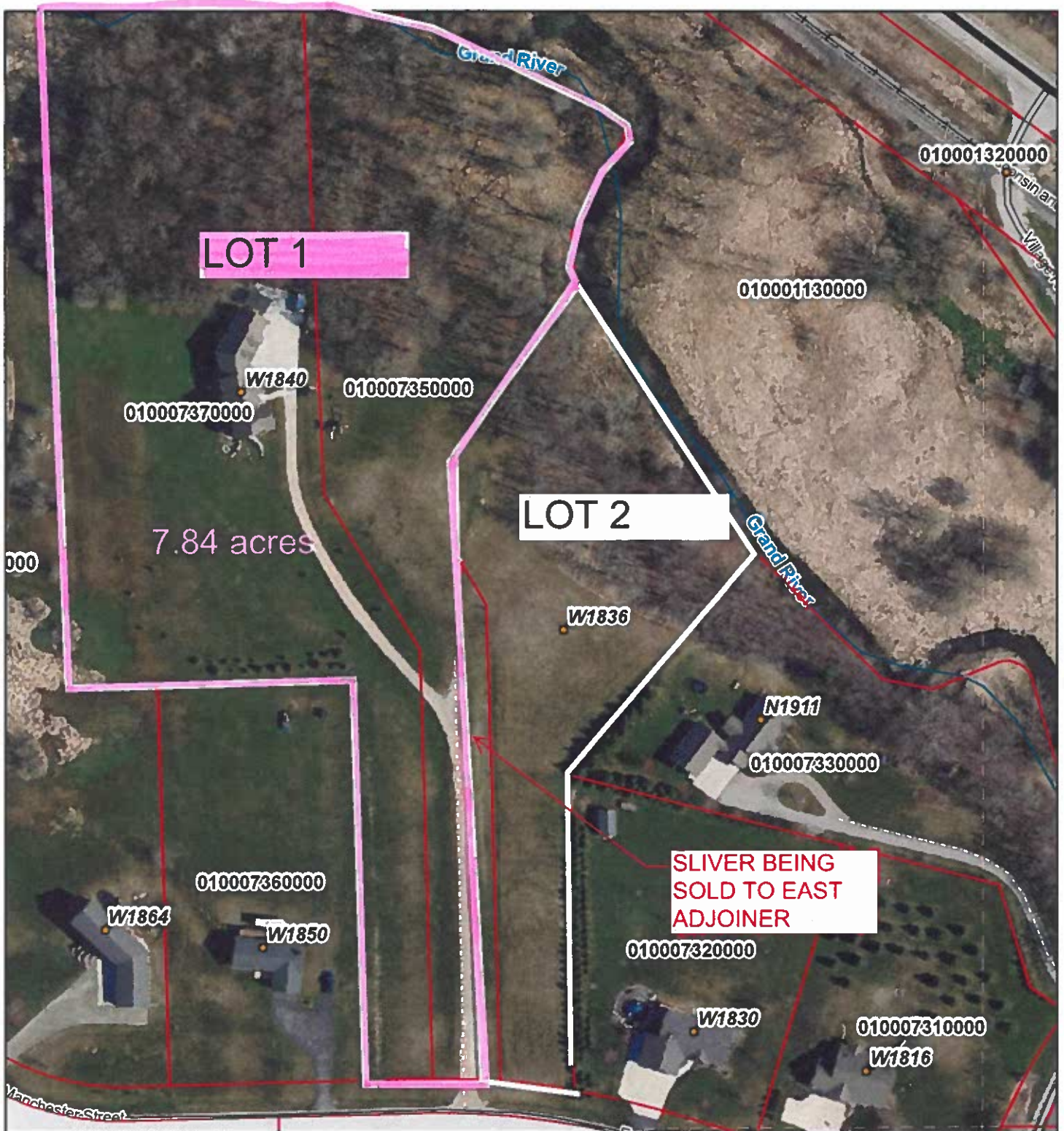
Detailed Description of Proposed Use Ultimately I would like to build a garage on my property that exceeds R1 standards. Rezoning to R4 solves this problem. Property still to be used residentially.

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

PZP-010 (04/09)

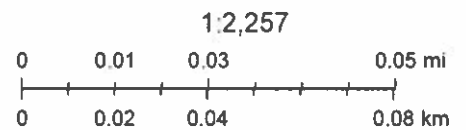
GIS Viewer Map



6/11/2024, 3:08:42 PM

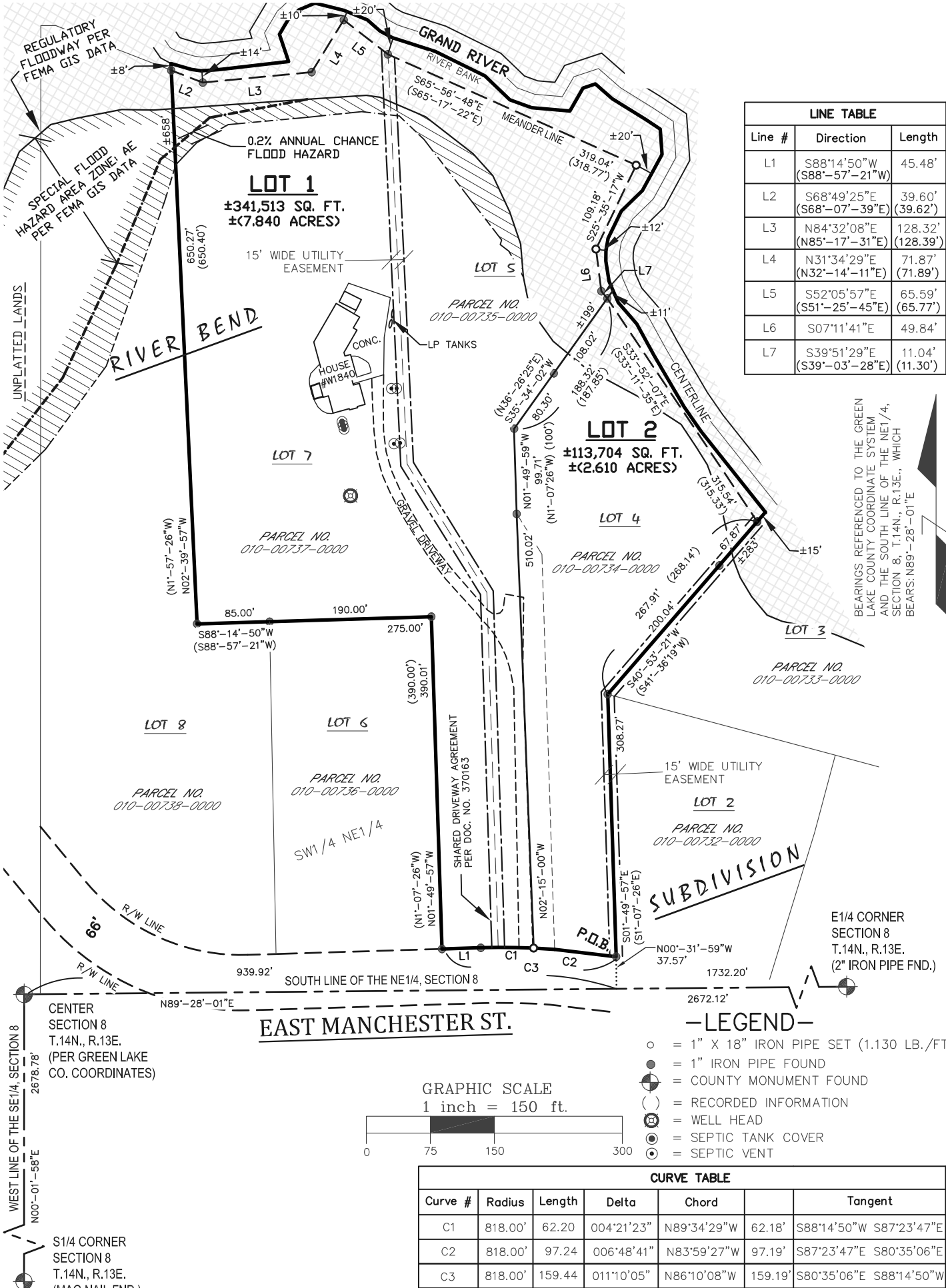
- Address
- Corner
- SUB
- Section
- TaxParcel

Monte Dwyer
6/18/24



CERTIFIED SURVEY MAP NO.

ALL OF LOTS 4, 5, 7 OF RIVER BEND SUBDIVISION, LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 8, T.14N., R.13E., TOWN OF MACKFORD, GREEN LAKE COUNTY, WISCONSIN



GREEN LAKE COUNTY

CERTIFIED SURVEY MAP NO.

VOLUME

PAGE

MERIDIAN

SURVEYING, LLC

N9637 Friendship Drive
Kaukauna, WI 54130

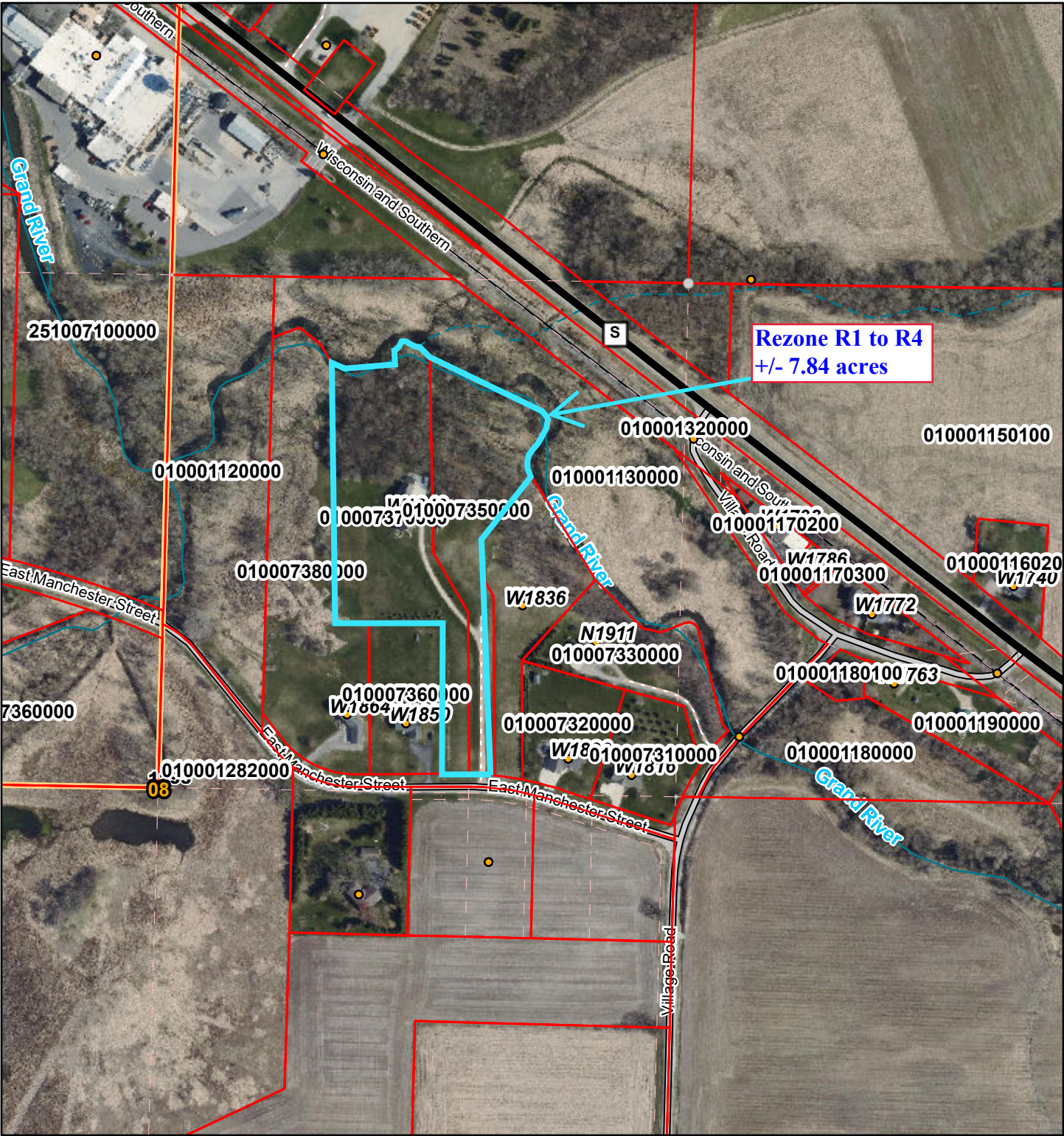
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY:	KR	FIELD WORK DATE:	6-5-24
CHECKED BY:	C.A.K.	FIELD BOOK:	X
JOB NO.:	15459	SHEET	1 OF 4

SURVEYED FOR:

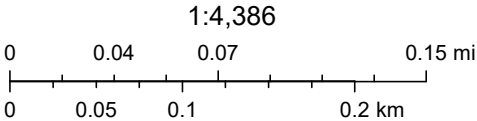
MONTE & KIMBERLY DRAGER
W1840 MANCHESTER ST
MARKESAN, WI 53946

Drager Rezone Aerial Map

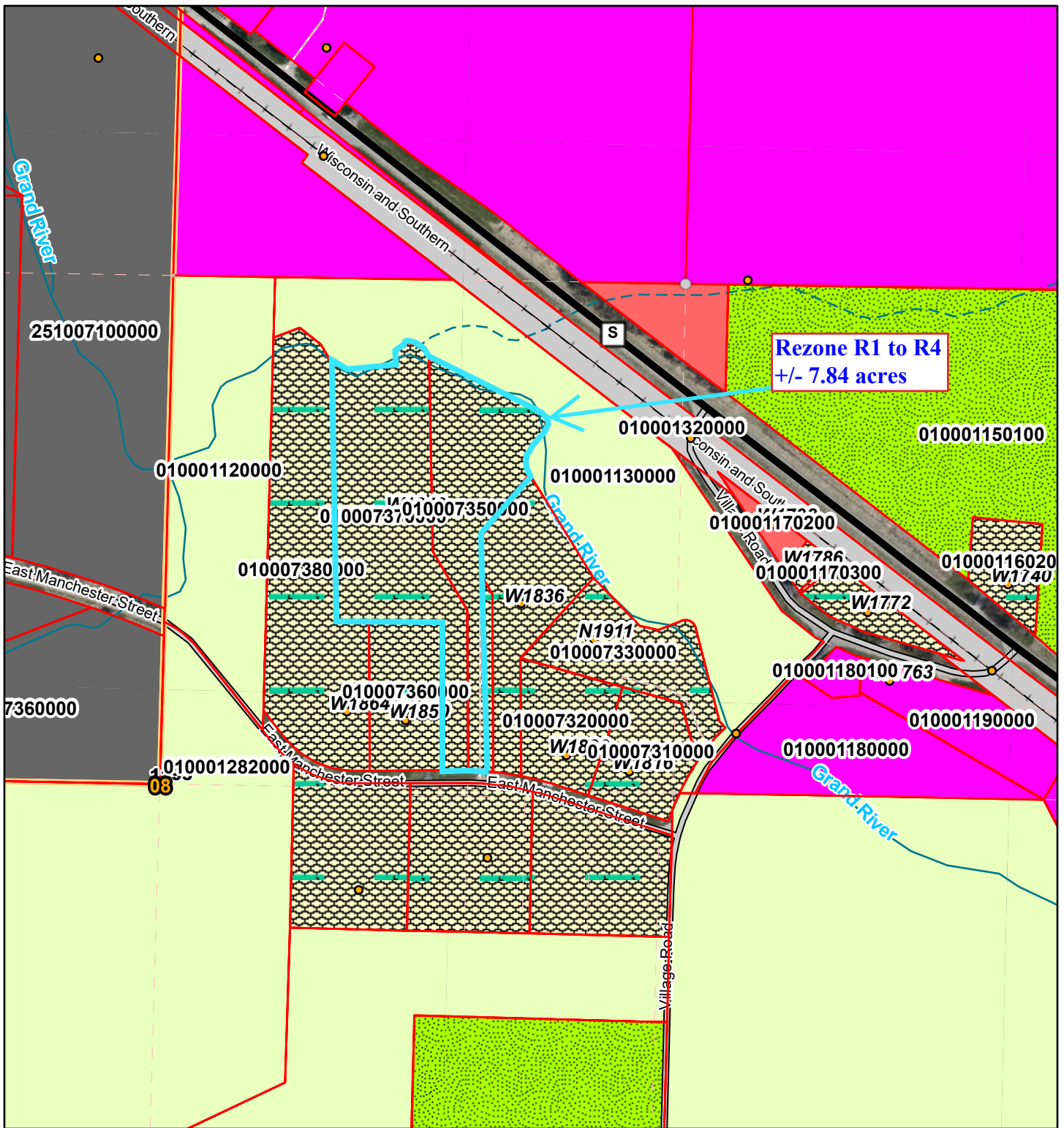


6/24/2024, 2:16:16 PM







- Address
- SUB
- Corner
- Section
- CENTER
- TaxParcel
- GOVLOT



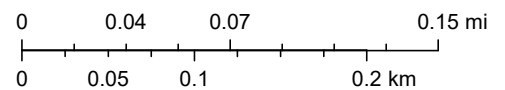
Drager Zoning Map



6/24/2024, 2:29:59 PM

 Address
  SUB
 Corner  Section
 CENTER  TaxParcel
 GOVLOT

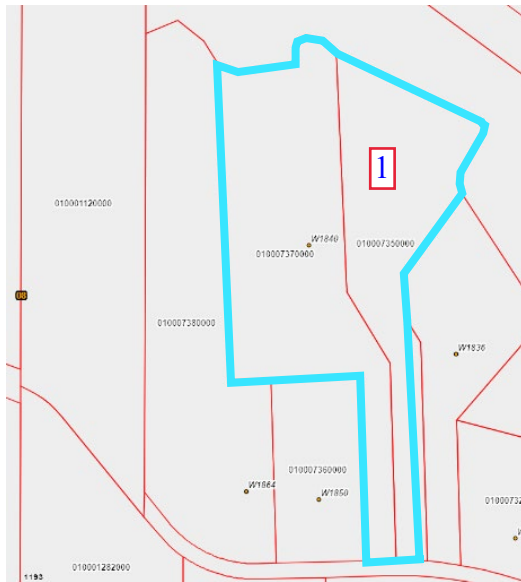
1:4,386



Monte Drager
Town of Mackford
W1840 Manchester Street, Parcel #010-00737-0000
Lot #7 and part of Lot #5 of Riverbend Plat, Section 8, T14N, R13E

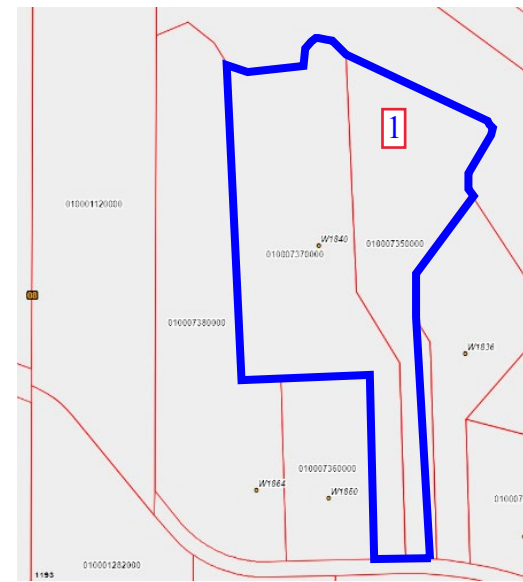
Existing Configuration

1 = 7.84-acre parcel zoned R1, Single Family Residence District.



Proposed Configuration

1 = 7.84-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 Mackford, County of Green Lake, took the following action on –

(Date) 7-15-2024.

Owner/Applicant: Monte Drager

Site Location: W1840 Manchester Street

General legal description: Parcel #0010-00737-0000, Lot #7 of Riverbend Plat and part of Lot #5 also of Riverbend Plat, located in Section 8, T14N, R13E, Town of Mackford, ±7.84 acres

Request: Rezone ±7.84 acres zoned R1, Single-Family Residence District, to R4, Rural Residential District.

Planned public hearing date for the above requests: September 5, 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.

If no action taken – please include reason for inaction.

- Reason(s) for objection/inaction:

Steve Davison
Town Representative

7-15-2024
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **August 23, 2024**

ORDINANCE NO. -2024

**Relating to: Rezone in the Town of Mackford
Owner: Monte Drager**

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 17th of September 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 Mackford, shall be amended as follows:
4
5 **Owner:** Monte Drager, **Location:** W1840 Manchester Street, **Parcel:** 010-00737-0000.
6 **Legal Description:** Lot #7 and part of Lot #5 of Riverbend Plat, located in Section 8,
7 T14N, R13E, Town of Mackford, ±.7.84. **Request:** The owners are requesting a rezone
8 from R1, Single-Family Residence 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 Ordinance No. -2024

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Adopted/Rejected this 17th
Day of September 2024.

Chuck Buss, Chair

William Boutwell, Vice Chair

County Board Chairman

Sue Wendt

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann , Corporation Counsel

Curt Talma