



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, April 3, 2025.

Packet Pages:

- 2 Agenda
- 3-4 Draft Meeting Minutes from 3/6/25
- 5-6 Financial Reports for February 2025
- 7-10 Land Use & Sanitary Reports for February 2025
- 11-12 Violation Status Reports
- 13-14 S&L Holdings WI, LLC – CUP Compliance Update
- 15 Public Hearing Notice
- 16-27 **Item #1: Owner:** Egbert Excavating Inc., **Agent:** Nick Egbert, **Location:** N6200 Busse Drive, **Parcel:** 004-00307-0505. **Legal Description:** Lot 1 of CSM 3284 V18, located in Section 15, T16N, R13E, Town of Brooklyn, ±9.049 acres. **Request:** The owners are requesting a Conditional Use Permit for storage of excavation equipment and supporting materials.
- 28-44 **Item #2: Owner:** David C. & Krista L. Norton, **Agent:** Attorney Steven Sorenson, **Location:** Highway 23 & North Street, **Parcel:** 004-00410-0200, **Legal Description:** Lot 2 of CSM 365, located in Section 17, T16N, R13E, Town of Brooklyn, ±0.64 acres, **Request:** The owners are requesting a Conditional Use Permit for construction of a large personal storage building.

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



GREEN LAKE COUNTY
LAND USE PLANNING & ZONING DEPARTMENT

Matt Kirkman
Director

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

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, April 3, 2025, 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 3/6/2025
5. Department Activity Reports
 - a) Financial Reports
 - b) Land Use & Septic permits
 - c) Violation reports
6. Farmland Preservation Plan Subcommittee Update
7. S&L Holdings WI, LLC. - CUP Compliance Update
8. Public Comment (3 minute limit)
9. Public Hearing: (Not to begin before 9:30 AM)

Each item below will consist of:

- a) Public Testimony/Comment: 3-minute time limit
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Ordinance/Determination Form

Item #1: Owner: Egbert Excavating Inc., **Agent:** Nick Egbert, **Location:** N6200 Busse Drive, **Parcel:** 004-00307-0505. **Legal Description:** Lot 1 of CSM 3284 V18, located in Section 15, T16N, R13E, Town of Brooklyn, ±9.049 acres. **Request:** The owners are requesting a Conditional Use Permit for storage of excavation equipment and supporting materials.

Item #2: Owner: David C. & Krista L. Norton, **Agent:** Attorney Steven Sorenson, **Location:** Highway 23 & North Street, **Parcel:** 004-00410-0200, **Legal Description:** Lot 2 of CSM 365, located in Section 17, T16N, R13E, Town of Brooklyn, ±0.64 acres, **Request:** The owners are requesting a Conditional Use Permit for construction of a large personal storage building.

10. Committee Discussion
 - a) Future Meeting Dates: May 1, 2025 @ 9:00am
 - b) Future Agenda items for action & discussion
 - c) No Public Hearing items on May agenda
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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[+1 920-515-0745,,516863131#](#) United States, Green Bay

Phone Conference ID: 516 863 131#

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Please accept at your earliest convenience. Thank you!

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**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, March 6, 2025**

CALL TO ORDER

Planning & Zoning Chair Chuck Buss 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: **Chuck Buss, Gene Thom, Sue Wendt**

Absent: **Curt Talma, Bill Boutwell**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director; **Karissa Block**, Deputy County Clerk; **Ryan Schinke**, Land Use Coordinator/Technician; **Noah Brown**, Land Use and Shoreland Specialist; **Maxwell Richards**, Land Use and POWTS Specialist; **Tami Toth**, Legal Assistant (Remote); **Renee Thiem-Korth**, Register of Deeds; **Jeff Mann**, Corporation Counsel; **Jason Jerome**, Interim County Administrator

APPROVAL OF MINUTES

Motion/second (Thom/Wendt) to approve the minutes of the 2/6/2025 meeting. Motion carried with no negative vote.

ANNUAL REPORT – REGISTER OF DEEDS

Korth gave her report found in the packet. Discussion held. *Motion/second (Thom/Wendt)* to approve the report and forward to County Board. Motion carried with no negative vote.

*Korth left the meeting at 9:12am

ANNUAL REPORT – LAND USE PLANNING & ZONING DEPARTMENT

Kirkman gave his report found in the packet. Discussion held. *Motion/second (Thom/Wendt)* to approve the report and forward to County Board. Motion carried with no negative votes.

DEPARTMENT ACTIVITY REPORTS

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

Kirkman gave the above reports found in the packet. Discussion held.

*Korth joined via zoom at 9:22am

REQUEST FOR CREDIT CARD APPROVAL

This credit card will be for Gerald Stanuch. Stanuch is the GIS Map Specialist in the Planning & Zoning Department. *Motion/second (Thom/Wendt)* to approve the request and send to the Finance Committee. Motion carried with no negative votes.

FARMLAND PRESERVATION PLAN SUBCOMMITTEE UPDATE

Things are going well for the Farmland Preservation Plan subcommittee. The last meeting will be in April.

PUBLIC HEARING – NOT TO BEGIN BEFORE 9:30AM

Chair Buss read the rules of the Public Hearing.

Item #1: Owner: Donald E. Kinas, **Agent:** Michael McConnell, **Location:** N5112 Brooklyn G Road, **Parcel:** 004-00786-0000. **Legal Description:** Part of NW ¼ of SW ¼, located in Section 36, T16N, R13E, Town of Brooklyn, ±5.0 acres. **Request:** The owners are requesting a rezone from A1, Farmland Preservation District, to R4, Rural Residential District to be identified by certified survey map.

Kirkman read Item #1. No public comments. Chair Buss closed the Public Hearing. Kirkman read the staff report. Town of Brooklyn also reviewed this request at the Town of Brooklyn meeting. ***Motion/second (Wendt/Thom)*** to approve the rezone from A1, Farmland Preservation District to R4, Rural Residential District. Motion carried with no negative vote.

DISCUSSION – ACCESSORY STRUCTURES

Kirkman gave the Accessory Structures presentation found in the packet. Discussion held. The committee would like to leave the ordinance as is for now.

PUBLIC COMMENT - none

COMMITTEE DISCUSSION

- a. Next meeting date – April 3, 2025 @ 9:00AM
- b. Future agenda items for action & discussion

ADJOURN

Chair Buss adjourned the meeting at 10:13am.

Respectfully submitted,

Karissa Block
Deputy County Clerk

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

FEES RECEIVED	FEBRUARY				YEAR-TO-DATE				BUDGET	
	2024		2025		2024		2025		2025	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	13	3,800	8	3,000	19	5,450	19	\$ 6,500	\$ 60,000	11%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	3	915	2	560	7	2,035	3	\$ 840	\$ 26,000	3%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	8	6,000	3	\$ 8,400	12	12,500	10	\$ 15,400	\$ 15,200	101%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	
Variances	1	375	-	-	1	375	-	-	-	
Appeals	-	-	-	-	-	-	-	-	-	
Total	1	\$ 375	-	\$ -	1	\$ 375	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	1	375	-	-	4	1,500	1	375	-	
Conditional Use Permits	1	375	-	-	1	375	2	750	-	
Variance	-	-	-	-	-	-	-	-	-	
Total	2	\$ 750	-	\$ -	5	\$ 1,875	3	\$ 1,125	\$ 8,525	13%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	
Fines & Forfeitures	-	-	4	650	3	800	7	1,450	-	
Total	-	\$ -	4	\$ 650	3	\$ 800	7	\$ 1,450	-	
SURVEYOR										
Certified Survey Maps	2	375	-	-	2	375	3	510	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	
Total	2	\$ 375	-	\$ -	2	\$ 375	3	\$ 510	\$ 6,500	8%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL	29	12,215	17	12,610	49	23,410	45	25,825	\$ 152,725	
									Total	17%

Run Date 03/26/25 09:44 AM

GREEN LAKE COUNTY

Page No 1

For 02/01/25 - 02/28/25

Expenditure Summary Report

FJEXS01A

Periods 02 - 02

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
25-100-10-53610-110-000 Salaries	328,660.80	.00	25,726.40	35,966.78	292,694.02	10.94
25-100-10-53610-125-000 Overtime	.00	.00	.00	33.58	-33.58	.00
25-100-10-53610-140-000 Meeting Payments	951.00	.00	.00	.00	951.00	.00
25-100-10-53610-151-000 Social Security	25,145.00	.00	1,848.42	3,669.38	21,475.62	14.59
25-100-10-53610-153-000 Ret. Employer Share	22,679.00	.00	1,788.00	3,552.17	19,126.83	15.66
25-100-10-53610-154-000 Health Insurance	77,549.28	.00	7,253.36	14,506.72	63,042.56	18.71
25-100-10-53610-155-000 Life Insurance	569.16	.00	47.43	94.86	474.30	16.67
25-100-10-53610-210-002 Professional Services	14,250.00	.00	362.50	1,000.00	13,250.00	7.02
25-100-10-53610-218-000 VIOLATION NOTICE SERVICE	300.00	.00	.00	.00	300.00	.00
25-100-10-53610-225-000 Phone Service	800.00	.00	49.80	102.16	697.84	12.77
25-100-10-53610-242-000 Print Management	300.00	.00	22.21	9.37	290.63	3.12
25-100-10-53610-307-000 Training	1,160.00	.00	.00	.00	1,160.00	.00
25-100-10-53610-310-000 Office Supplies	950.00	.00	.00	74.52	875.48	7.84
25-100-10-53610-312-000 Field Supplies	150.00	.00	.00	.00	150.00	.00
25-100-10-53610-312-001 Non-Metallic Mining Expense	26,000.00	.00	.00	.00	26,000.00	.00
25-100-10-53610-320-000 Publications-BOA Public Hearing	850.00	.00	.00	.00	850.00	.00
25-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	485.00	485.00	2,515.00	16.17
25-100-10-53610-321-000 Seminars	1,200.00	.00	600.00	600.00	600.00	50.00
25-100-10-53610-324-000 Member Dues	130.00	.00	130.00	130.00	.00	100.00
25-100-10-53610-330-000 Travel	1,170.00	.00	.00	.00	1,170.00	.00
25-100-10-53610-352-000 Vehicle Maintenance	850.00	.00	172.20	344.40	505.60	40.52
53610 Code Enforcement	506,664.24	.00	38,485.32	60,568.94	446,095.30	11.95
10 Land Use Planning and Zoning	506,664.24	.00	38,485.32	60,568.94	446,095.30	11.95

Land Use Permits: 2/1/2025 - 2/28/2025

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
13861	N7964 COUNTY ROAD F	02/21/2025	KYLE M & MINDY L GELLINGS	95000	Accessory Structure - Shed	48 x 40 Shed in place of old existing 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
13873	W3197 ORCHARD AVE	02/25/2025	JULFAM LLC	297210	Accessory Structure - Stairs/Walkway	Stairs/Walkway to Lake	Accessory Structure - Retaining Walls	Western Stepped Retaining Walls
13876	W2936 ORCHARD AVE	02/28/2025	DEANEM GIDLUND, JOHNR GIDLUND	10000	Accessory Structure - Attached Deck/Patio	Attached Deck	Accessory Structure - Attached Deck/Patio	Attached Patio

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
13867	N3061 E LITTLE GREEN RD	02/07/2025	JOHNM KNOLL, LOISE KNOLL	80500	Accessory Structure - Attached Garage	Attached Garage	Additions / Alterations - Addition/Alteration to Principal Structure	Attached Garage conversion to bedroom and bathroom
13869	W2600 OAKWOOD BEACH RD	02/11/2025	KRISTIN GREGOR, THOMASG GREGOR	850000	Accessory Structure - Porch	Covered Porch	Accessory Structure - Porch	Screen Porch/ Lake Room
13872	W3188 COUNTY ROAD K	02/24/2025	DANIEL DAUL, JODI DAUL	304054	Accessory Structure - Attached Deck/Patio	Lakeside Patio / Outdoor Kitchen	Accessory Structure - Porch	Screen Porch Floor

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
13871	W2470 COUNTY ROAD AW	02/24/2025	MATT BOELTER FARMS LLC	5000	Accessory Structure - Accessory Structure	Concrete Maintenance Pad		

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
NONE								

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
NONE								

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
13870	N4381 NELSON RD	02/20/2025	MARKR SAYLOR	325000	Accessory Structure - Attached Deck/Patio	Deck	Accessory Structure - Shed	Shed

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
13875	No Address Available, No Address Available, No Address Available, No Address Available	02/27/2025	CLARENCE B & SUSAN M HOPP REVOCABLE TRUST, STATE OF WISCONSIN	0		Removal of 3 sets of 3 culverts		

February 2024 Estimated Cost \$3,534,574.00

2024 YTD Estimated Cost \$4,100,830.00

February 2025 Estimated Cost:

2025 YTD Estimated Cost:

\$1,966,764.00

\$3,174,054.00

Sanitary Permits: 2/1/2025 - 2/28/2025

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
202524004		004003020200	N6498 STATE ROAD 49	JORGE DIEKMANN, SHELLY ROTHMAN	02/13/2025	Addition/Modification	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	Add cell to existing drainfield	\$ 280.00	\$ 100.00	\$ 380.00
202524005		006011090000	N5051 COUNTY ROAD A	MARGARET MRENS, MASON RENS	02/13/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	4 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00

Total \$ 560.00 \$ 200.00 \$ 760.00

Total Sanitary Permits Issued 2/1/2025 - 2/28/2025

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

Total Sanitary Permits Inspected 2/1/2025 - 2/28/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Grand Total				

Land Use Violations Report
March 2025

<u>First Notice</u>					
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
004018310000	W1715 North Street	William J Riebe Living Trust	13775	Zoning	Construction within the sideyard setback
002000910000	W2347 County Road F	Tim Drover	13669	Zoning	Tires, boats, trash, potentially a dwelling?

<u>Second Notice</u>					
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.
006001160102	W2498 Oakwood Avenue	Orazio Pollina	13826	Shoreland	Retaining walls within shoreland setback and no LUP for structures
012005160100	N879 Lane 7	William H Bontrager	13855	Zoning	Structures without land use permit and structure within street yard setback

<u>Sent to Corp. Counsel</u>					
Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
020004510000, 020004550000	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: 6 of 9 culverts have been removed. Town has a meeting April 1st and will discuss how to proceed with final set of culverts.
014001810000	N4356 PINE RD E	PAUL PETERSEN	13618	Zoning	3 Recreational Campers in A-1, Farmland Preservation District Update: Jury trial scheduled for April 17th.
008004680000	W6502 STATE ROAD 44	Carolee Miller	13533	Shoreland	No LUP and building within the shoreland setback. Update: Land Use Permit issued and building move dependant on contrator availability.
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. Update: Property owner lives in California and had fire damage, has been given additional time to resolve this violation.

Monthly Violations Resolved	YTD Violations Resolved
3	6

<u>Resolved</u>					
018002970000		Jonathan Marquart	13827	Shoreland	Development in floodplain without determination of floodway vs flood fringe and no LUP
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.

POWTS FAILURE REPORT 3/27/2025

Open					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
1800271000	N6431 River Road	Dennis F Jensen	1624109	System likely not installed to plumbing code, will be investigated more in spring. Owner plans to replace/abandon system.	11/25/2024
006001630000	N4443 HORNER RD	4 PAR LLC	199425	Holding tank permit application is submitted, waiting on mound permit application to approve the holding tank permit.	10/29/2024
18005670100	N6930 State Road 73	Zrinsky Family Irrevocable Trust	201624036	System filled in with sand, new permit number 202524001, cannot install system till spring	12/9/2024
004002010100	W1015 BROOKLYN J RD	POLCYN KALIE M; POLCYN NATHAN P	00424050	System illegally modified in 2012. Drainfield is likely infiltrator chambers and tank is likely really old concrete tank. Onsite planned with new plumber to investigate violation further.	3/7/2025
Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
004003150200	W1002 STATE ROAD 23 49	COACHLITE GREEN LAKE LLC	200724035	Tank Failure	11/18/2024
004007040300	W2223 LEDGEVIEW RD	RENOVATE LLC	19002655	System installed into or within 2 feet of a zone of saturation	2/11/2025
004011260000	W859 LAKESIDE DR	GRYSKE ANDREW A; GRYSKE SHANNON M	000026739	System installed into or within 2 feet of a zone of saturation	9/30/2024
004011270000	W849 LAKESIDE DR	NUSS JESSICA ; SUHAYSIK CHARLES	000139341	System installed into or within 2 feet of a zone of saturation	8/12/2024
006001350000	N4474 LAKEVIEW RD	BERLOWSKI ZIER BRENDA ; ZIER GREGORY	000018201	System installed into or within 2 feet of a zone of saturation	3/17/2025
Final Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
None					
Sent To Corp Counsel					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
008004020000	W6712 PARK VIEW LN	; YODER DOROTHY ; YODER WILBUR ; YODER WILLIAM	00824056	Illegally installed holding tank of some kind. Has new sanitary permit 202424137 installed for new house, waiting on POWTS abandonment.	5/17/2024
016000090000	N6123 SWAMP RD	HEBBE JAMES A	01624006	Working to remove house and abandon system.	4/26/2022
016000900100	N5771 COUNTY ROAD D	ARNESON COURTNEY L	201724075	Drain field failure	6/24/2024
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	Illegal holding tank and plumbing	3/31/2020
016008320000	N5528 COUNTY ROAD T	WEIR LAVERNE J	01624079	Tank not Watertight, drywell structurally compromised	12/12/2023
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	010024256	Tank Failure	5/29/2021
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 has roots growing into it. No longer watertight or structurally sound. discharging effluent to the groundwater table.	5/21/2024
154000570000	145 SHERMAN AVE	LOESL CYNTHIA MARIE; LYSY DEBORAH	15424008	Tank Failure	9/20/2024
016009230000	W5894 WALTER WILLIAMS RD	PROG ROD-GUN CLUB	202324057	Watertline issue to be resolved in spring.	10/21/2024
14003290100	W7270 Puckaway Road	Ocean Housing LLC	38043	Failing drainfield, pumps, and metal tank.	1/10/2025



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

February 7, 2025

S&L Holdings WI, LLC.
Lee Garro
P.O. Box 436
Green Lake, WI 54941

Re: Review of Conditional Use Permit for parcel **#004-00314-0201**

On February 6, 2025, the Green Lake County Planning & Zoning Committee reviewed the Conditional Use Permit (CUP) that you were conditionally approved for on 7/11/2024. The Committee's determination was that you are currently in violation of conditions #1, #2, and #10, of your CUP and have until April 7, 2025(60 days), to resolve the violation(s).

Item #4: Owner: S&L Holdings WI, LLC., **Agent:** Lee Garro **Location:** Highway 23 & 49, **Parcel:** 004-00314-0201, **Legal Description:** Lot 1 of CSM 3979, located in Section 15, T16N, R13E, Town of Brooklyn, ±3.88 acres, **Request:** The Green Lake County Land Use Planning & Zoning Committee determined, at their December 5, 2024, public meeting, that there is a reasonable probability that S&L Holdings WI, LLC, is in violation of their Conditional Use Permit. The Committee will address the violation(s) at the February 6, 2025, meeting.

The conditions applicable to this CUP are as follows:

General Conditions:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of the project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. Prior to construction, all parcels must be combined into a single parcel through a CSM.
6. A fire number application must be applied for and issued before Land Use Permit approval.
7. The applicant must obtain a Land Use Permit before any building construction starts.
8. No buildings shall be taller than 35 feet at peak height.

9. Also, prior to land use permit issuance, documentation shall be provided to the Land Use Planning & Zoning Department indicating that the owner/applicant has applied for a stormwater and erosion permit from the WDNR.

Town of Brooklyn Conditions:

10. All items/materials shall be stored within the building(s) authorized under this CUP application.
11. A copy of the State-approved commercial building plans shall be provided to the Land Use Planning & Zoning Department prior to land use permit issuance.
12. This CUP may ultimately be revoked in accordance with Section 350-57 of the County Zoning Ordinance.
13. The DOT be contacted about a right turn lane being installed to the entrance when Highway 23 is done next year and approved.
14. Detailed site plan showing all setbacks and lot lines.
15. Commercial building plans previewed by the Town Building Inspector and the State for approval.
16. Approval from the County and State for proposed signs.

Additional Committee Conditions:

17. A vegetative screen shall be planted along the east and west lot lines of the new CSM lot (see #5 above) to provide privacy to neighboring property owners.
18. Floor plans shall be submitted to the Land Use Planning & Zoning Department prior to land use permit issuance.

If you have questions, please feel free to contact the Land Use Planning & Zoning Department.

Sincerely,



Ryan Schinke
Land Use Planning & Zoning Department

CC: Amy Wesenberg, Town of Brooklyn Clerk
Mike Wuest, Town of Brooklyn Chairman

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, April 3, 2025, at 9:30 a.m.** to consider the following requests:

Item #1: Owner: Egbert Excavating, Inc., **Agent:** Nick Egbert, **Location:** N6200 Busse Drive, **Parcel:** 004-00307-0505, **Legal Description:** Lot 1 of CSM 3284 V18, located in Section 15, T16N, R13E, Town of Brooklyn, ±9.049 acres, **Request:** The owners are requesting a Conditional Use Permit for storage of excavation equipment and supporting materials.

Item #2: Owner(s): David C. & Krista L. Norton, **Agent:** Attorney Steven Sorenson, **Location:** Highway 23 and North Street, **Parcel:** 004-00410-0200, **Legal Description:** Lot 2 of CSM 365, located in Section 17, T16N, R13E, Town of Brooklyn, ± 0.64 acres, **Request:** The owners are requesting a Conditional Use Permit for construction of a large personal storage building.

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

Publish: March 20, 2025

Item #1:

Owner: Egbert Excavating Inc., **Agent:** Nick Egbert, **Location:** N6200 Busse Drive, **Parcel:** 004-00307-0505. **Legal Description:** Lot 1 of CSM 3284 V18, located in Section 15, T16N, R13E, Town of Brooklyn, ±9.049 acres. **Request:** The owners are requesting a Conditional Use Permit for storage of excavation equipment and supporting materials.

Land Use Planning and Zoning Committee Staff Report

Public Hearing

April 3, 2025

Item I: Conditional Use Permit (CUP)

Owner:

Egbert Excavating Inc

Applicant:

Nick Egbert

Request: The owner/applicant is requesting a conditional use permit for storage of excavation equipment & supporting materials, also known as a contractor's yard.

Parcel Number/ Location: The request affects parcel 004-00307-0505 (±9 acres). The parcel is located in the NE ¼ of the SW ¼ of Section 15, T16N, R13E, Town of Brooklyn. The site address is N6200 Busse Dr.

Existing Zoning and Uses of Adjacent Area: The parcel 004-00307-0505 is zoned C-2, Extensive Commercial District. The property is currently being used as a contractor's yard. To the West, the property is C-2, Extensive Commercial District. The current use is a landscaping and garden center business. To the East the Parcel is LI, Light Industrial District under the jurisdiction of the City of Green Lake. The parcel has a large electronic billboard and a custom sawmill business. The parcel to the South is zoned C-2, Extensive Commercial District and site of a recent CUP for a marine sales and service business. To the North the parcel is zoned A-2, General Agriculture District. This site is home to a residence.

Additional Information/Analysis: The property was a farm field from at least 1937 until the late 1990s. In the late 1990s the site was converted to be used by Egbert Excavating to store topsoil and other fill for future excavating jobs. Occasionally, a vehicle(s) would be parked on site and advertised for sale. In 2014 the parcel was split to allow the construction of the landscaping and garden center to the West. Recently, and without CUP approval, the western portion of the property was converted into a gravel parking lot and vehicles/equipment were parked on site. The addition of the excavation vehicles and equipment constitutes a contractor's yard and requires a conditional use permit in the C2, Commercial Zoning district.

The property owner intends to use the property as a contractor's yard for their sewer and excavating business. The site will store stockpiles of topsoil and aggregate, store contracting equipment and machinery, and occasionally sell used equipment owned by the company. The western portion of the property will be used for storage of equipment and vehicles while the eastern portion will be used for material stockpiles. In the South-Central portion of the parcel, a small area will be utilized to sell used equipment owned by Egbert Excavating.

General Standards for Review of Conditional Use Requests: It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The Committee shall take into consideration, among other

things, the recommendation of the affected town and the particular facts and circumstances of each proposed use in terms of the standards found in Section 350-56 “Review of permit application; standards and conditions” of the County Zoning Ordinance. The Committee need not consider requirements that would apply to the local Town, other County, State or Federal entities of jurisdiction.

*Note: **Substantial evidence** is defined as: facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.*

County Staff Comments: This request should be reviewed by the Committee to determine if it meets the general criteria for review as cited above. If the Committee wishes to approve this request, the following conditions may be appropriate:

1. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
2. That the owner/applicant apply for and receive an after-the-fact Land Use Permit for the new parking lot and gated entry.
3. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
4. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
5. All materials stored on site must be suitable for future use.
6. All on-road motor vehicles stored on site must be in road worthy condition and have current WDOT registration.
7. All accessory equipment stored on site must be in workable condition.
8. Anything stored on site that does not meet the above conditions is prohibited.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk. At their March 11th Town Board Meeting, the Town of Brooklyn did not object to and approved of the Conditional Use Permit Application.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

Owner/Applicant: Owner: Egbert Excavating, Inc., Agent: Nick Egbert

Site Location: N6200 Busse Drive

General legal description: Parcel #004-00307-0505, Lot 1 of CSM 3284 V18, NE ¼ of SW ¼, located in Section 15, T16N, R13E, Town of Brooklyn, ±9.049 acres

Request: CUP Application from Egbert Excavating, Inc., for storage of excavation equipment & supporting materials.

Planned public hearing date for the above requests: April 3, 2025

☒ **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:

TOWN OF BROOKLYN

MAR 19 2025

Town Representative

Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **March 21, 2025**

Fee Received (Non-Refundable) \$375 -
check # 02889

Date 1/28/25

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

PROPERTY OWNER / APPLICANT

Name Egbert Excavating, Inc.
Mailing Address W1302 N Carlson Drive - Green Lake, WI 54941
Phone Number 920-294-6668 Email office@egbertexcavating.com
Signature [Signature] Date 1/28/25

AGENT IF OTHER THAN OWNER

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

PROPERTY INFORMATION

Town of Brooklyn Location of Property N6200 Busse Drive
Section 15 Town 16 N Range 13 E
Affected Parcel Number(s) 004-00307-0505 Affected Acres 9.0490
Subdivision N/A Lot 1 Block _____
CSM 3284V18 Lot _____ or COS _____
Legal Description lot 1 CSM 3284V18; EXC Parcel 36 of Trans proj plat
1430-00-24-4.10

Current Zoning Classification C2 Extensive Commercial District

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

Storage for equipment and materials for Egbert Excavating Inc

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

Describe **specifically** the nature of this request (List all proposed uses of the parcel.) What do you plan to do? Egbert Excavating Inc. plans to store excavation equipment and materials to include heavy equipment, trucks, job trailers, job site containers, trench boxes, and other support equipment for sewer and water excavating company. Also storage of supporting materials: sand, gravel, topsoil, etc.

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

☐ If this box is checked, provide the following information:

Proposed use has additional minimum development standards in Section _____

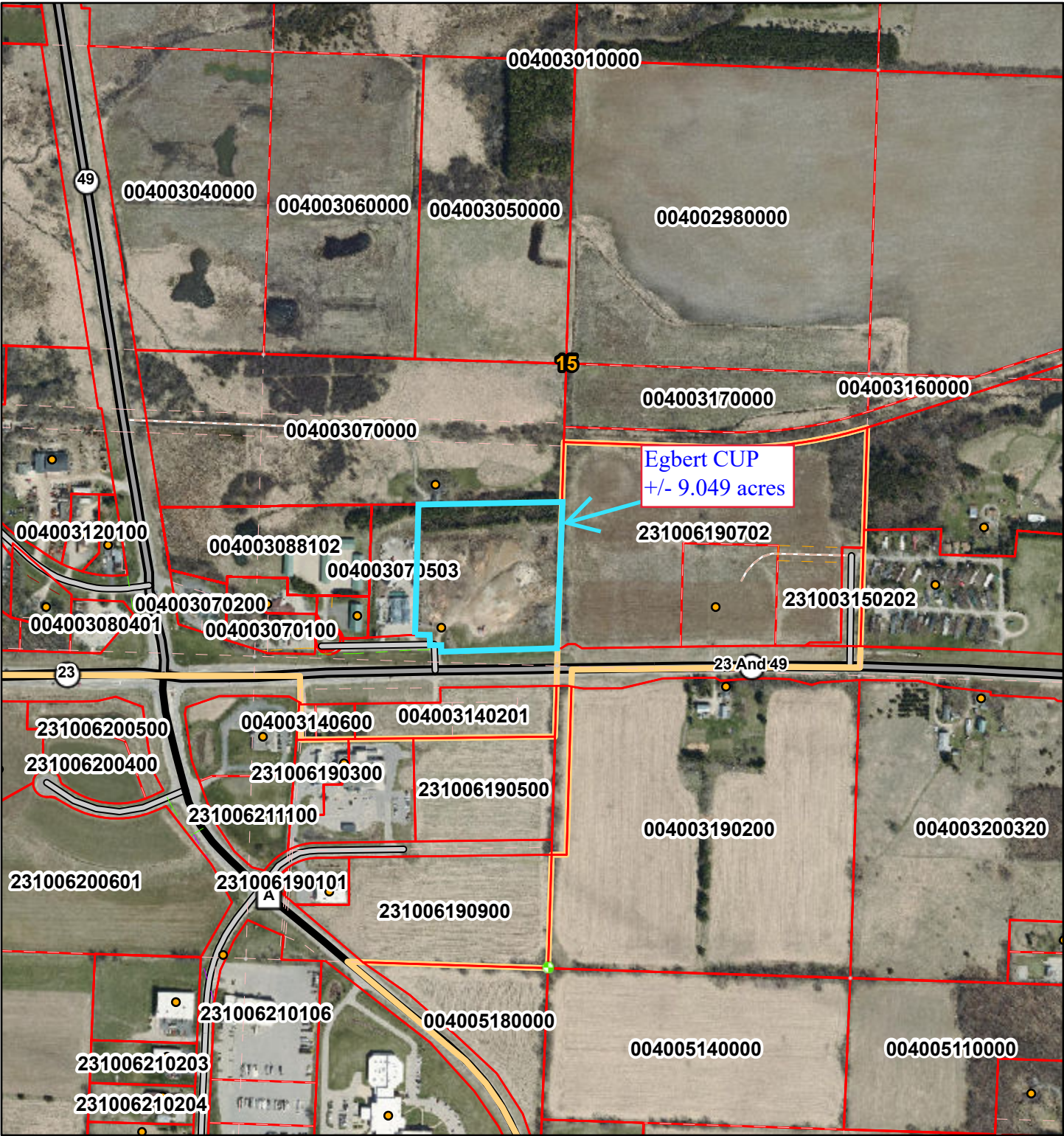
Explain how your proposal meets or exceeds these requirements.

OPERATIONAL PLAN NARRATIVE

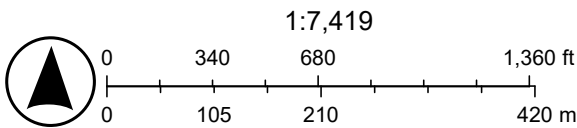
The property owned by Egbert Excavating has been a materials storage area for many years with a very neat and organized layout which includes a well maintained gravel parking lot, stormwater management facilities, site lighting, enhanced landscaping and well-maintained lawn.

Equipment will move on and off of the property as our excavating sewer and water jobs throughout the state of WI are completed. Use will be year-round with the majority of the equipment stored there during the off-season.

Egbert CUP Aerial Map



2/10/2025, 2:11:17 PM





Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Source: Airbus, USGS, NGA, NASA, CGIAR, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community



2020 Aerial Image Overlay
02-24-2025

0 100 Feet



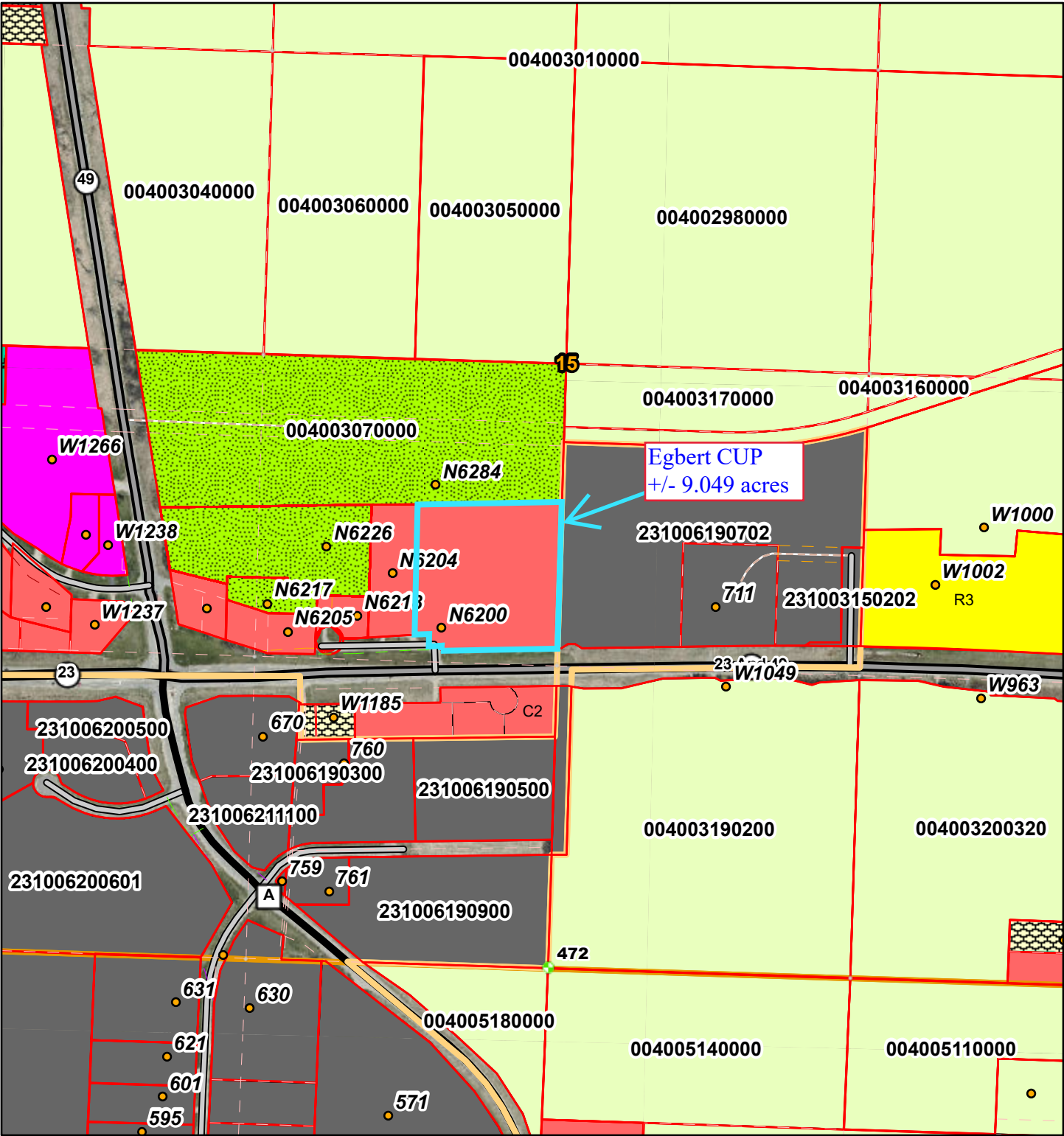


2020 Aerial Image Overlay
02-24-2025

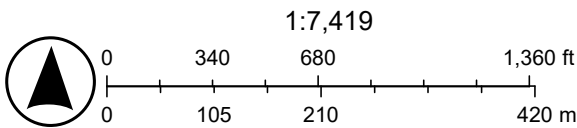
0 100 Feet



Egbert CUP Zoning Map



2/10/2025, 2:23:15 PM



DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: April 3, 2025

Owner: Egbert Excavating, Inc.

Agent: Nick Egbert

Parcels: #004-00307-0505, N6200 Busse Drive, Town of Brooklyn.

Request: Conditional Use Permit for storage of excavation equipment and supporting materials.

Land Use Planning and Zoning Committee:

Chuck Buss, Chair

Sue Wendt

William Boutwell, Vice Chair

Curt Talma

Gene Thom

Date signed: April 3, 2025

Committee vote: Ayes ____ Nays ____ Abstain ____ Absent ____

☐ **Approve**

☒ **With the conditions (listed on page 2)**

☐ **Deny.**

☐ **Modify as follows:**

Conditions of Approval:

General Conditions:

1. That the owners/applicants are responsible for obtaining permits and licenses from any other regulatory agency, if required.
2. That the owner/applicant apply for and receive an after-the-fact Land Use Permit for the new parking lot and gated entry.
3. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
4. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
5. All materials stored on site must be suitable for future use.
6. All on-road motor vehicles stored on site must be in road worthy condition and have current WDOT registration.
7. All accessory equipment stored on site must be in workable condition.
8. Anything stored on site that does not meet the above conditions is prohibited.

Item #2:

Owner: David C. & Krista L. Norton, **Agent:** Attorney Steven Sorenson, **Location:** Highway 23 & North Street, **Parcel:** 004-00410-0200. **Legal Description:** Lot 2 of CSM 365, located in Section 17, T16N, R13E, Town of Brooklyn, ±0.64 acres. **Request:** The owners are requesting a Conditional Use Permit for construction of a large personal storage building.

Land Use Planning and Zoning Committee Staff Report

Public Hearing

April 3, 2025

Item II: Conditional Use Permit (CUP)

Owner:

David and Krista Norton

Applicant:

Daniel Plote / Steve Sorenson

Request: The owner/applicant had requested a conditional use permit for a large personal storage building.

Parcel Number/ Location: The request affects parcel 004-00410-0200 (±0.64 acres). The parcel is in the SE ¼ of the SE ¼ of Section 17, T16N, R13E, Town of Brooklyn. The site is located on North St.

Existing Zoning and Uses of Adjacent Area: The parcel referenced above is zoned C-2, Extensive Commercial District and makes up ±0.64 acres. The property currently is undeveloped and has previously been used to store boat lifts. Parcels to the east are zoned as C-2, Extensive Commercial District and are used commercially. The properties to the south are zoned R-1, Single Family Residence District and use residentially. The property to the west is zoned C-2 as well and under the same ownership of this parcel. To the north, the properties are zoned as I, Industrial and are used in an industrial/commercial use.

Additional Information/Analysis:

The applicant wants to build a large storage building for personal storage. The applicant plans to use the building to clean and maintain his personal property as well. There are no specific hours of operation however it is expected to have more activity on the property in late spring and late fall when it is more appropriate for storing and maintaining the applicant's various pieces of equipment. The proposed building is planned to be 42ft by 64ft. The proposed building is expected to have a bathroom installed. The building will also have access to water for maintenance purposes. The applicant is also anticipating a future CUP for another storage building on the parcel under the same ownership to the West.

General Standards for Review of Conditional Use Requests: It is important that the Committee maintain the purpose and intent of the County Zoning Ordinance when reviewing and approving a request of this nature. The Committee shall take into consideration, among other things, the recommendation of the affected town and the particular facts and circumstances of each proposed use in terms of the standards found in Section 350-56 "Review of permit application; standards and conditions" of the County Zoning Ordinance. The Committee need not consider requirements that would apply to the local Town, other County, State or Federal entities of jurisdiction.

*Note: **Substantial evidence** is defined as: facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.*

County Staff Comments: This request was reviewed by the Committee to determine if it meets the general criteria for review as listed above. The Committee approved this request, with the following conditions:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An “As-Built” certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. A fire number application must be applied for and issued before Land Use Permit approval.
6. A sanitary permit for the bathroom be obtained before Land Use Permit approval.
7. A sanitary permit for the cleaning and maintenance use be obtained from the proper entities of jurisdiction before Land Use Permit approval.
8. The applicant must obtain a Land Use Permit before any building construction starts.

Town of Brooklyn: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk on March 3, 2025. At their March 11th Town Board Meeting, the Town of Brooklyn did not object to and approved of the Conditional Use Permit Application.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

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

Owner/Applicant: Owner: Daniel Plote, David & Krista Norton, Agent: Steve Sorenson

Site Location: N6200 Busse Drive

General legal description: Parcel #004-00410-0200, Lot 2 of CSM 365, SE ¼ of SE ¼, located in Section 17, T16N, R13E, Town of Brooklyn, ±0.64 acres

Request: CUP Application from Daniel Plote, David & Krista Norton, for construction of a large personal storage building.

Planned public hearing date for the above requests: April 3, 2025

☒ **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:

TOWN OF BROOKLYN

MAR 19 2025

Town Representative

Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **March 21, 2025**

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date 1/31/2025

Zone Change from C-2 to

Conditional Use Permit for Construction of a large personal storage building

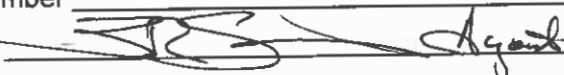
Other

PROPERTY OWNER / APPLICANT (1)

Name Daniel Plote

Mailing Address 1100 Brandt Dr., Hoffman Estates, IL 60192

Phone Number 847-565-2000

Signature  Date 1/31/2025

PROPERTY OWNER / APPLICANT (2)

Name David C. & Krista L. Norton

Mailing Address W3252 Princeton Rd., Green Lake, WI 54941

Phone Number 920-295-9492

Signature Date

PROPERTY INFORMATION

Town of Brooklyn Parcel Number(s) 004-00410-0200

Acres 0.64 Lot Block Subdivision

Section 17 Town 16 North Range 13 East

Location of Property Hwy 23 & North St.

Legal Description Lot 2 of CSM 365

Current Zoning Classification C-2 Current Use of Property vacant land

Detailed Description of Use/Narrative Construction of a large personal storage building

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

PZZ-311 (12/03)

DANIEL PLOTE
CONDITIONAL USE PERMIT NARRATIVE

The Applicant, Daniel Plote, intends to purchase from David and Krista Norton, the property as identified in the application. The property is vacant land and has been vacant for a considerable period of time. The initial intended use of the property was for boat and slip storage; however, since David and Krista Norton are no longer actively involved in that business, they put the property up for sale and Daniel Plote intends to purchase the property for that purpose.

The described use of the property is consistent with the Zoning Code. The property is to be used for the personal use of Daniel Plote for storage. Mr. Plote intends to build a structure of approximately 42' x 64' within the required building setbacks and consistent with the building code for this Zoning District. The exact specifications and detailed plans are not yet completed. Previously a proposed plan obtained from one of the builders bidding on the job was sent into the Zoning Office to be attached to this narrative. This is the building to be constructed and the materials to be used subject to the applicant obtaining the request land use permit.

There will be no commercial business operation conducted in this structure. It is intended for personal use by Mr. Plote for storage of personal property, equipment and in particular watercraft and other seasonal items. He does intend to use the building to clean and maintain his personal property to be stored there. There will be no set hours of operation because there will be no business operation. Mr. Plote understands that if he were to establish a business on the property, there may be a need for further approvals consistent with the terms of the current request for a Conditional Use Permit to build this personal storage structure.

The next step if a Conditional Use Permit is granted will be to obtain a Land Use Permit and begin construction by leveling of the property to construct the building in accordance with the applicable Zoning and Building Codes. The specific building plans will be provided to the State and County as required. The Applicant will also obtain the requisite permits in order to install an approved septic system and well. The intent of the inclusion of a well and septic system is so there is a restroom facility in the building and the accessibility of water for maintenance purposes. There is no intent to utilize the building for any type of living or social space.

Use of the building will be on a seasonal basis when it is appropriate for storing and working on Mr. Plote's various pieces of equipment, including watercraft. There will likely be more activity in the late spring and late fall.

The current concept is that the building would be constructed as far back on the lot within the required setback of the rear lot line and the two side lot setbacks. There will be no hazardous materials stored on the property other than recreational fuels and cleaning solutions commensurate with the items stored in the facility much in the same manner that someone would have fuel and other types of potential flammable materials in their own personal garage. All safety requirements as stated in the applicable Building Codes will be accommodated in the new structure when built.

There is nothing about the building of the structure that would in any way pose a threat to neighboring properties or cause any type of disturbance. The use is consistent with all the surrounding property. The property is bounded on two sides by storage buildings and on the other two sides by public roadways. There is nothing about the potential use and development of the property that would in any way create a threat to human or environmental health. It is intended that a septic system will be installed to collect any waste and wash water generated by the maintenance of the equipment being stored.

As indicated previously, there is no planned commercial business activity other than in the future, the applicant may, on the second lot which is associated with the purchase, construct a storage building similar to the ones that exist in the adjacent neighborhood properties.

This building is consistent with the comprehensive plan and is consistent with the neighborhood.

This use is permitted as a conditional use under the applicable zoning standards (C-2) so long as the applicant utilizes the building for storage purposes and the associated maintenance of the equipment being stored in the building. This is what the applicant intends to do.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'S.R. Sorenson', with a stylized flourish at the end.

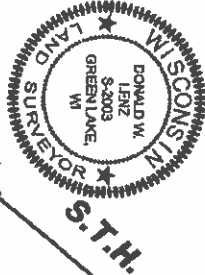
Steven R. Sorenson
Attorney for the Applicant
Daniel Plote

DESCRIPTION OF LANDS BEING LOTS 1 AND 3 OF CERTIFIED SURVEY MAY NO. 365 LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 16 NORTH, RANGE 13 EAST, TOWN OF BROOKFIELD, GREEN LAKE COUNTY, WISCONSIN.

[illegible][illegible]

CHERRY LAKE SUELVING COMPANY
Greenville, Wisconsin

Dated 21st day of October, 2019.



S.T.H.

31° E

PARCEL NO. 004-00410-0400

DAVID C. NORTON
KRISTA L. NORTON

LOT 3
CSM NO. 385

TOTAL AREA
1.9545 ACRES
85,130 SQ. FT.

LOT 1 AREA
0.8427 ACRES
27,995 SQ. FT.

SE 1/4 - SE 1/4 - SEC. 17

LOT 2
CSM NO. 3561

GREEN LAKE SURVEYING COMPANY
P.O. BOX 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6868
Survey@GreenLakeSurveyingCompany.com
www.GreenLakeSurveyingCompany.com

At Document Envelope ID: BC83A6C7-DB3F-4E65-9046-BCE382BD84BE

POOLS	ARC	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
2744.75'	313.02°	312.85'	N 41°28'43.9" E	98°22'09"	06°16'01.5"	0 269°10'12" E	3 44°45'45" E

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE ¼ OF SECTION 17-16-13 PER GREEN LAKE COUNTY COORDINATE AND BEARING SYSTEM, WITH A BEARING OF N 89°44'25" W.

LOI 1
OSHA NO. 504





Building #1 Specifications

Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
306	42'	16' 4"	64'	8'	4/12	1/12	24' 10.5"	16' 9"

306 42'x16' 4"x64' (#1) - Building Use: Suburban - Storage

Foundation

Morton Foundation System - MFS Concrete Columns In Ground. Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a readi-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket.

Treated Wood splashboard system.

Siding

South, East, North, West wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

Wainscot

South, East, North, West with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws)

Roof

Hi-Rib Steel Minimum .019 (Fluoroflex™ 1000) (Fastened with Stainless Steel Screws) with Vent-A-Ridge
Structure has not been designed for installation of anything which could retain snow on the roof.

Overhangs

South, North wall(s) 2' Wide Vented Sidewall Overhang with Standard 6" fascia, 5" Gutters and 3"x4" Downspouts, with elbows at base
East, West wall(s) 2' Wide Non Vented Endwall Overhang with Standard 6" fascia

Walk Doors

1	A	3' x 6'8" Plain Flat Leaf Fibersteel Walk Door(s) in swing right hinge with keyed lever lockset
1	B	3' x 6'8" Plain Flat Leaf Fibersteel Walk Door(s) in swing left hinge with keyed lever lockset
1	C	3' x 6'8" MB 910 Plain Flat Leaf Walk Door(s) out-swing left hinge with Fibersteel colored hardware, hinges, lockset

Windows

6	D	5'4"x3'0" MB Fixed Window(s) with low E glass with argon (Top of window approx. 15' ft above grade)
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Overhead Door Opening

2	E	12'0" x 14'0" Overhead Door Opening (Requires a minimum 12' 2" X 14' 1" panel), OHD/Operator requires 1' 6" Headroom, Available Headroom is 2' 7"
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Energy Performer

2688 sq. ft Ceiling Finish with Hi-Rib Steel (.019 White CQ Polyester Solid) Fastened to Lower Chord of Truss with Painted Steel Screws, 4 Mil Vapor Retarder and Air Deflector at Eaves Between Trusses

Interior Wall Finish with Hi-Rib Steel (.019 White Polyester) Fastened to Nailers with Painted Steel Screws, Wall Cavity is Insulated with 6" Fiberglass Insulation and 4 Mil Vapor Retarder

64' long, on South wall starting @ 0'

42' long, on East wall starting @ 0'

64' long, on North wall starting @ 0'

42' long, on West wall starting @ 0'

Subcontracts

SUBCONTRACTED WORK BUDGETS- SUBJECT TO CHANGE

Blown Ceiling Insulation- \$4,300

Concrete- \$21,500

Electrical- \$12,500

Garage Doors- \$10,000

Unit Heater- \$10,000

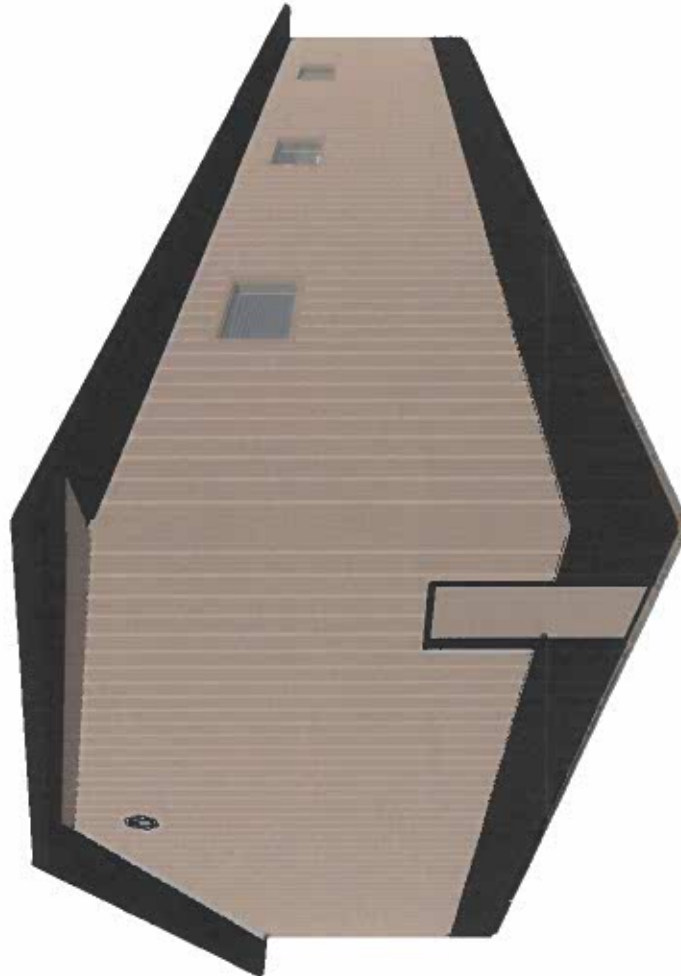
Excavation- NOT YET INCLUDED

Well/Septic- NOT YET INCLUDED

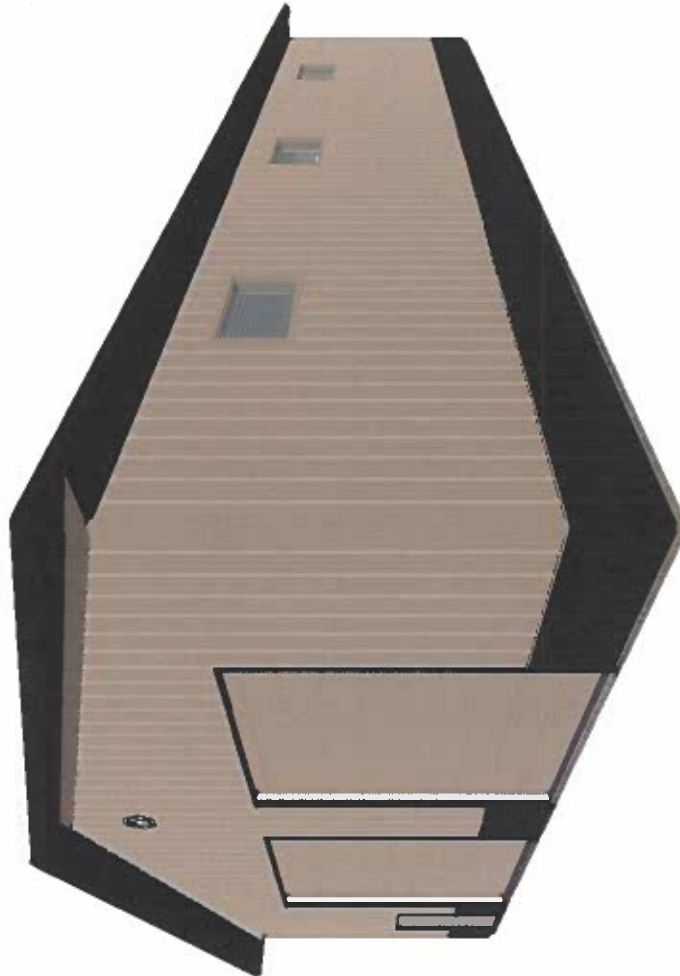
Additional Information

NOTE: Bathroom framing/finishing not currently included.

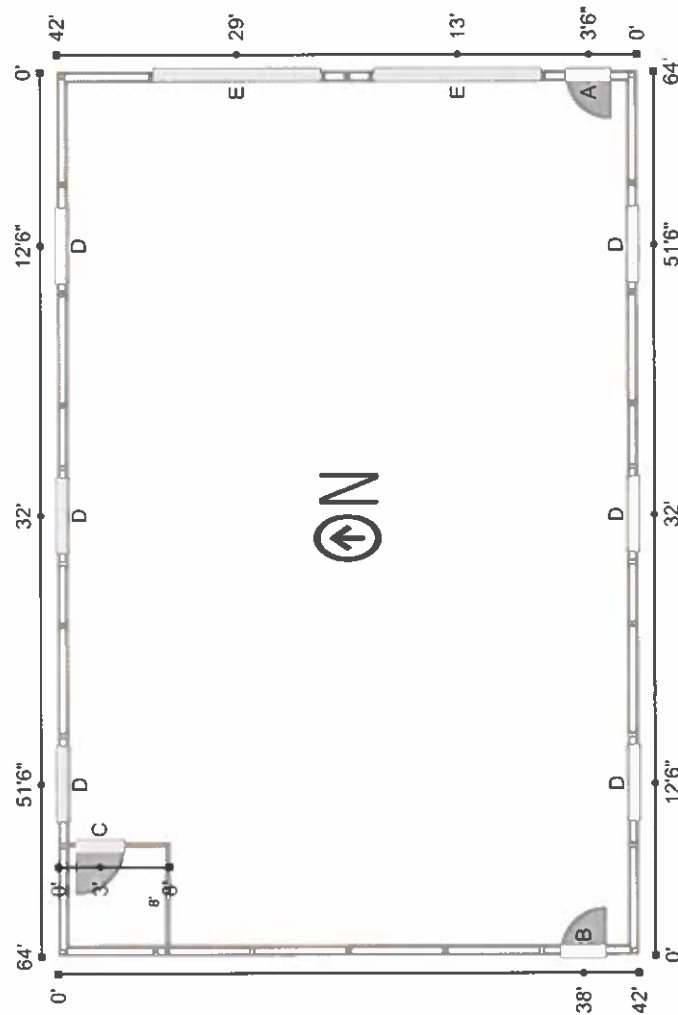
306 42'x16' 4"x64' West and South Walls



306 42'x16' 4"x64' East and North Walls



306 42'x16' 4"x64' (#1) Column Plan



004003380000

004004060201

Plote/Norton CUP
+/- 0.64 acres

W1802

004004080203

W1814

W1702

W1704

W1726

W1734

W1708

004004100200

004004100600

004017960000

W1662

North Street

64

W1767

W1727

W1779

004004530300

004004520000

004004550000

004004530000

W1740

231005990100

431

453

479

481

N6051

N6035

N6030

004004640200

384

394

416

409

406

231002680000

231002690100

444

452

451

490

489

485

481

474

460

463

231007170000

375

393

587

586

594

574

570

566

576

565

406

582

465

463

231006001300

231006001400

231006002500

231006002100

382

394

387

393

Wilson

Scott Street

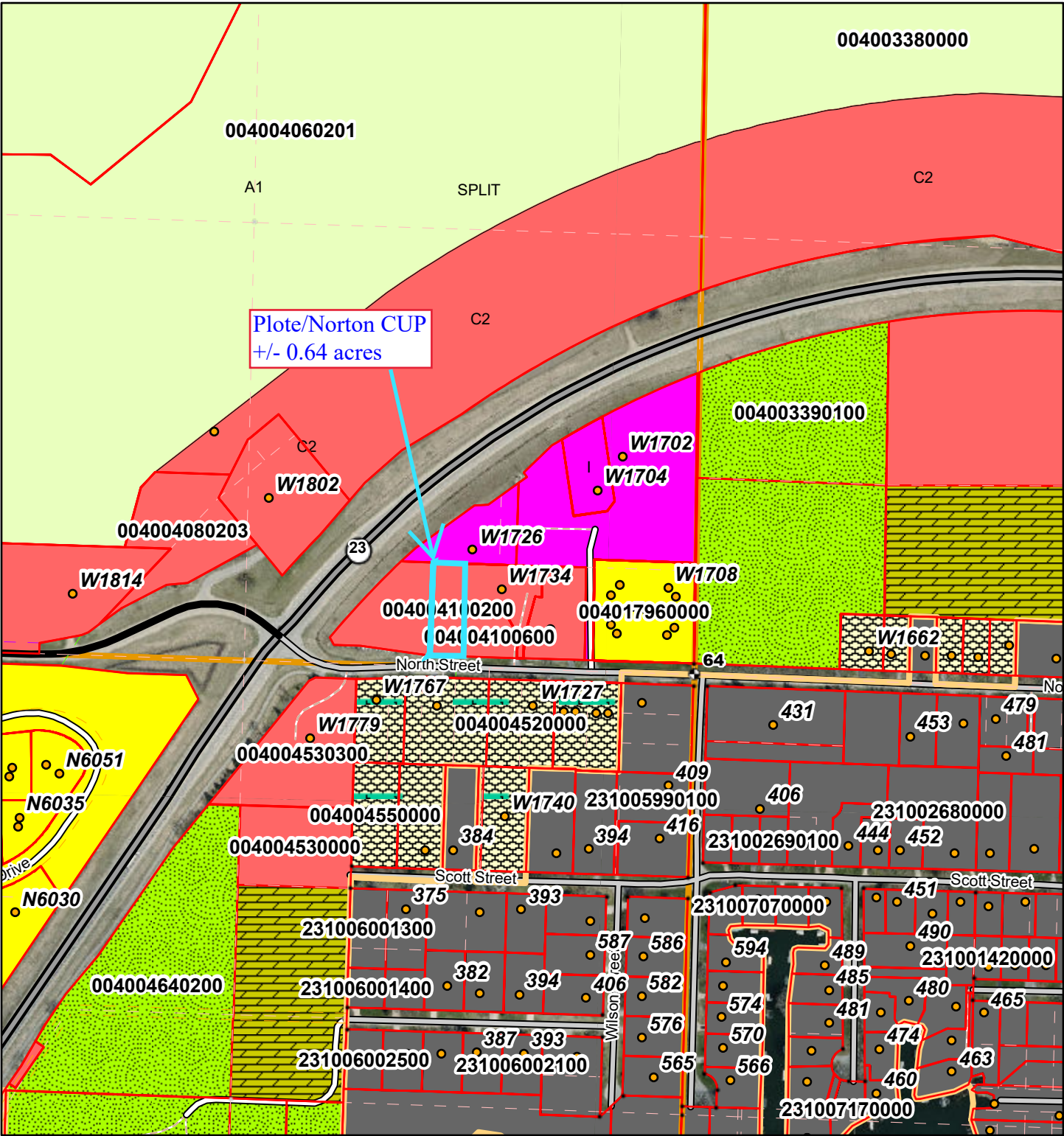
Scott Street

1:5,125

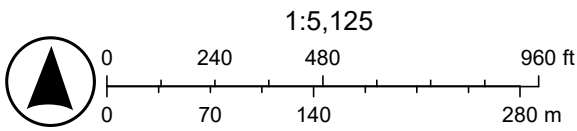
0 240 480 960 ft

0 70 140 280 m

Plote/Norton CUP Zoning Map



2/11/2025, 10:08:52 AM



DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: April 3, 2025

Owners: David C. & Krista L. Norton

Agent: Attorney Steven Sorenson

Parcels: #004-00410-0200, Highway 23 and North Street, Town of Brooklyn.

Request: Conditional Use Permit for construction of a large personal storage building.

Land Use Planning and Zoning Committee:

Chuck Buss, Chair

Sue Wendt

William Boutwell, Vice Chair

Curt Talma

Gene Thom

Date signed: April 3, 2025

Committee vote: Ayes ____ Nays ____ Abstain ____ Absent ____

☐ **Approve**

☒ **With the conditions (listed on page 2)**

☐ **Deny.**

☐ **Modify as follows:**

Conditions of Approval:

General Conditions:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. No outside storage of materials and other items is allowed.
3. An "As-Built" certificate of survey shall be provided to the Land Use Planning & Zoning Department within one year of project completion. The certificate of survey shall show all existing buildings, building setback dimensions to lot lines, all access locations, electrical distribution equipment, easements, and any stormwater management appurtenances.
4. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
5. A fire number application must be applied for and issued before Land Use Permit approval.
6. A sanitary permit for the bathroom be obtained before Land Use Permit approval.
7. A sanitary permit for the cleaning and maintenance use be obtained from the proper entities of jurisdiction before Land Use Permit approval.
8. The applicant must obtain a Land Use Permit before any building construction starts.