



# GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

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The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, August 7, 2025.

Packet Pages:

- 2      Agenda
- 3-5     Draft Meeting Minutes from 6/5/25
- 6-10    Register of Deeds Report and 2026 Budget
- 11-14   Financial Reports for May & June 2025
- 15-20   Land Use & Sanitary Reports for May & June 2025
- 21-22   Violation Status Reports
- 23-27   2026 Budgets – Land Use Planning & Zoning and Land Information
- 28-59   Proposed Zoning Ordinance Amendment including changes to the A1, A2, R4 Zoning Districts and Word Usage & Definitions
- 60-62   Proposed Zoning Ordinance Amendment including changes to the R1, R2, R3, and R4 Zoning Districts
- 63-70   Dodge Park Survey Issue



**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 7, 2025, 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 Rohde*

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 6/5/2025
5. \*Register of Deeds Report and 2026 Budget\*
6. Department Activity Reports
  - a) Financial Reports
  - b) Land Use & Septic permits
  - c) Violation reports
7. \*2026 Budgets - Land Use Planning & Zoning and Land Information\*
8. Department Staffing Update
9. Proposed Zoning Ordinance Amendment including changes to the A1, A2, R4 Zoning Districts and Word Usage & Definitions
10. Proposed Zoning Ordinance Amendment including changes to the R1, R2, R3, and R4 Zoning Districts
11. Farmland Preservation Plan Update
12. Dodge Park Survey Issue
13. Public Comment (3-minute limit)
14. Committee Discussion
  - a) Future Meeting Dates: September 4, 2025 @ 9:00am
  - b) Future Agenda items for action & discussion
  - c) Two Rezones and one CUP in September
15. 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 note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance, should contact the County Clerk's Office, 294-4005, not later than 3 days before date of the meeting.**

Green Lake County is an Equal Employment Opportunity Employer-571 County Road A, Green Lake, WI 54941 [www.greenlakecountywi.gov](http://www.greenlakecountywi.gov)

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING  
COMMITTEE MEETING MINUTES  
Thursday, June 5, 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, Bill Boutwell**

Absent: **Curt Talma**

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

**APPROVAL OF MINUTES**

*Motion/second (Boutwell/Wendt)* to approve the minutes of the 05/01/2025 meeting. Motion carried with no negative vote.

**REGISTER OF DEEDS REPORT**

Register of Deeds, Renne Thiem-Korth stated that everything is going well in her office.

**DEPARTMENT ACTIVITY REPORTS**

- Financial Reports
  - Land Use & Septic Permits
  - Violation Reports
- Kirkman gave reports found in the packet.

**DEPARTMENT STAFFING UPDATE**

Land Use and POWTS Specialist, Maxwell Richards will be transferring to Dunn County. His last day will be June 27<sup>th</sup>. Kirkman is currently looking to fill this position.

**NOTICE OF BUDGETARY ADJUSTMENT**

Land Info received a secondary 911 grant the covers some expenses from the primary Land Info grant. This relocates that portion of the primary grant.

**PROPOSED ZONING ORDINANCE AMENDMENT INCLUDING CHANGES TO THE A1, A2, R4, ZONING DISTRICTS AND WORD USAGE & DEFINITIONS**

Kirkman gave a brief review of the changes made in red found in the packet. The committee will discuss this further at next months meeting.

## **PUBLIC HEARING – NOT TO BEGIN BEFORE 9:30AM**

Chair Buss read the rules of the Public Hearing

Korth left the meeting and joined via remote access at 9:33am.

**Item #1: Owner:** Rory's Powersports, LLC., **Agent:** James Silloway, **Location:** W780 State Road 23 and 49, **Parcel:** 004-00280-0401. **Legal Description:** Lot 1 of CSM 3995, located in Section 14, T16N, R13E, Town of Brooklyn, ±2.8 acres. **Request:** The owners are requesting a Conditional Use Permit for a commercial building to be utilized for storage, sales, and repair of wave runners

Kirman read Item #1. Chair Buss asked for public comment. Rory Lewis, Owner of Rory's Powersports spoke for Item #1. Public comment closed. Kirkman read the staff report. **Motion/second (Thom/Boutwell)** to approve the CUP with conditions. Motion carried with no negative vote.

**Item #2: Owner(s):** Mark & Kim Nowacki and Timothy Lind, **Location:** W270 White Ridge Road, **Parcel(s):** 002-00204-0200 & 002-00204-0300, **Legal Description:** SW ¼ of SE ¼, located in Section 12, T17N, R13E, Town of Berlin, ±21.469 acres, **Request:** The owners are requesting a rezone of ±3.022 acres zoned A2, General Agriculture District, to R4, Rural Residential District and a rezone of ±1.0 acres zoned A1, Farmland Preservation District, to A2, General Agriculture District. To be identified by Certified Survey Map.

Kirman read Item #2. Chair Buss asked for public comment. Kim Nowacki, owner of the location, spoke for Item #2. Public comment closed. Kirkman read the staff report. **Motion/second (Thom/Boutwell)** to approve the rezone and forward to County Board. Motion carried with no negative votes.

**Item #3: Owner:** David W. Schmucker, **Location:** N844 Proscarian Road, **Parcel(s):** 012-00518-0000 & 012-00519-0000, **Legal Description:** NW ¼ of NW ¼, located in Section 27, T14N, R12E, Town of Manchester, ±35.28 acres, **Request:** The owners are requesting a Conditional Use Permit for a nonagricultural related business.

Kirkman read Item #3. Chair Buss asked for public comment. David Schmucker, owner of the location, spoke for Item #3. Public comment closed. Kirkman read the staff report. Discussion held. **Motion/second (Thom/Boutwell)** to postpone the request until the October meeting. Motion carried with no negative vote.

**Item #4: Owner:** MNJ Development, LLC., **Agent:** Michael Monohan, **Location:** Eastridge Drive, **Parcel:** 002-00855-0000, **Legal Description:** SW ¼ of SW ¼, located in Section 2, T17N, R13E, Town of Berlin, ±1.68 acres, **Request:** The owners are requesting a Conditional Use Permit for a 17-Unit Storage Building

Kirkman read Item #4. Chair Buss asked for public comment. Hearing none, public comment closed. Kirkman read the staff report. No discussion. **Motion/second (Thom/Boutwell)** to approve the CUP with conditions. Motion carried with no negative vote.

## **FARMLAND PRESERVATION PLAN SUBCOMMITTEE UPDATE**

Kirkman stated this committee is making improvements. They would like to bring this to County Board by the end of the year.

## **PUBLIC APPEARANCE: ATTORNEY LUKE DRETSKE – ACCESSORY BUILDING ORDINANCE**

Attorney Dretske gave the committee a handout of the ordinance with changes made in red. These changes are just suggestions. The committee gave permission to Kirkman to continue working on this ordinance with Attorney Dretske.

**PUBLIC COMMENT (3 minute limit) - none**

**COMMITTEE DISCUSSION**

- a. Next meeting date – There will be no meeting in July. Next meeting 08/07/2025 at 9:00am.
- b. Future agenda items for action & discussion

**ADJOURN**

Chair Buss adjourned the meeting at 10:19am.

**Respectfully submitted,**

**Karissa Rohde  
Deputy County Clerk**



## GREEN LAKE COUNTY OFFICE OF THE REGISTER OF DEEDS

**Renee Thiem-Korth** Register of Deeds Office: 920-294-4021

**Pam Weber** Chief Deputy FAX: 920-299-5075

**Kimberly Sell** Deputy [rod@greenlakecountywi.gov](mailto:rod@greenlakecountywi.gov)

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August 7, 2025

To: Green Lake County Land Use Planning & Zoning Committee

Please find attached the Register of Deeds office second quarter report. Quick totals of comparison to the 2025 budget revenue is provided.

Also attached is the proposed 2026 Register of Deeds budget.

If you have any questions, please feel free to ask, or stop by the Register of Deeds office at your convenience.

Respectfully submitted,

Renee A. Thiem-Korth  
Register of Deeds

# REGISTER OF DEEDS OFFICE

## 2025 SECOND QUARTER REPORT

Submitted by Renee A. Thiem-Korth

2025

				GROSS REVENUE	COUNTY REVENUE
<b>WISCONSIN REAL ESTATE TRANSFER FEES</b>				<b>\$245,088.00</b>	
County Share	20%	\$49,017.60			\$49,017.60
WDOR Share	80%	\$196,070.40			
<b>RECORDINGS</b>					
Real Estate	1,656	9 TPP @ \$25 each		\$49,905.00	\$24,840.00
County Land Records Fees	\$8 fee	\$13,248.00			\$225.00
State Land Records Fees	\$7 fee	\$11,592.00			
County ROD Recording Fees	\$15 fee	\$24,840.00			
<b>VITAL STATISTICS</b>					
<b>Births Certs - 1st Copy \$5</b>	214				
Add'l Certified copies \$3	112			\$4,616.00	\$1,406.00
Fees Rmtd to State-Trust Fund \$7	\$1,498.00				
Fees Remitted to State \$8	\$1,712.00				
<b>Deaths Certs - 1st Copy \$7</b>	281				
Add'l Certified copies \$3	2,571				
Fees Remitted to State \$13	\$3,653.00			\$13,333.00	\$9,680.00
<b>Marriages Certs - 1st Copy \$7</b>	102				
Add'l Certified copies \$3	156				
Fees Remitted to State \$13	\$1,326.00			\$2,508.00	\$1,182.00
<b>Divorce Certs - 1st Copy \$7</b>	7				
Add'l Certified copies \$3	2				
Fees Remitted to State \$13	\$91.00			\$146.00	\$55.00
<b>Official Records Online \$2.50</b>	35			\$87.50	\$87.50
<b>TAPESTRY/MONARCH REVENUE</b>				\$5,786.07	\$5,786.07
<b>LAREDO COPY FEE</b>				\$6,118.00	\$6,118.00
<b>LAREDO REVENUE</b>				\$19,021.90	\$19,021.90
<b>COPIES</b>				\$1,178.50	\$1,178.50
<b>MISC. INCOME</b>				\$0.00	\$0.00
<b>TOTAL GROSS REVENUE</b>				<b>\$347,787.97</b>	
<b>TOTAL COUNTY REVENUE</b>					<b>\$118,597.57</b>

# REGISTER OF DEEDS OFFICE

## 2024 SECOND QUARTER REPORT

Submitted by Renee A. Thiem-Korth \_\_\_\_\_

2024

				GROSS REVENUE	COUNTY REVENUE
<b>WISCONSIN REAL ESTATE TRANSFER FEES</b>				<b>\$241,566.90</b>	
County Share	20%	\$48,313.38			<b>\$48,313.38</b>
WDOR Share	80%	\$193,253.52			
<b>RECORDINGS</b>					
Real Estate	1,697	\$150 plats		<b>\$50,910.00</b>	<b>\$25,455.00</b>
County Land Records Fees	\$8 fee	\$13,576.00			<b>\$150.00</b>
State Land Records Fees	\$7 fee	\$11,879.00			
County ROD Recording Fees	\$15 fee	\$25,455.00			
<b>VITAL STATISTICS</b>					
<b>Births Certs - 1st Copy \$5</b>	171				
Add'l Certified copies \$3	158			<b>\$3,894.00</b>	<b>\$1,329.00</b>
Fees Rmtd to State-Trust Fund \$7	\$1,197.00				
Fees Remitted to State \$8	\$1,368.00				
<b>Deaths Certs - 1st Copy \$7</b>	244				
Add'l Certified copies \$3	2,266				
Fees Remitted to State \$13	\$3,172.00			<b>\$11,678.00</b>	<b>\$8,506.00</b>
<b>Marriages Certs - 1st Copy \$7</b>	81				
Add'l Certified copies \$3	100				
Fees Remitted to State \$13	\$1,053.00			<b>\$1,920.00</b>	<b>\$867.00</b>
<b>Divorce Certs - 1st Copy \$7</b>	4				
Add'l Certified copies \$3	4				
Fees Remitted to State \$13	\$52.00			<b>\$92.00</b>	<b>\$40.00</b>
<b>Official Records Online \$2.50</b>	34			<b>\$85.00</b>	<b>\$85.00</b>
<b>TAPESTRY/MONARCH REVENUE</b>				<b>\$4,949.38</b>	<b>\$4,949.38</b>
<b>LAREDO COPY FEE</b>				<b>\$6,678.00</b>	<b>\$6,678.00</b>
<b>LAREDO REVENUE</b>				<b>\$19,101.65</b>	<b>\$19,101.65</b>
<b>COPIES</b>				<b>\$1,283.25</b>	<b>\$1,283.25</b>
<b>MISC. INCOME</b>				<b>\$25.60</b>	<b>\$25.60</b>
<b>TOTAL GROSS REVENUE</b>				<b>\$342,183.78</b>	
<b>TOTAL COUNTY REVENUE</b>					<b>\$116,783.26</b>



Revenue 2025 budgeted amount and second quarter totals.

Budget line	2025 Budget Amount	2025 - 2nd quarter	Percentage
Real Estate Transfer Fees	\$ 65,000.00	\$ 49,017.60	75%
Register of Deeds Fees	\$ 75,000.00	\$ 38,566.50	51%
Laredo/Tapestry Revenue	\$ 35,000.00	\$ 30,925.97	88%
Official Records Revenue	\$ 125.00	\$ 87.50	70%
<b>TOTAL</b>	<b>\$ 175,125.00</b>	<b>\$ 118,597.57</b>	<b>68%</b>

Columns from Report to total amounts	
<b>Register of Deeds Fees</b>	
Birth	\$ 1,406.00
Death	\$ 9,680.00
Divorce	\$ 55.00
Marriage	\$ 1,182.00
Copies	\$ 1,178.50
County ROD Recordings	\$ 24,840.00
TPP Recordings	\$ 225.00
<b>To Date ROD Fees</b>	<b>\$ 38,566.50</b>
<b>Laredo / Tapestry</b>	
Tapestry/Monarch revenue	\$ 5,786.07
Laredo Copy Fees	\$ 6,118.00
Laredo Revenue	\$ 19,021.90
<b>To Date Laredo/Tapestry</b>	<b>\$ 30,925.97</b>

## GREEN LAKE COUNTY 2026 BUDGET

		ACTUAL 12/31/2023	ACTUAL 12/31/2024	ACTUAL 6/30/2025	2025 REVISED	2026 PROPOSED
<b>REGISTER OF DEEDS</b>						
100-07-51710-110-000	SALARIES	164,572	146,317		167,674	173,866
100-07-51710-151-000	SOCIAL SECURITY	11,921	10,184		12,829	13,302
100-07-51710-153-000	RET. EMPLOYER SHARE	11,311	9,921		11,570	12,085
100-07-51710-154-000	HEALTH INSURANCE	63,586	52,647		81,099	72,540
100-07-51710-155-000	LIFE INSURANCE	666	586		645	645
100-07-51710-242-000	PRINT MANAGEMENT	447	650		700	800
100-07-51710-258-000	LAREDO FIDLAR EXPENSE	9,759	12,219		11,000	16,000
100-07-51710-307-000	TRAINING	-			-	-
100-07-51710-310-000	OFFICE SUPPLIES	574	1,212		1,300	1,000
100-07-51710-312-000	ARCHIVAL & OFFICE SUPPLIES	515	1,228		1,300	1,300
100-07-51710-315-000	RECORD MAINTENANCE	800	800		1,000	1,000
100-07-51710-324-000	MEMBER DUES	125	185		185	185
100-07-51710-325-000	REGISTRATION & CONVENTIONS	200			1,350	1,200
100-07-51710-330-000	TRAVEL	381	248		525	500
TOTAL EXPENDITURES		264,855	162,859	-	185,034	195,851
<b>REGISTER OF DEEDS</b>						
<b>FINANCING PROPOSAL</b>						
100-07-41230-000-000	REAL ESTATE TRANSFER FEES	100,228	122,382		55,000	70,000
100-07-41240-000-000	REGISTER OF DEEDS FEES	82,773	88,765		70,000	70,000
100-07-41240-000-001	LAREDO/TAPESTRY FIDLAR REVENUE	42,126	44,514		30,000	45,000
100-07-41245-000-000	OFFICIAL RECORD REVENUE	500	135		125	125
TOTAL REVENUE		225,627	255,797	-	155,125	185,125
COUNTY APPROPRIATION		39,228	(92,938)	-	29,909	10,726

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

FEES RECEIVED	MAY				YEAR-TO-DATE				BUDGET	
	2024		2025		2024		2025		2025	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	32	8,050	29	7,600	95	22,200	88	\$ 28,850	\$ 60,000	48%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	11	2,875	10	2,950	24	6,155	21	\$ 6,965	\$ 26,000	27%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	12	12,500	11	\$ 16,300	\$ 15,200	107%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	
Variances	-	-	-	-	1	375	-	-	-	
Appeals	-	-	-	-	-	-	-	-	-	
Total	-	\$ -	-	\$ -	1	\$ 375	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	-	-	9	3,375	2	750	-	
Conditional Use Permits	-	-	-	-	8	3,000	5	1,875	-	
Variance	-	-	-	-	1	450	-	-	-	
Total	-	\$ -	-	\$ -	18	\$ 6,825	7	\$ 2,625	\$ 8,525	31%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	
Fines & Forfeitures	-	-	-	-	3	800	7	1,450	-	
Total	-	\$ -	-	\$ -	3	\$ 800	7	\$ 1,450	-	
SURVEYOR										
Certified Survey Maps	8	1,380	-	-	16	2,805	6	1,050	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	
Total	8	\$ 1,380	-	\$ -	16	\$ 2,805	6	\$ 1,050	\$ 6,500	16%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	-	-	-	-	-	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
									Total	37%

Report Description: MEE100-10-P&Z

Account Year: 25

Account Periods: 05 - 05

Dates: 05/01/2025 - 05/31/2025

Account Account Description	Original Budget	Adjusted Budget	YTD Encumbrance	Period Expended	YTD Expended	Available Balance	Percent
10 Land Use Planning and Zoning							
53610 Code Enforcement							
25-100-10-53610-110-000 Salaries	0.00	328,660.80	0.00	38,589.60	126,009.18	202,651.62	38.34
25-100-10-53610-125-000 Overtime	0.00	0.00	0.00	0.00	33.58	-33.58	0.00
25-100-10-53610-140-000 Meeting Payments	0.00	951.00	0.00	0.00	0.00	951.00	0.00
25-100-10-53610-151-000 Social Security	0.00	25,145.00	0.00	2,819.06	10,185.28	14,959.72	40.51
25-100-10-53610-153-000 Ret. Employer Share	0.00	22,679.00	0.00	2,682.00	9,810.17	12,868.83	43.26
25-100-10-53610-154-000 Health Insurance	0.00	77,549.28	0.00	7,253.36	36,266.80	41,282.48	46.77
25-100-10-53610-155-000 Life Insurance	0.00	569.16	0.00	47.43	237.15	332.01	41.67
25-100-10-53610-210-002 Professional Services	0.00	14,250.00	0.00	1,293.75	2,818.75	11,431.25	19.78
25-100-10-53610-218-000 VIOLATION NOTICE SERVICE	0.00	300.00	0.00	0.00	0.00	300.00	0.00
25-100-10-53610-225-000 Phone Service	0.00	800.00	0.00	53.09	251.11	548.89	31.39
25-100-10-53610-242-000 Print Management	0.00	300.00	0.00	25.29	95.18	204.82	31.73
25-100-10-53610-307-000 Training	0.00	1,160.00	0.00	0.00	0.00	1,160.00	0.00
25-100-10-53610-310-000 Office Supplies	0.00	950.00	0.00	13.98	180.23	769.77	18.97
25-100-10-53610-312-000 Field Supplies	0.00	150.00	0.00	0.00	0.00	150.00	0.00
25-100-10-53610-312-001 Non-Metallic Mining Expense	0.00	26,000.00	0.00	4,738.50	4,738.50	21,261.50	18.23
25-100-10-53610-320-000 Publications-BOA Public Hearing	0.00	850.00	0.00	0.00	0.00	850.00	0.00
25-100-10-53610-320-001 Publications-PZ Public Hearing	0.00	3,000.00	0.00	232.00	1,227.00	1,773.00	40.90
25-100-10-53610-321-000 Seminars	0.00	1,200.00	0.00	0.00	600.00	600.00	50.00
25-100-10-53610-324-000 Member Dues	0.00	130.00	0.00	0.00	130.00	0.00	100.00
25-100-10-53610-330-000 Travel	0.00	1,170.00	0.00	588.00	588.00	582.00	50.26
25-100-10-53610-352-000 Vehicle Maintenance	0.00	850.00	0.00	122.77	194.01	655.99	22.82
53610 Code Enforcement	\$0.00	\$506,664.24	\$0.00	\$58,458.83	\$193,364.94	\$313,299.30	38.16
10 Land Use Planning and Zoning	\$0.00	\$506,664.24	\$0.00	\$58,458.83	\$193,364.94	\$313,299.30	38.16

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

FEES RECEIVED	JUNE				YEAR-TO-DATE				BUDGET	
	2024		2025		2024		2025		2025	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
<b>LAND USE PERMITS</b>										
Total Monthly Issued Permits	29	6,450	25	5,850	124	28,650	113	\$ 34,700	\$ 60,000	58%
<b>SANITARY PERMITS (POWTS)</b>										
Total Monthly Issued Permits	11	2,850	4	1,215	35	9,005	25	\$ 8,180	\$ 26,000	31%
<b>NON-METALLIC MINING PERMITS</b>										
Annual Permit Fees	-	-	-	\$ -	12	12,500	11	\$ 16,300	\$ 15,200	107%
<b>BOARD OF ADJUSTMENT</b>										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	1	375	-	-	-	-
Appeals	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$ -	-	\$ -	1	\$ 375	-	\$ -	\$ 1,500	0%
<b>PLANNING &amp; ZONING COMMITTEE</b>										
Zoning Change	1	375	1	375	10	3,750	3	1,125	-	-
Conditional Use Permits	-	-	1	375	8	3,000	6	2,250	-	-
Variance	-	-	-	-	1	450	-	-	-	-
<b>Total</b>	1	\$ 375	2	\$ 750	19	\$ 7,200	9	\$ 3,375	\$ 8,525	40%
<b>MISC.</b>										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	-	-	-	-	3	800	7	1,450	-	-
<b>Total</b>	-	\$ -	-	\$ -	3	\$ 800	7	\$ 1,450	-	-
<b>SURVEYOR</b>										
Certified Survey Maps	3	525	4	660	19	3,330	10	1,710	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	3	\$ 525	4	\$ 660	19	\$ 3,330	10	\$ 1,710	\$ 6,500	26%
<b>GIS (Geographic Information System)</b>										
Map Sales	-	-	-	-	-	-	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
<b>Total</b>	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 35,000	0%
<b>GRAND TOTAL</b>										
	44	10,200	35	8,475	213	61,860	175	65,715	\$ 152,725	
									<b>Total</b>	<b>43%</b>

Report Description: MEE100-10-P&Z

Account Year: 25

Account Periods: 06 - 06

Dates: 06/01/2025 - 06/30/2025

Account Account Description	Original Budget	Adjusted Budget	YTD Encumbrance	Period Expended	YTD Expended	Available Balance	Percent
10 Land Use Planning and Zoning							
53610 Code Enforcement							
25-100-10-53610-110-000 Salaries	0.00	328,660.80	0.00	25,726.40	151,735.58	176,925.22	46.17
25-100-10-53610-125-000 Overtime	0.00	0.00	0.00	0.00	33.58	-33.58	0.00
25-100-10-53610-140-000 Meeting Payments	0.00	951.00	0.00	182.95	182.95	768.05	19.24
25-100-10-53610-151-000 Social Security	0.00	25,145.00	0.00	1,863.30	12,048.58	13,096.42	47.92
25-100-10-53610-153-000 Ret. Employer Share	0.00	22,679.00	0.00	1,788.00	11,598.17	11,080.83	51.14
25-100-10-53610-154-000 Health Insurance	0.00	77,549.28	0.00	6,337.40	42,604.20	34,945.08	54.94
25-100-10-53610-155-000 Life Insurance	0.00	569.16	0.00	46.52	283.67	285.49	49.84
25-100-10-53610-210-002 Professional Services	0.00	17,250.00	0.00	0.00	2,818.75	14,431.25	16.34
25-100-10-53610-218-000 VIOLATION NOTICE SERVICE	0.00	300.00	0.00	0.00	0.00	300.00	0.00
25-100-10-53610-225-000 Phone Service	0.00	800.00	0.00	50.86	301.97	498.03	37.75
25-100-10-53610-242-000 Print Management	0.00	300.00	0.00	0.00	95.18	204.82	31.73
25-100-10-53610-307-000 Training	0.00	1,160.00	0.00	300.00	300.00	860.00	25.86
25-100-10-53610-310-000 Office Supplies	0.00	950.00	0.00	154.76	334.99	615.01	35.26
25-100-10-53610-312-000 Field Supplies	0.00	150.00	0.00	0.00	0.00	150.00	0.00
25-100-10-53610-312-001 Non-Metallic Mining Expense	0.00	26,000.00	0.00	382.93	5,121.43	20,878.57	19.70
25-100-10-53610-320-000 Publications-BOA Public Hearing	0.00	850.00	0.00	0.00	0.00	850.00	0.00
25-100-10-53610-320-001 Publications-PZ Public Hearing	0.00	3,000.00	0.00	370.00	1,597.00	1,403.00	53.23
25-100-10-53610-321-000 Seminars	0.00	1,200.00	0.00	0.00	600.00	600.00	50.00
25-100-10-53610-324-000 Member Dues	0.00	130.00	0.00	0.00	130.00	0.00	100.00
25-100-10-53610-330-000 Travel	0.00	1,170.00	0.00	0.00	588.00	582.00	50.26
25-100-10-53610-352-000 Vehicle Maintenance	0.00	850.00	0.00	88.13	282.14	567.86	33.19
53610 Code Enforcement	\$0.00	\$509,664.24	\$0.00	\$37,291.25	\$230,656.19	\$279,008.05	45.26
10 Land Use Planning and Zoning	\$0.00	\$509,664.24	\$0.00	\$37,291.25	\$230,656.19	\$279,008.05	45.26

Land Use Permits: 5/1/2025 - 5/31/2025

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
13972	W665 KLONDIKE RD	05/28/2025	DONALD W & JEANNE G LENZ	6740	Accessory Structure - Fence	Fence		
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
13944	W1752 NORTH ST	05/16/2025	MARYP PLOTE 2015 LIVING TRUST	180000	Principal Structure - Commercial / Industrial	42 x 64 personal storage building. concrete slab. will have a bathroom, running water, and power. Permitted by CUP		
13952	N5100 LAWSON DR	05/13/2025	AMERICAN BAPTIST ASSEMBLY INC	3000	Accessory Structure - Stairs/Walkway	Replacement of Concrete landing in front of pier	Accessory Structure - Stairs/Walkway	Replacement of Stairs
13959	N6904 COUNTY ROAD PP	05/16/2025	JESSEA BENNETT	26000	Accessory Structure - Detached Garage	Detached garage to replace two existing sheds.		
13961	N6929 COUNTY ROAD PP	05/16/2025	ANNETTE M MATHIA , MARK W BELAU	14000	Accessory Structure - Detached Garage	Detached Garage		
13963	W2884 ORCHARD AVE	05/19/2025	ROC HAUS LLC	15000	Accessory Structure - Shed	Storage Shed to replace existing shed and add an addition over the existing concrete pad. 420 sq ft total area of new structure.		
13965	N6023 KILLDEER LN	05/21/2025	MARK G & MORNA M HELBACH	15000	Accessory Structure - Fence	56 ft x 63 ft fence around pool permitted by LUP 13677. Will have 2 gates, part of fence to be 4ft tall and part to be 6 foot tall. 6ft tall fencing to be privacy style and 4 ft fencing to be open style.		
13966	W801 SILVER CREEK RD	05/23/2025	JOHN DZIEDZIC, SARAH DZIEDZIC	15000	Land Disturbing Activity - Impervious Surface Treatment Device	Removal of IMS to cover 1100 sqft of pickleball court IMS	Accessory Structure - Attached Deck/Patio	Replacement Patio
13969	No Address Available	05/23/2025	GREEN LAKE SANITARY DISTRICT	7500	Land Disturbing Activity - Wetland & Habitat Restoration	Wetland Scrape		
13970	N6097 LOST CREEK RD	05/27/2025	DENNIS MC CONNELL, MARYM MC CONNELL	58000	Accessory Structure - Shed	40 x 30 shed. 1200 sq ft. No plumbing or living space.		
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
13941	W1942 TULETA HILL RD	05/05/2025	DEAN A & CAROLE S SOTTER	2200000	Accessory Structure - Porch	Screen Porch	Accessory Structure - Stairs/Walkway	Small Walk
13948	W1674 SANDSTONE AVE	05/08/2025	DEBORAHM ALBERS TIERNEY QUALIFIED PERSONAL RESIDENCE TRUST, JAMESF TIERNEY QUALIFIED PERSONAL RESIDENCE TRUST	85000	Accessory Structure - Detached Deck/Patio	Replacement of existing deck	Accessory Structure - Stairs/Walkway	Tram with landings
13951	W1770 LAKEVIEW RD	05/13/2025	JEFFFREYL HAUTAMAKI	20000	Additions / Alterations - Addition/Alteration to Principal Structure	Deck addition to house, see plans for dimensions		
13955	W1626 SANDSTONE AVE , No Address Available	05/13/2025	BROADMEADOW LLC, DAVID C & DIANE L WRIGHT	7000	Accessory Structure - Retaining Walls	Replacement of Retaining Walls		
13958	W3196 COUNTY ROAD K	05/15/2025	K BLAIR NAGEL REVOCABLE TRUST	12000	Accessory Structure - Fence	Split rail fence		
13960	W1918 TULETA HILL RD	05/16/2025	MARK A & CELESTE C SCHALL	50000	Additions / Alterations - Addition/Alteration to Accessory Structure	Lifting up and adding foundation to existing nonconforming cottage	Accessory Structure - Attached Deck/Patio	Replacement of existing deck and stairs
13962	W1388 COUNTY ROAD K	05/16/2025	TREVORP SPOOLSTRA	150000	Accessory Structure - Shed	Two garage door shed with an overhang.		
13964	W2140 MELMAR DR	05/21/2025	MICHAEL W & MARY G TIGHE REVOCABLE TRUST	220000	Land Disturbing Activity - Driveways	Gravel driveway to the cabin	Land Disturbing Activity - Impervious Surface Treatment Device	Removal of existing impervious surfaces to become grass covered surfaces.
13974	N2730 WELK RD	05/28/2025	ASHLEYA RUCK, RICKYJ RUCK	590000	Accessory Structure - Attached Garage	Attached garage	Land Disturbing Activity - Driveways	Driveway off welk road to the house and 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
13957	W3618 COUNTY ROAD X	05/15/2025	EDNAE OTTO, SAMUELD OTTO	15000	Additions / Alterations - Addition/Alteration to Principal Structure	Addition of a washroom/laundry room		
13967	W3770 STATE ROAD 44	05/23/2025	DELMARF BONTRAGER, NAOMIW BONTRAGER	175000	Accessory Structure - Accessory Structure	8 x 10 pump house for the well.	Accessory Structure - Retaining Walls	Retaining wall off walkout basement of house. Exact size will be dependent on soil stability at time of construction.
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
13949	W5698 RIVERVIEW DR	05/12/2025	CHERYLB TAPPA, CHERYLR TAPPA, PETERV TAPPA	10000	Additions / Alterations - Addition/Alteration to Principal Structure	Building new 12 x 12 deck without a roof. off of main floor.	Additions / Alterations - Addition/Alteration to Principal Structure	Conversion of existing deck into a 3 season room. Will be to the East of the new 12 x 12 uncovered deck.
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
13938	W5610 OXBOW TRL	05/05/2025	JERRY L & TASHA D BAGLEY	19000	Land Disturbing Activity - Impervious Surface Treatment Device	8 Infiltrator Chambers	Accessory Structure - Detached Garage	Detached Garage
13940	W5738 OXBOW TRL	05/08/2025	SHARONK KORTENHOF	200000	Accessory Structure - Porch	Covered Porch	Accessory Structure - Attached Deck/Patio	Deck
13945	W3533 MEREDITH LN	05/06/2025	JUSTINH ALLEN, MIAM ALLEN	8000	Accessory Structure - Stairs/Walkway	Replacement stairway and landings		
13947	W3423 ORCHARD AVE	05/08/2025	MARKG HELBACH, MORNAM HELBACH	50000	Accessory Structure - Accessory Structure	Replace roof, foundation, and porch remodel. Renewal of land use permit 13465		
13953	N4740 RADTKE RD	05/13/2025	ANN BARRETT 2020 LIVING TRUST	40000	Accessory Structure - Stairs/Walkway	Replacement of Stairs		
13954	N4724 N LAKESHORE DR	05/13/2025	JOHN P & MARY E YENTZ	16000	Accessory Structure - Stairs/Walkway	Stairs		
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								
				May 2024 Estimated Cost \$19,017,300.00	May 2025 Estimated Cost:	\$4,207,240.00		
				2024 YTD Estimated Cost \$29,470,095.00	2025 YTD Estimated Cost:	\$16,551,815.00		

Land Use Permits: 6/1/2025 - 6/30/2025

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
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
13968	N5504 SHORE DR	06/11/2025	EVANR SENGBUSCH, LAURAT SENGBUSCH	10500	Accessory Structure - Detached Deck/Patio	Outdoor Shower Area	Accessory Structure - Stairs/Walkway	Walkway with IMS treatment
13977	N5422 SHORE DR	06/03/2025	LUTY REAL ESTATE HOLDINGS II LLC	30000	Accessory Structure - Attached Deck/Patio	Replacement of attached patio	Accessory Structure - Stairs/Walkway	Replacement stairs
13978	W3083 ORCHARD AVE	06/11/2025	GLENN W & DIANE R QUAIVER LIVNG TRUST	12000	Land Disturbing Activity - Impervious Surface Treatment Device	205 sqft Clear Stone Basin	Accessory Structure - Stairs/Walkway	Flagstone Walkway
13981	W817 SILVER CREEK RD	06/24/2025	JULIE DAGUIO, MICHAEL TEDNES	75000	Land Disturbing Activity - Impervious Surface Treatment Device	17 Quick 4 Plus Chambers	Accessory Structure - Detached Garage	Detached Garage
13985	W2958 BUTTERNUT LN	06/10/2025	JOHNT GEIGER 2002 TRUST, STEPHENM GEIGER 2002 TRUST	25000	Accessory Structure - Stairs/Walkway	Walkway of ACE resin bound aggregate and stair system		
13986	W1191 ILLINOIS AVE	06/10/2025	CHRISTIEBRUEN COMBE SHOEMACHER REVOCABLE TRUST, MICHAELJ SHOEMACHER REVOCABLE TRUST	15000	Accessory Structure - Retaining Walls	Retaining Wall	Accessory Structure - Stairs/Walkway	Walkway and Stairs
13988	W780 STATE ROAD 23 AND 49	06/13/2025	RORYS POWERSPORTS LLC	250000	Accessory Structure - Storage Buildings	70 x 104 ft cold storage building for storage of wake boats. No plumbing inside, only electrical.		
13992	W2955 HILLSIDE RD	06/13/2025	JOHNJ FRANCIS, KELLYM FRANCIS	30000	Land Disturbing Activity - Slope Stabilization	Soil Bag Wall		
13996	N6621 COUNTY ROAD PP	06/19/2025	DANIELM KASUBOSKI, MARISSAL KASUBOSKI	15000	Additions / Alterations - Addition/Alteration to Accessory Structure	Addition to shed - cold storage.		
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
13844	W2498 OAKWOOD AVE	06/04/2025	ORAZIO POLLINA	75000	Accessory Structure - Retaining Walls	Retaining Wall	Accessory Structure - Stairs/Walkway	Stairs to Lake
13950	W1280 SPRING GROVE RD	06/05/2025	ANNP REIHMANN, KURTH REIHMANN	2411000	Accessory Structure - Retaining Walls	Retaining Wall	Accessory Structure - Porch	Screen Porch
13983	W1316 SPRING GROVE RD	06/06/2025	MARYE FALKENRATH, RANDOLPHE FALKENRATH	4000	Accessory Structure - Boathouse	Boathouse	Land Disturbing Activity - Driveways	New Driveway and changing pitch to treat IMS
13984	W1966 PLEASANT AVE	06/09/2025	DANIEL F & SHARON M JAJTNER FAMILY TRUST	20000	Accessory Structure - Attached Deck/Patio	Replacement Patio	Accessory Structure - Stairs/Walkway	Stair relayering
13990	W1970 PLEASANT AVE	06/12/2025	JULIEM WALZ, MICHAELD WALZ	40000	Accessory Structure - Retaining Walls	3 Retaining Walls	Accessory Structure - Stairs/Walkway	Lake Stairs
13997	W1172 SPRING GROVE RD	06/20/2025	LIZBETHA OLSON REVOCABLE TRUST	20000	Accessory Structure - Fence	6ft tall chain link fence with privacy screen	Accessory Structure - Detached Deck/Patio	Concrete slab with Hot tub
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
13976	W1899 HICKORY DR	06/02/2025	DENISE BONNETT, KEITH POLLESCH	50000	Accessory Structure - Detached Garage	Detached garage, on slab.		
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
13991	N2110 MARQUETTE RD	06/13/2025	DAWNL MACE, RUSSELLG MACE	15000	Accessory Structure - Shed	Cattle shed to replace current hog house.		
13995	W4219 GRAND RIVER RD	06/18/2025	GERALDH HOCHSTETLER, ROSANNAL HOCHSTETLER	55000	Ag. Structure - Agricultural Building	Barn		
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
13979	W4304 COUNTY ROAD B	06/04/2025	ZACHERYERK KIRCHNER	40000	Accessory Structure - Fence	4 foot open style fencing to replace existing fencing between road and dwelling	Accessory Structure - Shed	Amish Shed, no plumbing, no human habitation
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
13946	W3674 BEYERS COVE RD	06/12/2025	JOHN D & BARBARA M TOLBERT	160000	Accessory Structure - Attached Deck/Patio	Replacement of existing deck	Additions / Alterations - Addition/Alteration to Principal Structure	Second Story Addition additional bedroom for a total of 4 605sqft addition
13975	N4224 LAKEVIEW DR	06/02/2025	HAILEY FASSE	1000	Accessory Structure - Shed	Shed		
13982	N5131 LUECK LN	06/06/2025	JEFFREY CIRIACKS, TAMMYK KAUFMAN	8000	Land Disturbing Activity - Driveways	Parking Pad	Accessory Structure - Shed	Shed
13987	N4255 S LAKESHORE DR	06/11/2025	CAROLYNA OMEARA, DAVIDR CVETAN, DONALDP OMEARA, MARYNOEL CVETAN	16000	Accessory Structure - Stairs/Walkway	Limestone Stairs	Accessory Structure - Stairs/Walkway	Limestone stairs exempt from street yard setback
13989	N4231 LAKEVIEW DR	06/11/2025	LAURENG NEDLAND	20000	Accessory Structure - Shed	She-Shed/ Sun Room	Accessory Structure - Fence	Split Rail Fence
13994	N4556 N LILL AVE	06/18/2025	DANIELA GRIMM, KIMBERLYA GRIMM	155000	Accessory Structure - Retaining Walls	Wall D	Accessory Structure - Retaining Walls	Wall E
13998	W3611 S PARKWAY	06/24/2025	RAYMOND M & JANICE M LANCASTER REVOCABLE TRUST	10000	Accessory Structure - Fence	Privacy Fence		
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 2024 Estimated Cost \$1,250,475.00				June 2025 Estimated Cost:		\$3,562,500.00		
2024 YTD Estimated Cost \$30,720,570.00				2025 YTD Estimated Cost:		\$20,114,315.00		



## Sanitary Permits: 5/1/2025 - 5/31/2025

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
202524018		002007740000	N9626 WILDFLOWER LN	SCOTTM ESSER	05/05/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Arron Lehr		05/30/2025	No	4 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00
202524019		004007040300	W2223 LEDGEVIEW RD	RENOVATE LLC	05/12/2025	Replacement System	Mound	Ben Kinas		01/02/1900	No	4 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00
202524020		008002180200	W7178 GOLDEN RD	JOASD BONTRAGER, MARYM BONTRAGER	05/13/2025	Addition/Modification	Conventional (Non-Pressurized In-Ground)	Dustin Hoffmann		01/02/1900	No		\$ 280.00	\$ 100.00	\$ 380.00
202524021		004004100200	W1752 NORTH ST	MARYP PLOTE 2015 LIVING TRUST	05/16/2025	New System	Holding Tank	Jeremiah Storer		01/02/1900	No	Personal storage shop with bathroom	\$ 355.00	\$ 100.00	\$ 455.00
202524022		016002310101	N5627 COUNTY ROAD W	GOLZ TRUST	05/22/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	4 Bedroom	\$ 280.00	\$ 100.00	\$ 380.00
202524023		020001020000	W4341 COUNTY ROAD E	DAVID M & GAIL L CHAPPA	05/23/2025	Replacement System	At-Grade	Anthony Thoma		01/02/1900	No	3 bedroom house, tank/pump/filter replacement	\$ 280.00	\$ 100.00	\$ 380.00
202524024		006015990000	W1546 SANDSTONE AVE	SOBCZAK FAMILY JOINT REVOCABLE TRUST	05/29/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		01/02/1900	No	3 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00
202524025		016006840500	N5780 OAK TREE ACRES	MARKA EBERT, TRACYL EBERT	05/29/2025	New System	Mound	Jeffrey Novak		01/02/1900	No	3 bedroom house	\$ 280.00	\$ 100.00	\$ 380.00

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

## Total Sanitary Permits Issued 5/1/2025 - 5/31/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
At-Grade	1	0	1	0
Conventional (Non-Pressurized In-Ground)	4	1	3	0
Holding Tank	1	1	0	0
Mound < 24"	2	1	1	0
<b>Grand Total</b>	<b>8</b>	<b>3</b>	<b>5</b>	<b>0</b>

## Total Sanitary Permits Inspected 5/1/2025 - 5/31/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
At-Grade	1	0	1	0
Conventional (Non-Pressurized In-Ground)	2	0	2	0
<b>Grand Total</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>0</b>

## Sanitary Permits: 6/1/2025 - 6/30/2025

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	Total Fee
202524026		006006980000	N2558 FIEGEL RD	MAM FARMS LLC	06/02/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer		01/02/1900	No	1 bedroom house	\$280.00	\$0.00	\$280.00
202524027		010002550100	N1594 N BRAVE RD	OTTOW OEMIG	06/02/2025	New System	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer		01/02/1900	No	New 4 bedroom house	\$280.00	\$100.00	\$380.00
202524028		004002010100	W1015 BROOKLYN J RD	KALIEM POLCYN, NATHANP POLCYN	06/18/2025	Replacement System	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		01/02/1900	No		\$280.00	\$0.00	\$280.00
202524029		016002420100	N5521 COUNTY ROAD D	LOIS ZUEHLS	06/18/2025	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Jeffrey Novak		06/27/2025	No		\$150.00	\$0.00	\$150.00
202524030		016007420000	No Address Available	ALFCO PROPERTIES LLC	06/12/2025	New System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	4 Bed house - Eastern most house	\$280.00	\$100.00	\$380.00
202524031		014003040000	W7106 DRAGER RD	MICHAEL R & PATRICIA WITT	06/19/2025	Replacement System	Holding Tank	Jeramiah Storer		01/02/1900	No	3 Bedroom House	\$280.00	\$0.00	\$280.00
202524032		006000930200	N4502 LAKEVIEW RD	HILBROS LLC	06/19/2025	Replacement Tank Only	Conventional (Non-Pressurized In-Ground)	Jeramiah Storer		01/02/1900	No	3 Bedroom	\$150.00	\$0.00	\$150.00

**Total**                      \$1,700.00      \$200.00      \$1,900.00

## Total Sanitary Permits Issued 6/1/2025 - 6/30/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	6	2	4	0
Holding Tank	1	0	1	0
<b>Grand Total</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>0</b>

## Total Sanitary Permits Inspected 6/1/2025 - 6/30/2025

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
At-Grade	2	0	2	0
Conventional (Non-Pressurized In-Ground)	5	1	4	0
Holding Tank	1	0	1	0
<b>Grand Total</b>	<b>8</b>	<b>1</b>	<b>7</b>	<b>0</b>

Land Use Violations  
Report June/July 2025

<b><u>First Notice</u></b>					
<b><u>Parcel Number-Town</u></b>	<b><u>Site Address</u></b>	<b><u>Owner Name</u></b>	<b><u>Permit #</u></b>	<b><u>Violation Type</u></b>	<b><u>Violation Description</u></b>
004003140201-TBY	W1141 State Road 23 &49	S&L Holdings WI LLC	14012	Zoning	Off-site Advertising sign. 1) No LUP. 2) In Highway setback. 3) Semi-trailer backdrop.
004003140201-TBY	W1141 State Road 23 &49	S&L Holdings WI LLC	14009	Zoning	Section 350-33 Permitted uses in C2. Using property for uses not allowed in C2. 1)Sales lot for boat and boat-related items. 2)Dumpsite for fill and logs. 3) Parking lot for commercial vehicles and boat lifts.
012005190000-TMN	N844 Proscarian Road	David Schmucker	13880	Zoning	Operation of a manufacturing business without a valid CUP.
002000910000-TBE	W2347 County Road F	Tim Drover	13669	Zoning	Tires, boats, trash, two mobile homes used as houses, multiple sheds. Owner has made progress to resolve the violation.
006001270000-TGL	N4145 Lakeview Road	Beuthin Family Recreational Trust	13641	Zoning	Shed converted to a dwelling. Small shed built without a permit across from dwelling.Progress being made to meet dwelling standards. 7/30/25
006002510101-TGL	W540 Center Road	Ronald Kasuboski	13912	Zoning	Vehicles and other junk on the property. Progress being made 7/30/25.
006016130000-TGL	W1652 Sandstone Avenue	Nancy & Thomas Hulsebosch	13917	Zoning	Fence without permit.Will be working to get LUP, notice resent due to ownership change. 7/30/25

<b><u>Second Notice</u></b>					
<b><u>Parcel Number-Town</u></b>	<b><u>Site Address</u></b>	<b><u>Owner Name</u></b>	<b><u>Permit #</u></b>	<b><u>Violation Type</u></b>	<b><u>Violation Description</u></b>
004009170100-TBY	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.Have permits 7/30/25
006001160102-TGL	W2498 Oakwood Avenue	Orazio Pollina	13826	Shoreland	Retaining walls within shoreland setback and no LUP for structures. Have permits. 7/30/25
002001280100-TBE	N9259 32nd Drive	Terrence Duket	13956	Junk	3 Piles if tires, Piles of unused wood and construction materials, 3 or more Trailers, 4 Campers, 1 potentially unusable van.

<b><u>Sent to Corp. Counsel</u></b>					
<b><u>Parcel Number-Town</u></b>	<b><u>Site Address</u></b>	<b><u>Owner Name</u></b>	<b><u>Permit #</u></b>	<b><u>Violation Type</u></b>	<b><u>Violation Description</u></b>
006016860000-TGL	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.Has permit, needs to get installed. 7/30/25
002000610100-TBE	N9567 32nd Drive	Aidee Lopez Gaytan, Jose Rivera Venegas	13658	Zoning	Using facilities as an event business. Notice sent in english and spanish. Have CUP Application on file for Sept. meeting.
016008860200-TPR	N5149 Fox River Lane	James George	13932	Shoreland/Floodplain	Development without a land use permit(338-63.A), Fill within shoreland vegetative buffer zone(338-41.A)
012005160100-TMN	N879 Lane 7	William H Bontrager	13855	Zoning	Structures without land use permit and structure within street yard setback. Working with town. 7/30/25

Monthly Violations Resolved	YTD Violations Resolved
4	12

<b><u>Resolved</u></b>					
006016520000-TGL	N5171 Forest Glen Beach Road	Marren Buikders Inc.	13916	Zoning	2 cars and a couple piles of tires and other junk.
016013260000-TPR	W3611 South Parkway	Raymond & Janice Lancaster	13971	Shoreland	Fence built with no CUP.
004018310000-TBY	W1715 North Street	William J Riebe Living Trust	13775	Zoning	Construction within the sideyard setback. Work to resolve the violation scheduled for spring.
020004510000, 020004550000-TSE	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 passed Resolution to pull out remaining thee culverts at their expense and after June15th (Walleye Spawning).

# POWTS FAILURE REPORT 7/30/2025

Open					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
004014960000	N5881 HILLSIDE DR	YASICK LAURIE M	000071217	Discharge of sewage to the surface of the ground likely failed drainfield tank failure reported by plumber and soil tester. Will have to investigate	6/12/2025
006012650000	N3141 LAKE SHORE DR	PROM FAMILY TRUST SID R & CATHERINE A	000007213		4/24/2025
012003840100	W4414 WINDING LN	MAST LAVERA M; MAST PERRY O	000594	system likely installed into ground water based on soil test for system installed in 1996.	6/27/2025
014003550000			01424018	Drainfield is failed orangeburg pipe and septic tank is old and near failing. Will be getting a holding tank as it is all floodplain.	6/11/2025
014004420000	W6618 PUCKAWAY RD N3211 OAK RD	OLSON SCOTT R JUTZ LORRAINE & DARRELL	01424025	Tank Failure	7/22/2025
020002750100	N8603 BIG ISLAND RD	MC MARTIN RICHARD & DONNA	00017139	Existing system is likely less than 2 feet from a limiting feature. Per soil test from June of 2025	6/24/2025
Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
006016990000	N3082 N KEARLEY RD	NASH KENNETH A; NASH MARY C	000000185	tank failure	5/7/2025
Final Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
004002010100	W1015 BROOKLYN J RD	POLCYN KALIE M; POLCYN NATHAN P	00424050	System illegally modified in 2012. Soil tester and Plumber working on a new permit.	3/7/2025
006015990000	W1546 SANDSTONE AVE	SOBCZAK FAMILY JOINT REVOCABLE TRUST	010024563	Drywell installed into a zone of saturation. On site confirmation 3/27/25. Owner is pushing the plumber to get in a permit and system installed sooner than later.	3/27/2025
008003590100	N976 COUNTY ROAD H	BONTRAGER ALVA	202124079	Personal shop converted to a bakery. System undersized and may be high strength waste.	4/17/2025
Sent To Corp Counsel					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
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, new permit issued for repairs	6/24/2024
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, drywell structurally compromised	12/12/2023
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	010024256	Tank Failure, water shut off to structure	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
14003290100	W7270 Puckaway Road	Ocean Housing LLC	38043	Failing drainfield, pumps, and metal tank.	1/10/2025
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

**GREEN LAKE COUNTY 2026 BUDGET**

		ACTUAL	ACTUAL	ACTUAL	2025	2026	
Land Use Planning and Zoning		12/31/2023	12/31/2024	6/30/2025	REVISED	PROPOSED	
100-10-53610-110-000	SALARIES	302,849	322,617	151,736	328,661	336,877	
100-10-53610-140-000	MEETING PAYMENTS	-	1,177	183	951	655	
100-10-53610-151-000	SOCIAL SECURITY	22,135	23,412	12,049	25,145	25,774	
100-10-53610-153-000	RET. EMPLOYER SHARE	20,351	22,059	11,598	22,679	23,414	
100-10-53610-154-000	HEALTH INSURANCE	67,370	73,461	42,604	77,549	87,041	
100-10-53610-155-000	LIFE INSURANCE	424	563	284	569	569	
100-10-53610-210-002	PROFESSIONAL SERVICES - SURVEYOR	8,555	10,238	2,819	14,250	17,100	Accounts for the new surveyor contract rate as well as the deputy surveyor.
100-10-53610-218-000	VIOLATION NOTICE SERVICE				300	300	created by Ken for police charges to deliver notices - Ken
100-10-53610-225-000	PHONE SERVICE	403	596	302	800	820	
100-10-53610-242-000	PRINT MANAGEMENT	325	367	95	300	300	
100-10-53610-307-000	TRAINING & CERTIFICATIONS	355	911		1,160	1,390	
100-10-53610-310-000	OFFICE SUPPLIES	1,160	922	335	950	1,290	
100-10-53610-311-000	POSTAGE					6,500	New Account
100-10-53610-312-000	FIELD SUPPLIES	44	59	-	150	150	
100-10-53610-312-001	NON-METALLIC MINING EXPENSE	1,650	1,749	5,421	26,000	22,525	fully funded by NMM revenue and applied carryover
100-10-53610-320-000	PUBLICATIONS-BOA PUBLIC HEARING	-	3,525	-	850	550	
100-10-53610-320-001	PUBLICATIONS-PZ PUBLIC HEARING	2,902	2,499	1,597	3,000	3,000	
100-10-53610-321-000	SEMINARS	885	885	600	1,200	1,200	
100-10-53610-324-000	MEMBER DUES	130	170	130	130	130	
100-10-53610-330-000	TRAVEL	823	794	588	1,170	1,260	
100-10-53610-352-000	VEHICLE MAINTENANCE	999	857	282	850	700	
TOTAL EXPENDITURES		431,358	466,861	230,623	506,664	531,545	4.91%
FINANCING PROPOSAL							
100-10-44400-000-000	LAND USE PERMITS	74,700	75,950	34,700	60,000	60,000	Permits
100-10-44400-001-000	BOA PUBLIC HEARING	375	1,875	-	1,500	1,500	Charges
100-10-44400-002-000	PZ PUBLIC HEARING	6,750	5,625	3,000	8,525	8,525	Charges
100-10-44409-000-000	NON-METALLIC MINING	19,550	13,470	16,300	16,550	16,300	Charges
100-10-44410-000-000	SANITARY PERMITS	27,575	25,025	9,020	26,000	26,000	Permits
100-10-45110-000-000	FINES & FORFEITURES	8,440	2,550	2,100	2,100	-	Fines
100-10-46131-001-000	GIS MAP SALES	-	-		-	-	
100-10-46131-002-000	INTERDEPT TRANSFER/LAND INFO STRATEGIC GRANT	10,000	10,000		10,000	10,000	Inter
100-10-46762-000-000	CERTIFIED SURVEY MAPS	6,585	7,140	1,710	6,500	6,500	Charges
100-10-47411-000-000	INTERDEPT TRANSFER/LAND INFO BASE GRANT	25,000	25,000		25,000	25,000	Inter
101-10-53610-999-000	APPLIED FUNDS - NMM Carryover	-	-		-	6,225	Other
TOTAL REVENUES		178,975	166,635	66,830	156,175	160,050	
COUNTY APPROPRIATION		252,383	300,226	163,793	350,489	371,495	
						21,006	

**EXPENDITURE DETAIL LISTING****Zoning**

<b>Account</b>	<b>100-10-53610-140-000</b>	<b>MEETING PAYMENTS</b>
	Board Of Adjustments Per Diem (3 mtgs)	\$ 405
	BOA Training	\$ 100
	Board Of Adjustments Mileage (5 mtgs)	\$ 150
		<b>\$ 655</b>

<b>Account</b>	<b>100-10-53610-210-002</b>	<b>PROFESSIONAL SERVICES - SURVEYOR</b>
	County Surveyor Services (includes Deputy)	\$ 9,750
	Scheduled Office Hours (Survey indexing)	\$ 7,200
	Land Information Meetings (2)	\$ 150
		<b>\$ 17,100</b>

<b>Account</b>	<b>100-10-53610-218-000</b>	<b>VIOLATION NOTICE SERVICE</b>
		<b>\$ 300</b>

<b>Account</b>	<b>100-10-53610-225-000</b>	<b>PHONE SERVICE</b>
	Ipad Data Service 2GB	<b>\$ 820</b>

<b>Account</b>	<b>100-10-53610-242-000</b>	<b>PRINT MANAGEMENT</b>
		<b>\$ 300</b>

<b>Account</b>	<b>100-10-53610-307-000</b>	<b>TRAINING &amp; CERTIFICATIONS</b>
	POWTS Inspector Certification (Schinke & Davis)	\$ 80
	POWTS Inspector Re-cert (Brown)	\$ 40
	Soil Tester Certification (Davis)	\$ 410
	Soil Tester Re-cert (Brown)	\$ 410
	POWTS Training (All staff)	\$ 450
	NASECA Certification	\$ -
		<b>\$ 1,390</b>

<b>Account</b>	<b>100-10-53610-310-000</b>	<b>OFFICE SUPPLIES</b>
	Misc. Pens, pencils, erasers, scissors	\$ 50
	Envelopes	\$ 50
	Copy paper	\$ 200
	Stand-up desk converter (Michelle)	\$ 500
	Business Cards	\$ 140
	Lamination Paper	\$ 250
	Dymo Labels	\$ 100
		<b>\$ 1,290</b>

	<b>100-10-53610-311-000</b>	<b>POSTAGE</b>
	Postage for Ordinance Adminstration & Enforcement	<b>\$ 6,500</b>



## EXPENDITURE DETAIL LISTING

## Zoning

Account	100-10-53610-312-000	FIELD SUPPLIES	
	Marking Paint	\$	25
	Sun Block / Insect Repellent	\$	25
	Steel Boundary Flags	\$	100
	Measuring Tape	\$	-
		\$	150

Account	100-10-53610-312-001	NON-METALLIC MINING EXPENSE	
	Labor (inspection, administration, enforcement)	\$	13,000
	Vehicle Miles, W&T, Gas	\$	500
	Drone / GPS Maintenance	\$	200
	Office Supplies	\$	100
	Comm. Drone License (two tests)	\$	525
	Ipad Pro with case	Used w/ drone & GIS documenting reclamation	\$ 1,500
	Reach Rs3 GPS Unit with Pole	Verifies mine depth & pitch of reclamation	\$ 3,700
	Solo Canoe, paddles, PFDs, roof rack & tie-downs	Navigability determination Re: NMMR & C	\$ 3,000
		Total: \$	22,525

Account	100-10-53610-320-000	PUBLICATIONS-BOA PUBLIC HEARING	
	Berlin Journal (5 mtgs)	\$	550

Account	100-10-53610-320-001	PUBLICATIONS-PZ PUBLIC HEARING	
	Berlin Journal	\$	3,000

Account	100-10-53610-321-000	SEMINARS	
	WCCA Spring Conference (3 staff)	\$	600
	WCCA Fall Conference (3 staff)	\$	600
	WISLINE Seminar	\$	-
		Total: \$	1,200

Account	100-10-53610-324-000	MEMBER DUES	
	WI Co. Code Administrator's Membership (WCCA)	\$	130

Account	100-10-53610-330-000	TRAVEL	
	Hotel Spring WCCA 6 nights	\$	540
	Hotel POWTS CST Testing	\$	180
	Hotel NASECA 1 nights	\$	-
	Hotel Fall WCCA 6 nights	\$	540
		\$	1,260

Account	100-10-53610-352-000	VEHICLE MAINTENANCE	
	NMM Program Mileage (\$0.70 at 700 mile)	\$	-
	Other Fuel for inspections, travel, training,	\$	700

**REVENUE DETAIL LISTING**

Zoning

**DEPARTMENT:**

<b>Account</b>	<u>100-10-44400-002-000</u>	<u>PZ PUBLIC HEARING</u>
	Rezones	2500 Predicting Six (6) rezones for 2026.
	Comp Plan Amendments	
	Conditional Use Permits	4875 Predicting Thirteen (13) CUP for 2026
		<b>\$ 7,375</b>

*Revenue reduced due to a fall-off of rezone applications in 2023 & 2024 . I am expectng that trend to continue in 2026.*

<b>Account</b>	<u>100-10-46131-002-000</u>	<u>INTERDEPT TRANSFER/LAND INFO STRATEGIC GRANT</u>
	Land Information Grant	<b>\$ 10,000</b>

*These Strategic Grant dollars go to offset a portion of the GIS Specialist's salary.*

<b>Account</b>	<u>100-10-47411-000-000</u>	<u>INTERDEPT TRANSFER/LAND INFO BASE GRANT</u>
	Land Records Fee Transfer	<b>\$ 25,000</b>

<b>Account</b>	<u>101-10-53610-999-000</u>	<u>APPLIED FUNDS - NMM Carryover</u>
	*Carryover - Non-metallic Mining	<b>\$ 6,225</b>

Applied funds are planned use of carryover funds

*\*This is the difference between the NMMR revenue and the expenses planned in 2026.*

## GREEN LAKE COUNTY 2026 BUDGET

		ACTUAL 12/31/2023	ACTUAL 12/31/2024	ACTUAL 6/30/2025	2025 REVISED	2026 PROPOSED
<b>LAND INFORMATION</b>						
100-20-51711-209-000	LAND INFO PROJECTS		74,421		31,524	200,260
100-20-51711-215-000	GIS SPECIALIST WAGE CONTRIBUTION	34,353	35,000		35,000	35,000
100-20-51711-307-000	TRAINING		1,087		5,000	5,000
100-20-51711-350-000	OFFICE EXPENSES		2,709		3,000	3,000
100-20-51711-348-000	OUTREACH		2,068		2,000	2,000
	TOTAL EXPENDITURES	34,353	115,285	-	76,524	245,260
<b>FINANCING PROPOSAL</b>						
100-20-43691-000-000	LAND INFO BASE GRANT	65,152	72,840		75,000	75,000
100-20-43691-301-001	LAND INFO STRATEGIC GRANT	70,000	10,000		20,000	20,000
100-20-43691-301-000	LAND INFO EDUCATION GRANT	1,000	1,000		1,000	1,000
100-20-46131-000-000	LAND INFO RETAINED FEES	28,377	55,570		25,000	25,000
	APPLIED FUNDS - LAND INFO					99,260
	APPLIED FUNDS - NMM (LiDAR)					25,000
	TOTAL REVENUE	164,529	139,410	-	121,000	245,260

**§ 350-27. A-1 Farmland Preservation District. [Amended 6-17-2008 by Ord. No. 935-08; 2-15-2011 by Ord. No. 989-2011; 11-14-2017 by Ord. No. 22-2017]**

A. Purpose. The purpose of this district is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland and to allow participation in the state's farmland preservation program. Land zoned under this district must comply with the following:

(1) Permitted uses:

- (a) Agricultural uses. See Subsection D for agricultural use definitions.
- (b) Not including the specified accessory uses identified in Subsection A(2), other accessory uses, including the farm residence. See Subsection D for "accessory use" definition.
- (c) Upon prior notification to the county, transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.
- (d) [Subsection A(1)(c) acknowledges that state or federal law may sometimes preempt local authority to restrict the siting of certain facilities. It does not purport to determine which state or federal actions are preemptive. It merely says that if state or federal action is preemptive, no local permit is required and there is no need to rezone the site out of the farmland preservation district. Uses covered by Subsection A(1)(c) might include, for example, state and federal highways, federally mandated pipelines, and energy generation and transmission facilities whose location and design are specifically mandated by the Wisconsin Public Service Commission pursuant to a certificate of convenience and necessity.]
- (e) Undeveloped natural resource and open space areas.
- (f) Nonfarm residences built prior to January 1, 2014.

(2) Conditional uses:

- (a) Agriculture-related uses. (See Subsection D for "agriculture-related use" definition.) No more than two agriculture-related uses or any combination of agriculture-related uses or uses described in Subsection A(2)(b) below, shall be allowed on contiguous lands under common ownership. **[Amended 9-20-2022 by Ord. No. 17-2022]**
- (b) A business, activity, or enterprise, whether or not associated with an agricultural use, and is not a dog breeding facility or a dog breeder as defined in ATCP 16, which meets all of the following requirements: **[Amended 9-21-2021 by Ord. No. 30-2021]**

[1] It is conducted on a farm by an owner or operator of that farm.

[2] It requires no buildings, structures, or improvements other than those

described in Subsection D(1) and (3) of the definition of "accessory use," And

- a. The majority of the footprint of the new (or modified) accessory building is utilized as an integral part of or incidental to the agricultural use of the farm, or
- b. The accessory building is used seasonally for the business, activity or enterprise, whether or not associated with an agricultural use, and is converted back to either an integral part of or incidental to the agricultural use for the majority of the year.

- [3] The total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.
- [4] It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- [5] A farm residence is already established on the same parcel as the business, activity or enterprise. **[Added 9-20-2022 by Ord. No. 17-2022]**
- [6] The farm is at least eight acres in area. **[Added 9-20-2022 by Ord. No. 17-2022]**
- [7] No more than two businesses, activities or enterprises, whether or not associated with an agricultural use, including any agriculture-related uses from Subsection A(2)(a) above, shall be allowed by conditional use permit per farm. **[Added 9-20-2022 by Ord. No. 17-2022]**
- (c) Upon prior notification to the County, transportation, communication, pipeline, electric transmission, utility, or drainage uses, facilities for the generation from sunlight, wind, coal or natural gas, if all the following apply:
  - [1] The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - [2] The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
  - [3] The use is reasonably designed to minimize conversion of land at and around the site of the use, from agricultural use or open space use.
  - [4] The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - [5] Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.
- (d) Governmental, institutional, religious, or nonprofit community uses, if all of the following apply:
  - [1] The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - [2] The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

- [3] The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.
- [4] The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
- [5] Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- (e) Nonmetallic mineral extraction, if all of the following apply:
  - [1] The operation complies with Subchapter I of Chapter 295, Wisconsin Statutes, and rules promulgated under that subchapter, with applicable provisions of local ordinances under § 295.14, Wis. Stats. (including all applicable provisions of this chapter), and with any applicable requirements of the Wisconsin Department of Natural Resources concerning the restoration of nonmetallic mining sites.
  - [2] The operation and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - [3] The operation and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations outside the farmland preservation zoning district, or are specifically approved under state or federal law.
  - [4] The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
  - [5] The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - [6] The owner agrees to restore the land to agricultural use, consistent with any required reclamation plan, when extraction is completed.
  - [7] Compliance with Chapter 323 (Nonmetallic Mining Reclamation).
- (f) Oil and gas exploration or production that is licensed by the Department of Natural Resources under Subchapter II of Chapter 295, Wisconsin Statutes.
- (g) Private airport or air strip qualifying as an accessory use under § 91.01(1), Wis. Stats.
- (h) Dog kennels qualifying as an accessory use under § 91.01(1), Wis. Stats. Dog breeder(s) or dog breeding facility(ies) as defined in ATCP 16.01 are not allowed in the A-1, Farmland Preservation Zoning District. **[Amended 9-21-2021 by Ord. No. 30-2021]**
- (i) Game farms/shooting preserves qualifying as an accessory use under § 91.01(1)(b), Wis. Stats. To meet the definition of agricultural use, the game birds or cervids must be raised on the farm for release for hunting.
- (j) Shooting ranges meeting the requirements in § 91.01(1)(d), Wis. Stats.
- (k) Manure storage systems. (Please note that permits for manure storage systems are

subject to § ATCP 50.56 and Ch. ATCP 51, Wis. Adm. Code.)

- (l) Slaughtering of livestock from the A-1 District.
- (m) Processing agricultural by-products or wastes received directly from farms, including farms in the A-1 District.

Note: The County may issue a conditional use permit for a proposed land use not identified in this section if the proposed land use meets applicable conditions under this section. Before issuing a conditional use permit, the County shall determine, in writing, that the proposed use meets applicable conditions under this section. The County may issue the permit subject to conditions designed to carry out the purposes of this chapter. Dog breeder or dog breeding facility as defined in ATCP 16 are exempt from this provision. **[Amended 9-21-2021 by Ord. No. 30-2021]**

(3) Area, height and setback requirements:

- (a) Dimensional standards: A lot or parcel shall have no less than eight acres of contiguous land area. **[Amended 5-21-2019 by Ord. No. 11-2019]** The area within the road right(s)-of-way shall not be included in the minimum acreage requirement, however, design standards, pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply.

~~Note: The area within the road right(s)-of-way shall not be included for these standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Divisions and Subdivision, shall apply to a newly created lot or parcel for this subsection.~~

- (b) All principal structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.
- (c) Principal structure setback and height standards.

[1] Highway setbacks: Refer to § 350-50A. **[Amended 9-21-2021 by Ord. No. 30-2021]**

[2] Rear yard setback: 25 feet minimum.

[3] Side yard setback: 12 feet minimum.

[4] Structure height, dwelling structure: 35 feet.

- (d) Accessory building structure standards. An accessory building structure shall satisfy all of the following standards:

[1] Setbacks: same as principal structure.

[2] Height: none.

[3] Structure footprint area: none.

[4] Volume: none.

[5] Human habitation of a detached accessory building structure may be allowed; however, it shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

- B. Rezoning land out of the A-1 Farmland Preservation Zoning District. Land may be rezoned out of the A-1 Farmland Preservation Zoning District if the County, through their review and recommendation, and after a public hearing, finds that all of the following apply:
- (1) The land is better suited for a use not allowed in the A-1 Farmland Preservation Zoning District.
  - (2) The rezoning is consistent with the Green Lake County Comprehensive Plan.
  - (3) The rezoning is substantially consistent with the Green Lake County Farmland Preservation Plan, certified under Ch. 91, Wis. Stats., which is in effect at the time of zoning.
  - (4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - (5) Note: The above Subsection B(1) through (4) does not apply to any of the following situations:
    - (a) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Ch. 91, Wis. Stats.
    - (b) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the Green Lake County farmland preservation plan map, certified under Ch. 91, Wis. Stats., which is in effect at the time of the rezoning.
- C. Certification of ordinance and amendments by DATCP.
- (1) This Zoning Ordinance must be certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) in order for owners of land that is zoned A-1 Farmland Preservation in the Green Lake County to be eligible to claim tax credits under the State of Wisconsin's Farmland Preservation Program.
  - (2) Green Lake County shall notify DATCP of any amendments as required by § 91.36(8), Wis. Stats.
  - (3) Green Lake County shall notify DATCP by March 1 annually of any acres rezoned out of a farmland preservation zoning district during the previous year and a map that clearly shows the location of those acres as required by §§ 91.48(2) and 91.48(3), Wis. Stats.
- D. Farmland preservation definitions. For the purposes of § 350-27 of this chapter, the following definitions shall be used. Please see § 350-77 for conventional zoning district definitions.

ACCESSORY USE — Within the A-1 Zoning District, any of the following land uses on a farm:

- (1) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. **Mobile homes, semi-trailers, camping units, recreational vehicles, mobile office units, buses, motor coaches, trailers, boats and railroad box cars shall not be used as accessory buildings or structures. Buildings, structures, or improvements that meet this definition** may include, for example:
  - (a) A facility used to store or process raw agricultural commodities, all of which are produced on the farm.
  - (b) A facility used to keep livestock on the farm.
  - (c) A facility used to store or process inputs primarily for agricultural uses on the farm.



- (d) A facility used to keep or service vehicles or equipment primarily employed in agricultural uses on the farm.
  - (e) A wind turbine or solar energy facility that collects wind or solar energy on the farm, and uses or transforms it to provide energy primarily for use on the farm.
  - (f) A manure digester, bio-fuel facility, or other facility that produces energy primarily from materials grown or produced on the farm, primarily for use on the farm.
  - (g) A waste storage or processing facility used to store or process animal waste produced solely from livestock kept on the farm.
- (2) An activity or business operation that is an integral part of or incidental to an agricultural use.
  - (3) A farm residence, including normal residential appurtenances.
  - (4) Any other use that DATCP, by rule, identifies as an accessory use.

**AGRICULTURAL USE** — Any of the following activities conducted for the purpose of producing an income or livelihood:

- (1) Crop or forage production.
- (2) Keeping livestock.
- (3) Beekeeping.
- (4) Nursery, sod, or Christmas tree production.
- (5) Floriculture.
- (6) Aquaculture.
- (7) Fur farming.
- (8) Forest management.
- (9) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
- (10) Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.

**AGRICULTURE-RELATED USE** — An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes. In addition, any use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use. An "agriculture-related use" must be primary (not just incidentally) related to agriculture, and must have a direct connection to agriculture uses in the A-1 Zoning District.

**CERTIFIED FARMLAND PRESERVATION PLAN** — A farmland preservation plan that is certified as determined under § 91.12, Wis. Stats.

**CERTIFIED FARMLAND PRESERVATION ZONING ORDINANCE** — A zoning ordinance that is certified as determined under § 91.32, Wis. Stats.

**COMMON OWNERSHIP** —

- (1) Ownership by the same person or persons, or by persons that are all wholly owned by the same person or persons. "Common ownership" includes joint tenancy and tenancy in

common. Solely for purposes of this definition, a parcel owned by one member of a married couple is deemed to be owned by the married couple.

- (2) Land is deemed to be under "common ownership," for purposes of this chapter, if it is all owned by the same individual, married couple, joint tenants, and tenants in common, corporation, LLC, partnership, estate or trust. If land parcels are owned by separate legal entities, but those legal entities are all wholly owned by exactly the same person or persons, those land parcels are deemed to be under "common ownership" for purposes of this chapter.

**CONDITIONAL USES** — Uses of a special nature as to make impractical their predetermination as a permitted use in a district. Conditional uses as used in the A-1 Farmland Preservation Zoning District must meet the requirements of § 91.46, Wis. Stats.

**CONTIGUOUS** — Adjacent to or sharing a common boundary. "Contiguous" land includes land that is separated only by a river, stream, section line, public road, private road, railroad, pipeline, transmission line, or transportation or transmission right-of-way. Parcels are not "contiguous" if they meet only at a single point.

**DOG BREEDER** — A person who in any license year sells at least 25 dogs, from more than three litters, which that person has bred and raised in this state. A person has bred and raised dogs for purposes of this definition if that person has owned the dogs from birth until sale, regardless of whether the person has contracted with an agent to raise the dogs on real estate owner or occupied by that agent.**[Added 9-21-2021 by Ord. No. 30-2021]**

**DOG BREEDING FACILITY** — A place in this state where dogs are bred and raised and from which at least 25 dogs from more than three litters are sold in a license year.**[Added 9-21-2021 by Ord. No. 30-2021]**

**DOG KENNEL** — An establishment, that is not a dog breeding facility, in which dogs are housed, boarded, groomed, sheltered, protected, trained or sold for fee or compensation.**[Added 9-21-2021 by Ord. No. 30-2021]**

**FARM** —

- (1) All land under common ownership that is primarily devoted to agricultural use. For the purpose of this definition, land is deemed to be primarily devoted to agricultural use if the following apply:
  - (a) The land produces at least \$6,000 in annual gross farm revenues to its owner or renter, regardless of whether a majority of the land area is in agricultural use; or
  - (b) A majority (greater than 50%) of the land is in agricultural use.
- (2) In determining whether land is in agricultural use for purposes of the definition of "agricultural use," a zoning authority may consider how the land is classified for property tax purposes. (See Ch. Tax 18, Wis. Adm. Code.)

**FARM RESIDENCE** —

- (1) A single-family or two-family residence that is the only residential structure on the farm or is occupied by any of the following:
  - (a) An owner or operator of the farm.
  - (b) A parent or child of an owner or operator of the farm.
  - (c) An individual who earns more than 50% of his or her gross income from the farm.

- (2) To qualify as a "farm residence," a residence must be located on a "farm." If a farm owner deeds off a residential parcel to another person (even if that person is the farm owner's parent, child or employee), the separately owned parcel is no longer part of the original "farm." A residence built on that parcel does not qualify as a "farm residence" unless the parcel qualifies as a "farm" in its own right.

**GROSS FARM REVENUES** — Gross receipts from agricultural use of a farm, excluding rent receipts, less the cost or other basis of livestock or other agricultural items purchased for resale which are sold or otherwise disposed of during the taxable year. Gross farm revenue includes receipts accruing to a renter, but does not include rent paid to the landowner.

**LICENSE YEAR** — Means the twelve-month period ending on September 30 for a license granted by the Department of Agriculture, Trade and Consumer Protection to operate as a dog dealer, dog breeder or as a dog breeding facility.**[Added 9-21-2021 by Ord. No. 30-2021]**

**LIVESTOCK** — Includes bovine animals, equine animals, goats, poultry, sheep, swine, farm-raised deer, farm-raised game birds, camelids, ratites and farm-raised fish.

**NONCONFORMING USES OR STRUCTURES** — Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this chapter which does not conform to the regulations of this chapter. Any such structure conforming in respect to use, but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

**NONFARM RESIDENCE** — Any residence other than a farm residence.

**OPEN SPACE PARCEL** — A parcel on which no buildings, other than hunting blinds or small sheds, have been constructed or approved for construction.

**PERSON** — An individual, corporation, partnership, limited liability company (LLC), trust, estate or other legal entity.

**PROTECTED FARMLAND** — Land that is any of following:

- (1) Land that is located in the A-1 Farmland Preservation Zoning District certified under Ch. 91, Wis. Stats.
- (2) Covered by a farmland preservation agreement under Ch. 91, Wis. Stats.
- (3) Covered by an agricultural conservation easement under § 93.73, Wis. Stats.
- (4) Otherwise legally protected from nonagricultural development.

**§ 350-28. A-2 General Agriculture District. [Amended 6-17-2008 by Ord. No. 935-08; 2-15-2011 by Ord. No. 989-2011; 10-15-2013 by Ord. No. 1070-2013; 11-14-2017 by Ord. No. 22-2017]**

A. Purpose. This agricultural district is intended to preserve and enhance land for agricultural uses. This district's uses and standards are designed to implement comprehensive plan goals by encouraging agricultural uses of various sizes in areas where soil and other conditions are best suited to these agricultural pursuits, and controlling residential development to avoid conflict with agricultural uses. This district is generally compatible with other agricultural districts where varying levels of agricultural uses and open space uses are permitted and supported by the comprehensive plan, such as, but not limited to, A-1 Farmland Preservation and R-4 Rural Residential. The best use of these lands is agricultural.

(1) Permitted uses. Those uses permitted in this district shall be agricultural and those that are consistent with agricultural uses.

(a) ~~Accessory structure/use, agricultural~~ **Agricultural uses allowed in the A2 zoning district include:**

- [1] Crop or forage production
- [2] Keeping livestock
- [3] Beekeeping
- [4] Nursery, sod, or Christmas tree production
- [5] Orchard / vineyard
- [6] Horticulture / floriculture
- [7] Aquaculture
- [8] Fur farming
- [9] Forestry and forest management
- [10] Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation program.
- [11] Any other use that the Department of Agriculture, Trade, and Consumer Protection, by rule, identifies as an agricultural use.
- [12] One nonfarm residence, including normal residential appurtenances.

(b) ~~Accessory structure/use, residential~~ **Accessory uses allowed in the A2 zoning district include:**

- [1] A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use on a farm. Mobile homes, semi-trailers, camping units, recreational vehicles, mobile office units, buses, motor coaches, trailers, boats and railroad box cars shall not be used as accessory buildings or structures. Buildings, structures, or improvements that meet this definition may include, for example:
  - a. A facility used to store or process raw agricultural commodities, all of which are produced on the farm.
  - b. A facility used to keep livestock on the farm.
  - c. A facility used to store or process inputs primarily for agricultural uses on the farm.
  - d. A facility used to keep or service vehicles or equipment primarily employed in agricultural uses on the farm.
  - e. A wind turbine or solar energy facility that collects wind or solar energy on

the farm, and uses or transforms it to provide energy primarily for use on the farm.

f. A manure digester, bio-fuel facility, or other facility that produces energy primarily from materials grown or produced on the farm, primarily for use on the farm.

g. A waste storage or processing facility used to store or process animal waste produced solely from livestock kept on the farm.

[2] An activity or business operation that is an integral part of, or incidental to an agricultural use.

[3] A farm residence, including normal residential appurtenances.

(c) (Reserved)

(d) ~~Beekeeping~~ Upon prior notification to the county, transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.

(e) ~~Crops, cash~~ Undeveloped natural resources and open space uses.

~~(f) Crops, field.~~

~~(g) Dairying.~~

~~(h) Dwelling, single-family.~~

~~(i) Egg production.~~

~~(j) Farm, sod.~~

~~(k) Farm, tree.~~

~~(l) Floriculture.~~

~~(m) Forestry.~~

~~(n) Grazing.~~

~~(o) Greenhouse, accessory to permitted use.~~

(f) Home occupation when established in a residential dwelling unit; all of the following shall apply:

[1] Shall be located in the place of permanent residency; and

[2] Is incidental to the residential occupancy; and

[3] Is limited to one inside level of the dwelling unit and does not occupy more than 25% of the floor area of that level; and

[4] That no mechanical equipment is used other than such as is permissible for typical residential purposes; and

[5] There is no emission of odor, gas, smoke, dust, or noise that will be detrimental to the character of the neighborhood; and

[6] That no person outside the immediate resident family operates such home occupation; and

[7] A sign per § 350-43B(3) is allowed.

~~(g) Horticulture.~~

~~(h) Livestock, raising/keeping.~~

~~(i) Nursery, aquatic.~~

~~(j) Nursery, plant.~~

~~(k) Orchard.~~

~~(l) Paddocks.~~

(g) Professional home office when established in a residential dwelling unit; all of the following shall apply:

[1] Located in the practitioner's place of permanent residency; and

[2] Is incidental to the residential occupancy, limited to one inside level of the dwelling unit and does not occupy more than 25% of the floor area of that level; and

[3] A sign per § 350-43B(3) is allowed; and

[4] One person that is not a member of the resident family may be employed on the premises.

(h) Riding stable, personal.

(i) Roadside stand of less than 300 square feet in area as a temporary structure not wholly enclosed for the sale of produce grown on the premises. One stand allowed per premises.

(j) Signs per § 350-43.

~~(aa) Trail, biking.~~

~~(bb) Trail, hiking.~~

~~(cc) Trail, horse.~~

~~(dd) Trail, nature.~~

~~(ee) Trail, recreation.~~

~~(ff) Utility, local service lines/structures.~~

~~(gg) Viticulture.~~

~~(hh) All permitted uses described in § 350-27, Farmland Preservation District.~~

(2) Conditional uses. Conditions and standards for a conditional use permit are set forth in Chapter 350, Article VII, Conditional Use Permits.

(a) ~~Air landing field, agricultural landowner use~~ Agricultural-related uses (See Section 350-77 for definition). No more than two agriculture-related uses or any combination of agriculture-related uses or uses described in (b) below shall be allowed on contiguous

lands under common ownership.

- (b) ~~Animal veterinary clinic. [Amended 9-21-2021 by Ord. No. 30-2021]~~ A business, activity or enterprise, whether or not associated with an agricultural use on the farm which meets all of the following requirements:
- [1] It is conducted on the farm by an owner or operator of that farm.
  - [2] The total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.
  - [3] It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
  - [4] A farm residence is already established on the same parcel as the business, activity or enterprise.
  - [5] The farm is at least 8 acres in area.
  - [6] No more than two businesses, activities or enterprises, whether or not associated with an agricultural use on the farm, shall be allowed on contiguous lands under common ownership.
- (c) ~~Animal hospital~~ Upon prior notification to the County, transportation, communication, pipeline, electric transmission, utility or drainage uses, facilities for the generation of sunlight, wind, coal, or natural gas, if all of the following apply:
- [1] The use is reasonable designed to minimize the conversion of land from agricultural use, at and around the site of the use.
  - [2] The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - [3] Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.
- (d) ~~Animal kennel~~ Government, institutional, religious or nonprofit community uses, if all of the following apply:
- [1] The use is reasonable designed to minimize the conversion of land from agricultural use, at and around the site of the use.
  - [2] The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - [3] Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.
- (e) ~~Animal shelter~~ Nonmetallic mineral extraction, if all of the following apply:
- [1] The operation complies with Subchapter I of Chapter 295, Wis. Stats., and rules promulgated under that subchapter, with applicable provisions of local ordinances under §295.14, Wis. Stats. (including all applicable provisions of this chapter), and with any applicable requirements of the Wisconsin Department of Natural Resources concerning the restoration of nonmetallic mining sites.
  - [2] The use is reasonable designed to minimize the conversion of land from agricultural use, at and around the site of the use.
  - [3] The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

[4] Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.

- (f) ~~Dog breeder or dog breeding facility. [Amended 9-21-2021 by Ord. No. 30-2021].~~ Oil and gas exploration or production that is licensed by the Department of Natural Resources under Subchapter II of Chapter 295, Wisconsin Statutes.
- (g) ~~Cemetery.~~ Private airport or air strip.
- (h) ~~Churches and religious structures~~ Dog kennel(s).
- (i) ~~Dwelling for caretaker/laborer(s), may be multiple units~~ Game farms/shooting preserves.
- (j) ~~Farm, fish~~ Shooting ranges.
- (k) ~~Farm, fur~~ Slaughtering of livestock.
- (l) ~~Farm, game~~ Processing of agricultural byproducts or wastes received directly from farms.
- ~~(m) Farm implement sales/repair/service.~~
- ~~(n) Feed lot over 100 animals.~~
- ~~(o) Fish pond, commercial.~~
- ~~(p) Greenhouse, commercial retail.~~
- ~~(q) Livestock auction/sales facility.~~
- ~~(r) Lumber yard.~~
- ~~(s) Municipal buildings including administrative offices, meeting hall and any municipal accessory structure.~~
- ~~(t) Radio or television broadcasting studio.~~
- ~~(u) Railroad depot/station.~~
- ~~(v) Riding stable with boarding/stabling, commercial.~~
- ~~(w) Sawmill.~~
- ~~(x) Schools.~~
- ~~(y) Sewage disposal plant.~~
- ~~(z) Tower and appurtenances, communication or relay.~~
- ~~(aa) Utility substation/other structure, public.~~
- ~~(bb) Utility transmission lines, not regulated by the Public Service Commission.~~
- ~~(cc) RV and boat storage for rental.~~
- ~~(dd) Yard and landscaping services.~~
- ~~(ee) All conditional uses listed in § 350-27, Farmland Preservation District.~~



(3) Area, height and setback requirements.

- (a) A lot or parcel shall have no less than eight acres of contiguous land area. **The area within the road right(s)-of-way shall not be included in the minimum acreage requirement, however, design standards, pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply.**
- (b) All principal structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.

~~Note: The area within the road right(s) of way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.~~

(c) Principal structure setback and height standards.

[1] Highway setbacks: Refer to § 350-50A. **[Amended 9-21-2021 by Ord. No. 30-2021]**

[2] Rear yard setback: 25 feet minimum.

[3] Side yard setback: 12 feet minimum.

[4] Structure height, dwelling structure: 35 feet.

(d) Accessory building structure standards. An accessory building structure shall satisfy all of the following standards:

[1] Setbacks: same as principal structure.

[2] Height: none.

[3] Structure footprint area: none.

[4] Structure volume: none.

[5] Human habitation of a detached accessory building structure may be allowed; however, it shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

**§ 350-41. R-4 Rural Residential District. [Amended 6-20-2006 by Ord. No. 866-06; 11-12-2008 by Ord. No. 940-08; 2-15-2011 by Ord. No. 989-2011; 8-21-2012 by Ord. No. 1033-2012]**

**A. Purpose.** This residential district is intended to provide for limited rural residential use development; require a large residential land area to maintain the rural character and to accommodate uses that are not urban in nature including light agriculture. This district's uses and standards are designed to implement Comprehensive Plan goals by encouraging a blend of residential and agricultural uses. This district may be used as a transitional zone to retain land in a less intensive use until the appropriate time for a more intensive residential or other use occurs. The lands in this district should be predominately agricultural areas not suited for agricultural production or those lands due to location that would have limited impact on agricultural production. Residents of this district may experience conditions associated with adjoining agricultural lands that are not experienced in areas of predominately residential use.

~~A.~~(1) Permitted uses. Those uses permitted in this district shall be agricultural and those that are consistent with agricultural uses.

~~(1)(a) Accessory structure/use~~ Agricultural uses allowed in the R4 zoning district include:

- [1] Crop or forage production.
- [2] Keeping livestock
- [3] Beekeeping.
- [4] Nursery, sod, or Christmas tree production.
- [5] Orchard / vineyard.
- [6] Horticulture / floriculture.
- [7] Aquaculture.
- [8] Fur farming.
- [9] Forestry and forest management
- [10] Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation program.
- [11] Any other use that the Department of Agriculture, Trade, and Consumer Protection, by rule, identifies as an agricultural use.
- [12] One nonfarm residence, including normal residential appurtenances

~~(2)(b) Beekeeping~~ Agricultural accessory uses

~~(3)(c)~~ Community living, eight or fewer residents.

~~(4) Crops, field.~~

~~(5)(d)~~ Day care, eight or fewer children.

~~(6) Dwelling, single-family.~~

~~(7) Dwelling, two-family (duplex)~~

~~(8) Floriculture~~

~~(9) Grazing~~

~~(10) Greenhouse, accessory to the permitted use.~~

~~(11)(e)~~ Home occupation:

- [1] Shall be located in the place of permanent residency;
- [2] Is incidental to the residential occupancy;
- [3] Limited to one inside level of the dwelling unit and does not occupy more than 25% of the floor area of that level;
- [4] That no article is sold or offered for sale on the premises except such as produced by the home occupation;
- [5] That no stock-in-trade is kept or sold;
- [6] That no mechanical equipment is used other than such as is permissible for typical residential purposes;
- [7] There is no emission of odor, gas, smoke, dust, or noise that will be detrimental to the character of the neighborhood; and
- [8] That no person outside the immediate resident family operates such home occupation.

~~(12) Horticulture~~

~~(13) Livestock, raising/keeping.~~

~~(14) Orchard~~

~~(15) Paddock~~

~~(16)(f)~~. Professional home office when established in a residential dwelling unit shall be:

~~(a)~~[1] Located in the practitioner's place of permanent residency;

~~(b)~~[2] Is incidental to the residential occupancy, limited to one inside level of the dwelling unit and does not occupy more than 25% of the floor area of that level; and

~~(e)~~[3] Not more than one person not a member of the resident family shall be employed on the premises.

(g) Recreational trails.

(h) Riding Stable.

(i) Roadside stand of less than 300 square feet in area as a temporary structure, not wholly enclosed, for the sale of produce grown on the premises. One stand allowed per premises.

(j) Signs per § 350-43.

(k) Unoccupied outside storage of camping trailer, motor home boats, fishing shanty or other similar recreational vehicles or devices as an accessory use. There shall be a combined limit of two items per family dwelling unit.

(l) Utility, local lines.

(m) A mobile or manufactured home shall be allowed as a temporary structure for the shelter of persons and property as a result of disaster-related damages. The mobile or manufactured home shall be located after obtaining all necessary permits, for no more than one year and shall be located on the premises with the construction of the new permanent structure. **[Amended 3-19-2019 by Ord. No. 2-2019]**

(2) Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article VII, Conditional Use Permits. **[Amended 11-14-2017 by Ord. No. 22-2017]**

(a) **Agricultural-related uses (See Section 350-77 for definition). Only one agricultural-related use allowed on an R4-zoned lot or parcel.**

(b) Bed-and-breakfast establishment.

(c) Community living, nine or more residents.

(d) Day care, nine or more children.

(e) Tourist rooming house.

(f) Tower and appurtenances, communication or relay.

(g) Utility transmission lines.

(h) Event barn (only as an accessory use to the residential use, existing buildings only).

**[Added 3-19-2019 by Ord. No. 2-2019]**

- (i) Kennel (must be on at least a five-acre lot or parcel and only as an accessory use to the residential use). **[Added 3-19-2019 by Ord. No. 2-2019; amended 9-21-2021 by Ord. No. 30-2021]**
- (j) RV and boat storage for rent (only as an accessory use to the residential use, existing buildings only). **[Added 3-19-2019 by Ord. No. 2-2019]**

(3) Area, height and setback requirements. **[Amended 11-14-2017 by Ord. No. 22-2017]**

- (a) A lot or parcel shall have a three-acre-minimum and less than eight-acre-maximum of contiguous land area. ~~The area within the road right(s)-of-way shall not be included in the minimum acreage requirement, however, design standards, pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply.~~

~~Note: The area within the road right(s)-of-way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.~~

(4) Principal structure setback and height standards.

- (a) Highway setbacks: Refer to § 350-50A. **[Amended 9-21-2021 by Ord. No. 30-2021]**
- (b) Rear yard setback: 25 feet minimum.
- (c) Side yard setback: 12 feet minimum.
- (d) Structure height; dwelling structure: 35 feet overall maximum.

(5) Accessory structure standards. The total combined footprint area allowed for accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. An accessory building structure shall satisfy all of the following standards: **[Amended 8-18-2020 by Ord. No. 9-2020; 9-21-2021 by Ord. No. 30-2021]**

- (a) Setbacks: same as principal structure.
- (b) Height: None. However, there shall be no sidewalls above the ground floor ceiling joist. Ground floor sidewalls shall not exceed 20 feet in height. **[Amended 9-19-2023 by Ord. No. 13-2023]**
- (c) Structure footprint: None. **[Amended 9-19-2023 by Ord. No. 13-2023]**
- (d) Volume: None. **[Amended 9-19-2023 by Ord. No. 13-2023]**
- (e) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.
- (f) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure.<sup>1</sup>

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1. Editor's Note: Former Subsection F, regarding accessory nonbuilding structure standards, which immediately followed, was repealed 9-21-2021 by Ord. No. 30-2021.

**ARTICLE XIII**  
**Word Usage and Definitions**  
**[Added 12-19-2006 by Ord. No. 884-06]**

**§ 350-77. Word usage and definitions. [Amended 12-16-2008 by Ord. No. 942-08; 12-15-2009 by Ord. No. 969-2009; 10-15-2013 by Ord. No. 1070-2013; 8-19-2014 by Ord. No. 1092-2014; 12-16-2014 by Ord. No. 1104-2014; 11-14-2017 by Ord. No. 22-2017; 3-19-2019 by Ord. No. 2-2019; 8-18-2020 by Ord. No. 9-2020; 9-21-2021 by Ord. No. 30-2021; 9-20-2022 by Ord. No. 17-2022; 6-18-2024 by Ord. No. 14-2024]**

Unless specifically defined below, words and phrases used in this chapter shall have the same meaning as they have in common law to give this chapter its most reasonable application. This section is intended to clarify word usage and not to establish standards for this chapter. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word "may" is permissive, and the word "shall" is mandatory and not discretionary. For terms not found in this section, other sources may be utilized to establish an applicable definition. Certain words and phrases have different meaning when used in different ordinances. Refer to specific ordinances for word usage and definition.

**ACCESS AREA, LOT** — The access area that is part of a contiguous land area, generally being a narrow strip of land that does not meet the minimum land area width requirements, that provides access for a permitted activity.

**ACCESS AREA, PUBLIC** — A land area that provides public boat access or carry-in access.

**ACCESSORY STRUCTURE** — A subordinate structure, detached from the principal structure, the use of which is incidental to, and customarily found in connection with, the principal structure or use of the property.

**ACCESSORY USE** — A subordinate use, which is incidental to and customarily in connection with the principal structure or use, and which is located on the same property with such principal structure or use.

**ACCESS SITE/LOT** — A parcel of land that is contiguous to a body of water (lake, river or stream) that provides a means of waterfront access for backlot development.

**ADDITION** — An expansion horizontally and/or vertically.

**ADULT BATHHOUSE** — An establishment or business that provides the service of baths of all kinds, including all forms and methods of hydrotherapy, that is not operated by a medical practitioner or a professional physical therapist licensed by the State of Wisconsin and which establishment provides to its patrons an opportunity for engaging in specified sexual activities, as defined herein.

**ADULT BODY PAINTING STUDIO** — An establishment or business wherein patrons are afforded an opportunity to paint images on a body that is wholly or partially nude. For purposes of this chapter, "adult body painting studio" shall not be deemed to include a tattoo parlor.

**ADULT BOOKSTORE** — Means, but shall not be limited to, an establishment having as a substantial or significant portion of its stock and trade in books, magazines, and other periodicals that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified anatomical areas or specified sexual activities. "Adult bookstore" shall also

include, but not be limited to, establishments that have a facility or facilities, including but not limited to booths, cubicles, rooms or stalls, for the presentation of adult entertainment as defined herein, including adult-oriented films, movies or live performances for observation by patrons therein, or which, as part of their regular and substantial course of conduct, offer for sale, rent, trade, lease, inspection or viewing books, films, videocassettes, magazines or other periodicals that are distinguished or characterized by their emphasis on matters depicting, describing or relating to adult entertainment as defined herein.

**ADULT CABARET** — A cabaret that features male or female impersonators or similar entertainers.

**ADULT ENTERTAINMENT** — Any exhibition of any motion picture, live performance, display or dance of any type that has a significant or substantial portion of such performance based on or that is distinguished or characterized by an emphasis on sex and/or sexual gratification, or any actual or simulated performance of specified sexual activities, or exhibition and viewing of specified anatomical areas, as defined herein, appearing unclothed, or the removal of articles of clothing to reveal specified anatomical areas.

**ADULT MINI-MOTION-PICTURE THEATER** — An enclosed building with a capacity of 50 or fewer persons at which a significant or substantial portion of the material presented is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified anatomical areas or specified sexual activities, as defined herein, for observation by patrons therein.

**ADULT MODELING STUDIO** — An establishment or business that provides the services of modeling for the purpose of reproducing the human body wholly or partially nude by means of photography, painting, sketching, drawing or otherwise.

**ADULT MOTEL** — A hotel, motel or similar commercial establishment which:

- A. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides, or other photographic reproductions that are characterized by the depiction or description of specified anatomical areas or specified sexual activities, as defined herein; and has a sign visible from the public right-of-way that advertises the availability of this adult type of photographic reproductions;
- B. Offers a sleeping room for rent for a period of time that is less than 10 hours; or
- C. Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than 10 hours.

**ADULT MOTION-PICTURE THEATER** — An enclosed building with a capacity of more than 50 persons at which a significant or substantial portion of the material presented is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified anatomical areas or specified sexual activities, as defined herein, for observation by patrons therein.

**ADULT MOTION-PICTURE THEATER (OUTDOOR)** — A parcel of land from which individuals may view a motion picture presented out-of-doors that presents material distinguishably characterized by an emphasis on matter depicting, describing, or relating to

specified anatomical areas or specified sexual activities, as defined herein.

**ADULT NOVELTY SHOP** — An establishment or business having as a substantial or significant portion of its stock and trade in novelty or other items that are distinguished or characterized by their emphasis on specified anatomical areas or designated for specified sexual activities, as defined herein.

**ADULT-ORIENTED ESTABLISHMENT** — Shall include but not be limited to adult bookstores, adult motion-picture theaters (indoor or outdoor), adult mini motion-picture theaters, adult motels, adult novelty shops, adult cabarets, adult bathhouses, adult modeling studios, and adult body painting studios and further means any premises to which public patrons or members are regularly invited, admitted and/or allowed to view adult entertainment, whether or not such entertainment is held, conducted, operated or maintained for profit, direct or indirect. "Adult-oriented establishment" further includes, without being limited to, any adult entertainment studio or any premises that are physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio or any other term of like import.

**AGRICULTURAL PRACTICE OR USE** — As provided in § 281.16(1)(b), Wis. Stats., means beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; grazing; livestock raising; orchards; poultry raising; raising of grains, grass, mint and seed crops; raising of fruits, nuts and berries; sod farming; placing land in federal programs in return for payment in kind; owning land, at least 35 acres of which is enrolled in the conservation reserve program under 16 USC 3831 to 3836; and vegetable raising.

**AGRICULTURAL-RELATED USE** --- A use that is primarily (not just incidentally) related to agriculture including an agricultural equipment dealership, a landing strip for aerial spraying, an animal veterinary clinic, a commercial / retail greenhouse, a livestock auction / sales facility, a facility providing agricultural supplies, a facility for storing or processing agricultural products, or a facility for processing agricultural wastes.

**AGRICULTURE** — The production, storage, keeping, harvesting, grading, packing, processing, boarding or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans.

**AIRPORT** — Any land or structure that is used or intended for use for the landing and takeoff of aircraft.

**ANIMAL HUSBANDRY OPERATION** — A feed lot or any kind of facility, other than a pasture, where animals have been, are, or will be fed, confined, maintained or stabled. Two or more husbandry operations under common ownership are deemed to be a single animal husbandry operation if they are adjacent to each other or if they utilize a common area or system for disposal of waste.

**ANIMAL UNIT** — A unit of measure used to determine the total number of single animal types or combination of animal types, which are fed, confined, maintained or stabled in an animal feeding operation.

**ANIMAL UNITS COMBINED** — Any combination of animal types calculated by adding the number of single animal types as multiplied by the equivalency factors of this chapter.

**AUTOMOBILE BODY SHOP** — A premises used for repair, replacement or reconditioning of automobile parts that does not require the removal of the engine head or pan, engine transmission, or differential involving body and fender work, painting and upholstering service.

**AUTOMOBILE CAR WASH** — A structure, or portion thereof, containing facilities for washing



automobiles.

**AUTOMOBILE REPAIR/SERVICE FACILITY** — A premises used for the retail dispensing or sales of vehicular fuels, that provides service and repairs to automobiles (excluding body shop activities), as well as other automobile service uses, including a car wash (as part of the principal structure), installation of lubricants, tires, batteries, and similar vehicle accessories.

**AUTOMOBILE WRECKING** — The dismantling or wrecking of used motor vehicles or trailers or the storage, sale or dumping of dismantled, partially dismantled, or wrecked vehicles or their parts. (See also "junkyard.")

**BACK LOT DEVELOPMENT** — Also known as "lot pyramiding," "keyhole development" or "development funneling," is the practice whereby an land area is used for waterfront access by a number of land areas located away from or not contiguous to the water body.

**BASEMENT** — A space, the perimeter of which has more than 1/2 of its floor-to-ceiling height below the adjoining ground and with a floor-to-ceiling height of not less than 6 1/2 feet.

**BED-AND-BREAKFAST** — An establishment used for dwelling purposes in which rooms, with or without meals, are offered to transient guests for compensation.

**BOOTH, ROOM or CUBICLE** — Such enclosures as are specifically offered to the public or members of an adult-oriented establishment for hire or for a fee as part of a business operated on the premises that offers as part of its business the entertainment to be viewed within the enclosure, which shall include, without limitation, such enclosures wherein the entertainment is dispensed for a fee, but a fee is not charged for mere access to the enclosure. However, "booth," "room" or "cubicle" does not mean such enclosures that are private offices used by the owners, managers or persons employed on the premises for attending to the task of their employment, which enclosures are not held out to the public or members of the establishment for hire or for a fee for the purpose of viewing entertainment for a fee and are not open to any persons other than employees, nor shall this definition apply to hotels, motels or other similar establishments licensed by the State of Wisconsin.

**BREEZEWAY** — An aboveground, roofed accessory structure that is utilized for the purpose of connecting two structures or buildings, as between a house and a garage, with either open or enclosed sides, with or without a foundation. A breezeway is not considered part of a dwelling.

**BROADCASTING ANTENNA** — Commercial, public or private broadcasting towers.

**BUFFER** — The use of land, topography, difference in elevation, space, fences, or landscape planting to screen or partially screen a use or property from another use or property and thus reduce undesirable influences, such as site glare, noise, dust, and other external effects.

**BUILDABLE AREA** — The portion of a land area remaining after required yards and open space requirements have been provided.

**BUILDING** — A structure having a roof supported by columns or walls used or intended to be used for shelter or enclosure of persons, animals, equipment, machinery or materials.

**CABIN CAMP** — A land area on which one or more camp cabins are located.

**CAMPGROUND** — An area of land that is used for the purpose of providing sites for nonpermanent overnight use by camping units and that has a valid campground permit issued under § 254.47, Wis. Stats., and Chapter HFS 178.

**CAMPING UNIT** — A portable device or enclosure, no more than 400 square feet in area, including a tent, camping trailer, motor home, bus, van, pick-up truck or other mobile recreational vehicle used



as a temporary shelter for human habitation.

**CANOPY** — A structure attached and extending from the face of a structure constructed as a permanent fixture, which may be supported from the ground.

**CARETAKER** — A person who is employed to perform maintenance on a property, but whom neither owns nor manages the operations of said property.

**CARPORT** — A roofed structure providing space for parking of motor vehicles attached to the principal structure extending over a driveway, open on all sides except for the wall(s) of the principal structure, and shall be construed to be part of the principal structure.

**CEMETERY** — A place set apart, either by municipal authority or private enterprise, for the interment of the dead. The term includes not only lots for burying the bodies of the dead but also avenues, walks and grounds for shrubbery and ornamental purposes.

**CERTIFICATE OF COMPLIANCE** — An official certification that a premises or a completed development on a premises conforms to the provisions of the applicable ordinance.

**CHURCH** — A structure, together with its necessary structures and uses, where persons regularly assemble for religious worship and which, together with its accessory structures and uses, is maintained and controlled by a regularly organized religious body organized to sustain public worship and which is exempt from federal income tax as regulated by the Internal Revenue Service Code.

**CLINIC, MEDICAL OR DENTAL** — A group of medical or dental offices organized as a unified facility to provide medical or dental treatment as contrasted with an unrelated group of such offices, but not including bed-patient care.

**CLUB** — Structures and facilities owned or operated by a corporation, association, person or persons for a social, educational or recreational purpose but not primarily for profit and not primarily to render a service that is customarily carried on as a business.

**COMMITTEE** — The Land Use Planning and Zoning Committee.

**CONDITIONAL USE PERMIT** — A use that may be considered in a particular zoning district if it is adaptable to the limitations of a particular site or made to be complimentary to adjacent land uses. The Land Use Planning and Zoning Committee, as authorized by County ordinance, shall only grant a conditional use permit if the use is consistent with the purpose and intent of this chapter, and may impose conditions that are related to the requested use and reasonable to ensure compliance with this chapter. The applicant must provide substantial evidence the conditions are or will be satisfied.

**CONDOMINIUM** — As provided in § 703.02(4), Wis. Stats., means property being subject to a condominium declaration established under Chapter 703, Wis. Stats.

**CONTRACTOR'S EQUIPMENT** — Means all apparatus, machinery, vehicles and other things required for the execution and completion of work or assembly of work by any building trade or other contractor.

**CONTRACTOR'S YARD or SHOP** — Means any land, building or structure used for the purpose of storing contracting equipment and material or performing shop work or assembly work by any building trade or other contractor.

**DAYS** — Shall refer to full calendar days.

**DENSITY** — The relationship of an area of land (generally stated in square feet) to a dwelling unit.

**DEVELOPMENT** — Any man-made change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or substantial alterations to buildings, structures or accessory structures; the placement of mobile homes; ditching, lagooning, dredging, filling, grading, paving, excavation or drilling operations; and the deposition or extraction of earthen materials.

**DOG BREEDER** — A person who in any license year sells at least 25 dogs, from more than three litters, which that person has bred and raised in this state. A person has bred and raised dogs for purposes of this definition if that person has owned the dogs from birth until sale, regardless of whether the person has contracted with an agent to raise the dogs on real estate owned or occupied by that agent.

**DOG BREEDING FACILITY** — A place in this state where dogs are bred and raised and from which at least 25 dogs from more than three litters are sold in a license year.

**DRIVE-THROUGH** — Any use where products and/or services are provided to the customer under conditions where the customer does not have to leave the vehicle or where fast service to the vehicle occupants is a service offered regardless of whether the service is provided within the structure.

**DRIVEWAY** — A private way providing ingress and egress to a public or private right-of way.

**DWELLING** — A structure or portion thereof designed or used exclusively for human habitation, but not including mobile recreational vehicles, hotels, motels, boarding- and lodging houses.

**DWELLING, MULTIPLE-FAMILY** — A structure on a single land area, containing three or more dwelling units, or a structure designed for occupancy by three or more families.

**DWELLING, SINGLE-FAMILY** — A structure on a single land area containing one dwelling unit.

**DWELLING, TWO-FAMILY** — A structure on a single land area containing two dwelling units.

**DWELLING UNIT** — As provided in § 106.50(1m)(i), Wis. Stats., means a structure or part of a structure that is used or intended to be used as a home, residence or sleeping place by one person or by two or more persons, who are maintaining a common household, to the exclusion of all others.

**EASEMENT** — A grant by a property owner for use of a strip of land by the public or any person for any specific purpose, or purposes of constructing and maintaining utilities, including but not exclusive of the following: sanitary sewers, water mains, electric lines, telephone lines, other transmission lines, storm sewer, storm drainageways, gas lines, other service utilities, driveways, etc.

**EMPLOYEE** — Any and all persons, including independent contractors, who work in or at or render any services directly related to the operation of an adult-oriented establishment.

**ENTERTAINER** — Any person who provides entertainment within an adult-oriented establishment, as defined herein, whether or not a fee is charged or accepted for entertainment and whether or not entertainment is provided as an employee or independent contractor.

**ENTRYWAY** — An inside area through which you enter a dwelling from outside of the dwelling that leads to other rooms within a dwelling.

**ESSENTIAL SERVICES** — Services and utilities needed for the health, safety and general welfare of the community, such as surface, overhead or underground electrical, gas, telephone, steam, sewerage, water and other utilities and the equipment and appurtenances necessary for such systems

to furnish an adequate level of service for the area in which they are located.

**EVENT BARN** — A structure, that had previously been used for agricultural uses associated with a farm, that has been renovated and upgraded to local and state building codes and re-purposed as a facility for hire to host social or business gatherings, including, but not limited to, meetings, parties, seminars, weddings, receptions, family reunions, anniversaries, and barn dances. Event barns must promote the retention of the rural nature of the parcel and community in which it is located and may only be allowed by conditional use permit.

**EXPANSION** — An addition to an existing structure that is horizontal, vertical or both.

**EXTRACTION** — Any nonagricultural, artificial excavation of earth for commercial or industrial uses, excavated or made by the removal from the natural surface of the earth of sod, soil, sand, gravel, stone or other natural matter, or made by turning, breaking or undermining the surface of the earth.

**EXTRATERRITORIAL ZONING AREA** (referred to as "ETZA") — Consists of that area of a town that has been included in a city's extraterritorial zoning area pursuant to the adoption of ordinances and resolutions under Wisconsin Statutes.

**FAMILY** — Those persons related by blood, marriage, adoption, or foster care or a group of persons living together in a single dwelling unit.

**FARM** — ~~An area of land used for agricultural practice or use.~~ All land under common ownership that is primarily devoted to agricultural use. For the purpose of this definition, land is deemed to be primarily devoted to agricultural use if the following apply:

- A. A majority (greater than 50%) of the land is in agricultural use. or
- B. The land produces at least \$6,000 in annual gross farm revenues to its owner or renter, regardless of whether the majority of the land area is in agricultural use.

**FARM FAMILY BUSINESS** — ~~Any lawful activity, except a farm operation, conducted primarily for any of the following:~~

- ~~A. The purchase, sale, lease, or rental of personal or real property.~~
- ~~B. The manufacture, processing or marketing of products, commodities or any other personal property.~~
- ~~C. The sale of services.~~

**FARM OPERATION** — ~~An owner or occupant engaged in one or more farming activities, with gross sales from such activities as set forth in §91.91(1), Wis Stats.~~

**FEED LOT** --- A land area for fattening animals or holding animals temporarily for shipment.

**FENCE** — Any artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land. Additionally:

- A. **FENCE, OPEN** — A fence constructed in a manner that provides 50% or more open space.

**FENCE, PRIVACY** — A fence constructed in a manner that provides less than 50% open space.

**FLEA MARKET** — An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

**FLOOR PLAN** — A graphic representation of the anticipated utilization of the floor area within

a structure.

**FOOTPRINT** — The land area covered by a structure at ground level, measured on a horizontal plane.

**GARAGE** — A structure or part thereof, used or intended to be used for parking and storage of vehicles and/or other personal property.

- A. **ATTACHED** — A garage sharing a common wall with the principal structure. The attachment must extend from original grade to the roofline of one or more of the connected structures, must be completely enclosed by a roof, walls and floor (openings only for windows, skylights, and doors are allowed), and there must be a direct connection from the 2nd floor of the principal structure to the 2nd floor of the attached garage.
- B. **DETACHED** — A garage that is not attached to the principal structure, being an accessory structure.

**GARAGE, PUBLIC** — A structure or portion thereof, other than a private customer and employee garage or private residential garage, used for parking and storage of vehicles and available to the public.

**GARAGE SALE** — See "rummage sale."

**GASOLINE SERVICE STATION** — See "automobile repair/service facility."

~~**GENERAL DEVELOPMENT PLAN** — A report in text and in map form, with the map drawn to scale, depicting the general location and relationship of structures, streets, driveways, recreation areas, parking areas, utilities, etc., as related to a proposed development.~~

~~**GOVERNMENT STRUCTURE** — State, County, Federal, City, Village, or Town structures utilized to provide a service that a specific government entity may provide.~~

**GRADE, FINISHED** — The final elevation of the ground surface after development.

**GRADE, NATURAL** — The elevation of the ground surface in its natural state, before man-made alterations.

**HOME OCCUPATION** — Any occupation or profession carried out for gain within a dwelling unit by a member of the family residing on the premises and where there is no emission of odor, gas, smoke, dust or noise that will be detrimental to the character of the neighborhood.

**HORTICULTURE** --- Horticultural uses and structures designed for the storage of products and machinery pertaining and necessary thereto.

**HOSPITAL** — Any structure, institution or place for the diagnosis, treatment and medical, mental, or surgical care of individuals that makes available clinical laboratory service, diagnostic x-ray and treatment facilities for surgery, or obstetrical or psychiatric care and which is accredited as a hospital by the Joint Commission on the Accreditation of Hospitals.

**HOTEL** — A structure in which lodging, or boarding and lodging, is provided and offered to the public for compensation, and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all times.

**INSTITUTION** — A nonprofit, religious, or public use, such as a church, public or private school, or hospital establishment for public use.

**JUNK** — Any scrap, waste, reclaimable material or debris, whether or not stored or used in

conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. Junk includes, but is not limited to, unregistered or inoperable vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.

**JUNKYARD** — Any land area, building or structure or part thereof used for the storage, collecting, processing, purchase, sale or abandonment of junk.

**KENNEL** — An establishment, that is not a dog breeding facility as defined in ATCP 16, in which domestic animals are housed, boarded, groomed, sheltered, protected, bred, trained or sold for a fee or compensation. A property where there are fewer than five adult dogs is not considered a kennel.

**LANDFILL** — A system of trash, waste, refuse, debris, salvaged material or garbage disposal in which the waste is buried between layers of soil.

**LICENSE YEAR** — Means the twelve-month period ending on September 30 for a license granted by the Wisconsin Department of Agriculture, Trade and Consumer Protection to operate as a dog dealer, dog breeder or a dog breeding facility.

**LIVING AREA** — That area or space within a dwelling unit, devoted to the principal residential use of the structure, excluding attached garages, porches, sheds, and other similar appurtenances.

**LOADING AREA** — A completely off-street space or berth on the same land area, for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.

**LOT** — An area of land that is part of a subdivision plat, certified survey map or other document using the platting process duly recorded in the Register of Deeds office that is identified by an assigned number or letter.

**LOT DEPTH** — The mean distance between the front and rear lot lines.

**LOT LINE** — The same as boundary line; the peripheral boundary of a lot, parcel tract or any other land area that divides one recorded land area from another.

- A. **LOT LINE, STREET** — That boundary separating a land area from an existing or dedicated public street.
- B. **LOT LINE, REAR** — That boundary of a land area that is opposite the street lot line. In the case of corner lots, the rear lot line shall be opposite the shorter of the two frontages.
- C. **LOT LINE, SIDE** — That boundary of a land area that is not a street, shore or a rear lot line.
- D. **LOT LINE, SHORE** — That boundary of a land area that abuts a navigable waterway at the ordinary high-water mark.

**LOT OR PARCEL, RIPARIAN** — An area of contiguous land that is adjacent to perennial navigable waters, having a boundary description duly recorded in the Register of Deeds office that identifies the boundaries of that area of land.

**LOT, SUBSTANDARD** — An area of land, with or without structures having frontage on a public street, or other approved means of access, and having insufficient size to meet the lot width, lot area, yard, off-street parking areas or other open space provisions of a district wherein located.

**LOT WIDTH, AVERAGE** — The average of the shortest horizontal distances between the side lot lines at the street lot line, rear lot line or ordinary high-water mark and at any angle point in the side lot lines.

**MANUFACTURED HOME** — A structure that is designed to be used as a dwelling, with or without a permanent foundation and that is certified by the federal department of Housing and Urban Development as complying with the standards established under 42USC 5401 to 5425.

**MARINA** — A facility for the storing, servicing, fueling, berthing, and securing of boats and that may include eating, sleeping, and retail facilities for owners, crews and guests.

**MINING** — See "extraction or nonmetallic mining."

**MOBILE HOME** — A vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. "Mobile home" includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

**MOBILE HOME PARK** — An area of land that is occupied by three or more mobile homes, manufactured homes or park model homes that is advertised or represented as a mobile home park. Mobile home parks shall include any structure, vehicle or enclosure intended for use as part of the equipment of such mobile home park.

**MOTEL (MOTOR COURT, MOTOR HOTEL, MOTOR LODGE)** — A structure in which lodging or boarding and lodging are provided and offered to the public for compensation and in which ingress and egress for all rooms is made from the exterior of the structure(s).

**MUDROOM** — A room in a dwelling designed especially for shedding of dirty or wet footwear and clothing.

**NONCONFORMING LOT OR PARCEL** — A lot or parcel, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of an ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the ordinance.

**NONCONFORMING STRUCTURE** — An existing, usable structure or portions thereof whose location, dimensions or other physical characteristics do not conform to current ordinance standards, but was legally constructed or placed in its current location prior to the adoption of the ordinance or ordinance amendment that made it nonconforming.

**NONCONFORMING USE** — The lawful use of land, structure or a portion thereof that does not conform to the current land use restrictions, but which was legally established prior to the adoption of the ordinance or ordinance amendment that made it nonconforming.

**NURSERY SCHOOL** — A private establishment enrolling nine or more children between two and five years of age and where tuition, fees, or other forms of compensation for the care of the children are charged and which is licensed or approved by state and local authorities to operate as a nursery school.

**OCCUPANCY** — The residing of an individual or individuals in a dwelling unit, or the installation, storage or use of equipment, merchandise or machinery in any public, commercial or industrial structure.

**OFFICIAL MAP** — The official zoning district map of Green Lake County. This map is a digital electronic data map layer of the County's Geographic Information System (GIS). The County Land Use Planning & Zoning Department updates this map to reflect changes in zoning district boundaries enacted by the County Board as amendments.

**OPEN SPACE** — An unoccupied space open to the sky on the same lot as the principal structure



or development, which is in addition to other required yard areas and which is not used for parking or driveway purposes.

**OPEN STORAGE** — Storage of any material outside of a structure.

**PARCEL** — An area of unplatted contiguous land having a boundary description duly recorded in the Register of Deeds office that identifies the boundaries of that area of land.

**PARKING LOT** — An off-street area for the temporary storage of motor vehicles consisting of access drives/driveways, aisleways and parking spaces.

- A. **ACCESS DRIVES** — That portion of a parking lot that provides a way of approach to provide physical ingress and egress to a property.
- B. **AISLEWAYS** — That portion of a parking lot/facility that is a traveled way by which vehicles enter and depart parking spaces.
- C. **PARKING SPACES** — That portion of a parking lot/facility that provides for the temporary parking of motor vehicles within a public or private parking lot.

**PARTIES IN INTEREST** — Includes all abutting property owners, all property owners of opposite frontages and all property owners within 300 feet.

**PASSAGEWAY** — A narrow extended room that is open on both ends, having walls on either side and under roof that allows unobstructed access to different rooms within a dwelling.

**PATIO** — A residential accessory structure, used as an outdoor space for leisure, dining, cooking, or similar use, that consists of a surface layer, including but limited to concrete, pavers, bricks, tiles, asphalt or stone (e.g. flagstone, limestone, bluestone, slate, granite, gravel, stone screenings) and the supporting base layers extending subgrade to the underlying soil.

**PERMIT** — An official finding that a proposed development and use of a property, as indicated by an application, complies with the requirements of applicable ordinances or meets special conditions of a variance or conditional use permit. The applicable ordinance will specify the development activities that need to have such a permit.

**PERMITTED USE** — Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

**PREMISES** — A lot together with all structures thereon.

**PRINCIPAL STRUCTURE** — The main or primary structure on a land area that is utilized for the property's principal use.

**PRINCIPAL USE** — The main or primary use of a land area as distinguished from an accessory use.

**PROFESSIONAL HOME OFFICES** — The office of a practitioner of a recognized profession that is located in the practitioner's place of permanent residency.

**PROPERTY** — A land area together with all structures thereon.

**PROPERTY LINE** — See "lot line."

**PUBLIC LAND** — Land owned or operated by a municipality, school district, county, state, or other governmental unit.

**RAILROAD YARD** — An open area for the storage and repair of railroad cars and engines, excluding those areas utilized for the sole purpose of movement and/or transportation of said

railroad cars and engines.

RECREATIONAL VEHICLE — See "camping unit."

RESIDENCE, FARM --- A single-family or two-family residence that is the only residential structure on the farm or is occupied by any of the following:

- (a) An owner or operator of the farm.
- (b) A parent or child of an owner or operator of the farm.
- (c) An individual who earns more than 50% of his or her gross income from the farm.

RESIDENCE, NONFARM --- A single or two-family dwelling /residence that is not a farm residence.

ROAD — See "street."

ROADSIDE FARM STAND — A structure used solely for the sale of farm products produced on the premises.

RUMMAGE SALE — Any display of used goods, on a property customarily used as a residence, that does not exceed four days in duration and occurs no more than once every four months.

RUNOFF — The rainfall, snowmelt or irrigation water flowing over the ground surface.

RUNWAY — A level portion of an airport having a surface specially developed and maintained for the landing and taking off of aircraft.

SATELLITE TELEVISION RECEIVING DISH — A device for the purpose of capturing television signals transmitted via satellite communications facilities and serving the same or similar function as the common television antenna.

SCHOOL — Has the same meaning as in Wisconsin Statutes; and includes public, private, vocational and technical.

SETBACK — The horizontal distance between the structure and an established lot line.

SHOPPING CENTER — A group of commercial establishments planned, constructed and managed as a total entity, with parking provided on-site, provisions for goods delivery separated from the customer access, being developed in accordance with an approved plan.

SIGN — Any object, device, display, or structure, or part thereof, situated outdoors or indoors, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

- A. ENHANCEMENT FEATURES — Any portion of a sign structure intended to improve the physical appearance of a sign, such as but not limited to roofs, moldings, lattice or other decorative features.
- B. FREESTANDING SIGN — Any sign that is not attached to a building.
- C. OFF-PREMISES SIGN — A sign that directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the same lot where the sign is displayed.
- D. SIGN STRUCTURE — The supports, uprights, braces or framework of a sign.

SITE PLAN — A map or graphics prepared to scale depicting the development of a land area, including, but not limited to, the location and relationship of the structures, streets, driveways,



recreation areas, parking areas, utilities, landscaping, existing and proposed grading, walkways, and other site development information as related to a proposed development.

**SPECIFIED ANATOMICAL AREAS —**

- A. Less than completely and opaquely covered:
  - (1) Human genitals, pubic region.
  - (2) Buttocks.
  - (3) Female breasts below a point immediately above the top of the areola.
- B. Human male genitals in discernible turgid state, even if completely and opaquely covered.

**SPECIFIED SEXUAL ACTIVITIES —**

- A. Showing of human genitals in a state of sexual stimulation or arousal.
- B. Acts of human masturbation, sexual intercourse, sodomy, bestiality, necrophilia, sadomasochistic abuse, fellatio or cunnilingus.
- C. Fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts.

**SPLIT-ZONED LOT OR PARCEL —** A lot or parcel whereby the lot or parcel consists of more than one zoning district.

**STABLE —** A structure in which domestic animals are sheltered and fed.

**START OF CONSTRUCTION —** The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the "actual start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**STORY —** That portion of a structure included between the surface of any floor and the surface of any floor above it or, if there is no floor above it, then the space between the floor and the ceiling next above it. A basement level having more than 1/2 of its wall surface area height above grade shall be deemed a story for purposes of height regulation.

**STORY, HALF —** That portion of a structure under a roof line that intersects the wall plates not more than 4 1/2 feet above the floor level of such story.

**STRUCTURAL ALTERATION —** Any work on the existing structure or parts thereof beyond ordinary maintenance and repair such as but not limited to sheathing, studs, plates stringers, rafters, joists, subfloor, foundation and any others similar to this, but does not include any expansion or replacement of the structure.

**STRUCTURE —** A combination of materials that form a structure, permanently or temporarily

placed, for use, occupancy or ornamentation whether installed on, above or below the surface of land or water.

**STRUCTURE HEIGHT** — The vertical distance of a structure measured from the average elevation of the finished grade contiguous to the structure to the highest point of the roof or significant appurtenances.

**SUBSTANTIAL EVIDENCE** — 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.

**TRACT** — A contiguous area of land within a parcel, the owner of the tract being the same owner as the parcel. The tract(s) within the parcel is created by a street, highway, railroad, waterway or other physical feature that causes the acreage of the parcel to be physically separated.

**UNNECESSARY HARDSHIP** — A criteria reviewed during a variance proceeding. Unnecessary hardship is defined differently for the following types of variances:

- A. Use variance, requires that the test of "no reasonable use in the absence of a variance" be applied to determine if there is an unnecessary hardship.
- B. Area variance, requires that the test of "whether compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome" be applied to determine if there is an unnecessary hardship.

**USE** — The purpose or activity for which the land or structure thereon is occupied, utilized or maintained.

**UTILITIES** — Any agency that, under public franchise or ownership, or under certificate of convenience and necessity, or by grant of authority by a governmental agency, provides the public with electricity, gas, heat, steam, communication, transportation, water, sewerage collection, or other similar service.

**VARIANCE** — An authorization by the body of jurisdiction to deviate from the strict interpretation of the standards of an ordinance, when criteria are met to allow such deviation from such standards.

**VISION CLEARANCE TRIANGLE** — A supplemental setback at the intersection of two or more roads for the purpose of preserving a clear line of sight across the sectors of such intersection(s).

**WAREHOUSE** — A structure used primarily for storage of goods and materials.

**WIRELESS COMMUNICATIONS FACILITIES** — (1) A land area containing a tower, sending and receiving antennas attached to the tower, and a prefabricated or modular structure or cabinets containing electronic equipment; (2) a Federal Communications Commission (FCC) licensed facility, designed and used for the purpose of transmitting, receiving and relaying voice and data signals from various wireless communication devices and equipment.

- A. **ALTERNATIVE TOWER STRUCTURE** — Man-made structures such as, but not limited to, clock towers, bell steeples, light poles, silos and similar mounting structures.
- B. **ANTENNA** — A device used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based structures.

- C. COLLOCATION — The provision of multiple antennas of more than one commercial wireless communication service provider or government entity on a single tower or alternative tower structure.
- D. FAA — Federal Aviation Administration.
- E. FCC — Federal Communications Commission.
- F. HEIGHT — When referring to a tower or other alternative tower structure, the distance measured from the grade to the highest point on the tower or other structure, including the base pad.
- G. PERSONAL WIRELESS FACILITIES — Transmitters, antenna structures and other types of installations used to provide personal wireless services.
- H. PREEXISTING WIRELESS COMMUNICATION FACILITY — Any wireless communication facility for which a land use permit or conditional use permit has been properly issued prior to the effective date of ordinance standards.
- I. TOWER — Any structure that is designed and constructed for the purpose of supporting one or more antennas and related equipment used to transmit and/or receive signals. The term includes the structure and any support thereto.

YARD — The open land area lying between the structure and the lot line of the property.

- A. YARD, STREET — The open land area across the full width of the property between the front street lot line and the nearest point of the structure.
- B. YARD, REAR — The open land area across the full width of the property between the rear lot line and the nearest point of the structure.
- C. YARD, SIDE — The open land area between the adjacent side lot line and the nearest point of the structure and extending from the street yard to the rear yard.

ZERO LOT LINE — The instance where a structure is allowed to be constructed over a lot line of two adjoining land areas.

ZONING AMENDMENT — A change of the zoning map or zoning text authorized by the County, either in the allowed use within a district or in the boundaries of a district.

ZONING DISTRICT — An area within the limits of the County for which the regulations and requirements governing use are uniform.

ZONING DISTRICT, OVERLAY — A zoning district that encompasses one or more underlying zoning districts and that imposes additional regulations and requirements beyond those of the underlying zoning district.

ZONING MAP — The map or maps incorporated into the applicable ordinance as a part thereof designating the boundaries of the zoning districts.

**350-15 Accessory buildings; accessory structures.** [Amended 2-15-2011 by Ord. No. 989-2011; 11-14-2017 by Ord. No. 22-2017; 9-21-2021 by Ord. No. 30-2021]

- A. Unless otherwise stated in this chapter, accessory uses and structures are permitted in any district, but not until their principal structure/use is present or under construction.
- B. **Detached accessory building structures utilized for residential storage may be expanded in accordance with this chapter, to provide additional residential storage space. Decks, open or screened porches, 3-season rooms, sunrooms or similar residential accessory structures shall not be permitted as part of, an addition to, or an expansion of a residential detached accessory building structure. Basement and/or “lean-to” addition(s) that add residential storage space to detached accessory building structures, may be permitted in accordance with this chapter, however the land area covered by the “lean-to” addition at ground level shall be included in the maximum footprint of the structure.**

**350-38 R-1 Single Family Residence District**

**E.** Accessory building structures. The total combined footprint area allowed for accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards: [Added 2-15-2011 by Ord. No. 989-2011; amended 9-21-2021 by Ord. No. 30-2021]

**(1)** Setbacks: same as principal structure.

**(2)** ~~Structure~~ Height: 25 feet maximum; ~~ground floor surface to peak. There shall be no~~ **sidewalls above the ground floor ceiling joist. Ground floor** **All sidewalls, excluding basement sidewalls, shall be located below the roof trusses and shall not exceed a 15 foot internal** height.

**(3)** Area: 1,500 square foot maximum footprint (ground floor).

**(4)** Volume:-25,000 cubic feet maximum **external** volume. **Basements are exempt from the volume calculation.**

**(5)** Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel. **Human habitation shall not be located within the basement or attic space.**

**(6)** In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure. [Added 8-18-2020 by Ord. No. 9-2020]

**350-39 R-2 Single-Family Mobile Home Residence District**

**E.** Accessory building structures. The total combined footprint area allowed for accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards: [Added 2-15-2011 by Ord. No. 989-2011; amended 11-14-2017 by Ord. No. 22-2017; 9-21-2021 by Ord. No. 30-2021]

(1) Setbacks: same as principal structure.

(2) **Structure** Height: 25 feet maximum; ground floor surface to peak. ~~There shall be no sidewalls above the ground floor ceiling joist. Ground floor~~ All sidewalls, **excluding basement sidewalls, shall be located below the roof trusses and** shall not exceed ~~a~~ 15 feet ~~oot~~ internal height.

(3) Area: 1,500 square foot maximum footprint (ground floor).

(4) Volume: 25,000 cubic feet maximum **external** volume. **Basements are exempt from the volume calculation.**

(5) Human habitation of a detached accessory building structure may be allowed; however it shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel. **Human habitation shall not be located within the basement or attic space.**

(6) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure. [Added 8-18-2020 by Ord. No. 9-2020]

### **350-40 R-3 Multiple-Family Residence District**

**E.** Accessory building structures. The total combined footprint area allowed for accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards: [Amended 3-19-2019 by Ord. No. 2-2019; 8-18-2020 by Ord. No. 9-2020; 9-21-2021 by Ord. No. 30-2021]

(1) Setbacks: same as principal structure.

(2) **Structure** Height: 25 feet maximum; ground floor surface to peak. ~~There shall be no sidewalls above the ground floor ceiling joist. Ground floor~~ All sidewalls, **excluding basement sidewalls, shall be located below the roof trusses and** not exceed ~~a~~ 15 feet ~~oot~~ internal height.

(3) Area: 1,500 square foot maximum footprint (ground floor).

(4) Volume: 25,000 cubic feet maximum **external** volume. **Basements are exempt from the volume calculation.**

(5) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure.<sup>[2]</sup>

<sup>[2]</sup> *Editor's Note: Former Subsection F, regarding accessory nonbuilding structure standards, which immediately followed, was repealed 9-21-2021 by Ord. No. 30-2021.*

### **350-41 R-4 Rural Residential District**

**E.** Accessory **building** structure standards. The total combined footprint area allowed for accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. An accessory building structure shall satisfy all of the following standards: [Amended 8-18-2020 by Ord. No. 9-2020; 9-21-2021 by Ord. No. 30-2021]

(1) Setbacks: same as principal structure.

(2) ~~Structure~~ Height: None. ~~However, there shall be no sidewalls above the ground floor ceiling joist. Ground floor~~ All sidewalls, ~~excluding basement sidewalls,~~ shall be located below the roof trusses and not exceed 20 feet in height. [Amended 9-19-2023 by Ord. No. 13-2023]

(3) Structure footprint: None.[Amended 9-19-2023 by Ord. No. 13-2023]

(4) Volume: None.[Amended 9-19-2023 by Ord. No. 13-2023]

(5) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel. Human habitation shall not be located within the basement or attic space.

(6) In no case is a shipping or storage container(s) to be utilized as a residential accessory building structure.<sup>[1]</sup>

[1] Editor's Note: Former Subsection F, regarding accessory nonbuilding structure standards, which immediately followed, was repealed 9-21-2021 by Ord. No. 30-2021.

# Dodge Memorial Park

Survey Issue

6-5-2025

# What's the issue?

- April 19<sup>th</sup>, 1994 the County Board passed Resolution 23-94 that related to “Restricting the Deed for the Parking Lot at Margaret A. Dodge Park.”
- The resolution was meant to avoid sewerage assessment and other future costs.
- On July 11<sup>th</sup>, 1994 a restrictive covenant was recorded which referenced the entire parcel, all 12 acres (m/l) deeded in 1959 by Margaret A. Dodge to be used as a County Park.
  - It also referred to the April Resolution 23-94.
  - No map was included with either the resolution or the covenant.



## RESOLUTION NUMBER 23 - 94

Relating to Restricting the Deed for the Parking Lot at Margaret A. Dodge Park

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 19th day of April, 1994, does resolve as follows:

WHEREAS, Parcel 006-0794 in the Town of Green Lake was deeded to Green Lake County in 1959 for the purpose of use for a County Park, and

WHEREAS, most of Parcel 006-0794 is blacktopped and used as the main parking lot for Margaret Dodge Memorial Park, and;

WHEREAS, the Property and Insurance Committee and the Parks And Recreation Committee agree that the use of this parcel should remain for parking, and;

WHEREAS, restricting this parcel for parking only will make this lot unbuildable and exempt from sewer service availability assessment, and;

WHEREAS, the exemption of this lot from a sewer availability assessment will save the county \$4,435.00 plus and additional \$35,440.90 in sewer connection charges if the parcel were to be built on in the future.

NOW THEREFORE BE IT RESOLVED, that the deed for Parcel 006-0794 be restricted to use as a parking lot for Margaret A. Dodge Park.

Roll Call on Resolution 23-94

Submitted by the Property and Insurance Committee:

Ayes \_\_, Nays \_\_, Absent \_\_, Abstain \_\_.

Passed and Adopted/Rejected this 19th day of April, 1994.

Danald Baicht  
County Board Chairman

Margaret A. Postelmann  
ATTEST: County Clerk  
Approved as to Form:

For B. Schip  
Corporation Counsel

Dick Severson, Chairman

Michael Stoddard  
Michael Stoddard

Vicki Bernhagen  
Vicki Bernhagen

Herbert Dahlke  
Herbert Dahlke

Orrin Helmer  
Orrin Helmer

Room 230-8

Green Lake Co. Clerk Office  
Chg. 12.00  
3:00 PM  
EXHIBIT "A"

## RESTRICTIVE COVENANT

RE: That part of fractional Section 10, Town 15 North, Range 12 East, lying East of the North and South quarter line and West 10 rods of fractional Section 11, together with all riparian rights. Containing 12 acres more or less.

1. That the above real estate is owned by Green Lake County, Wisconsin.
2. That said real estate is used as a parking lot for the Margaret Dodge Memorial Park.
3. That on April 19, 1994, the County Board of Green Lake County, Wisconsin, passed Resolution No. 23-94 which provides that the above said real estate shall be restricted to be used only as a parking lot for the Margaret Dodge Memorial Park. See Exhibit "A" attached hereto which is said Resolution and is made a part hereof.
4. Pursuant to said Resolution No. 23-94, the above said real estate shall be restricted for use as a parking lot for the Margaret Dodge Memorial Park.
5. That this Restriction shall be appurtenant to and run with the land.

Dated this 11<sup>th</sup> day of July 1994.

GREEN LAKE COUNTY, WISCONSIN

BY: Margaret A. Postelmann  
MARGARET POSTELMANN  
County Clerk, Green Lake County,  
Wisconsin

DAVID FLOREN  
Subscribed and sworn before me  
this 11<sup>th</sup> day of July 1994.  
David Floren  
Notary Public, State of Wisconsin  
My commission expires: 11-30-97

GREEN LAKE COUNTY  
RECEIVED FOR RECORD

3:00 P.M.  
JUL 11 1994

Vol. 432 of Rec. Pg. 272  
Shirley A. Helmer  
REGISTER OF DEEDS

# Deeded lands from 1959

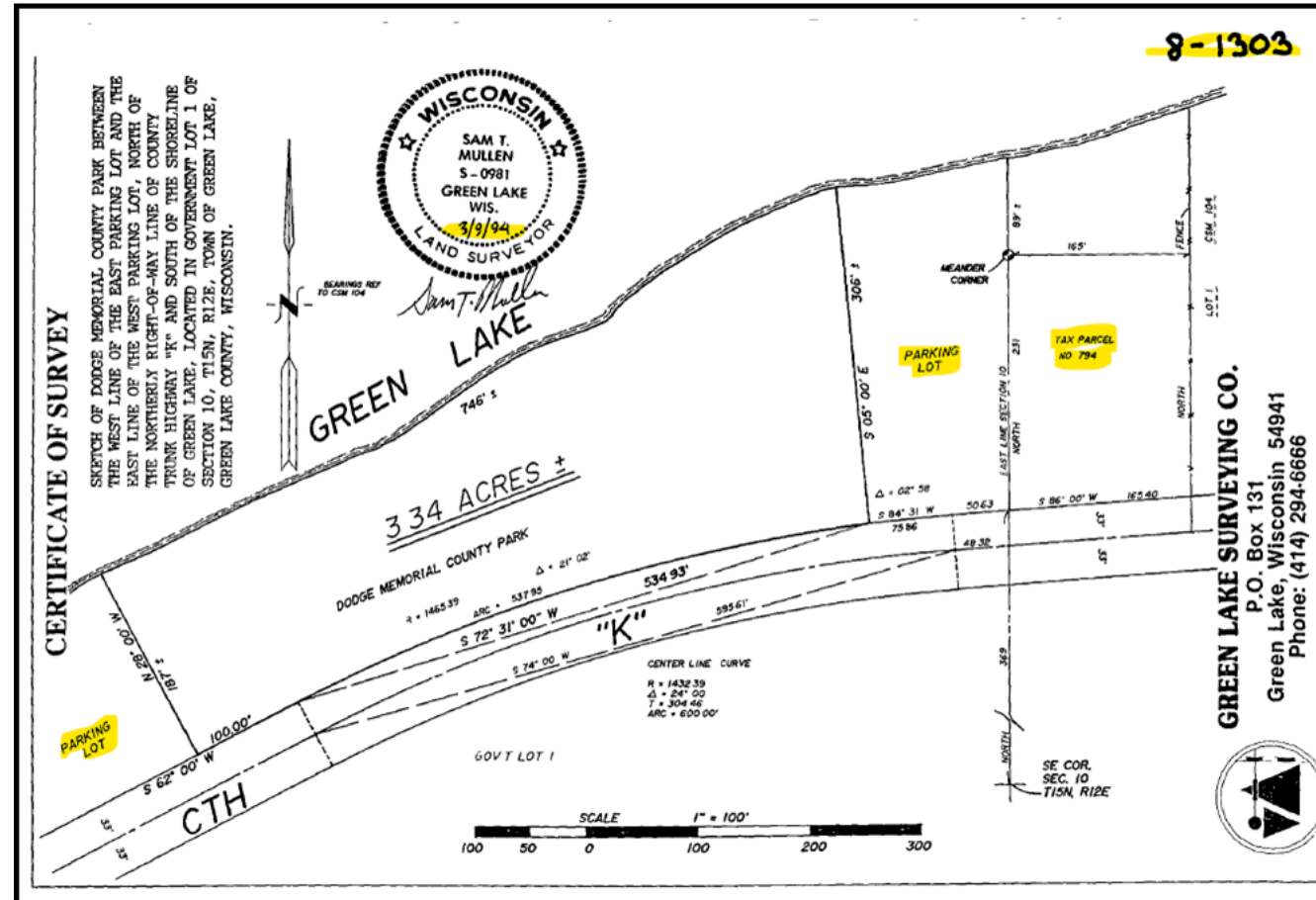


- The resolution and the covenant classify the entire original parcel, deeded in 1959, as restricted to parking lot use only.
  - Of course the parcel is used for more than just as a parking lot, namely a County Park.
- COS 1303 was indexed in (or around) March 9<sup>th</sup>, 1994. This COS identified a 3.34 acre area within parcel 006-0794 as being Dodge Memorial County Park.
  - Of course we know that an indexed, by the County Surveyor, COS (Certificate of Survey) has no land creation function. It simply identifies an already existing parcel.
- The parcel shown by the RPL and on the GIS site is not a valid parcel. It was never legally created and has no identity.
- So ... we have a restrictive covenant that applies to lands that are not accurate and problematic as it relates to the GLSD.

And

- We have a property listed as a parcel that was never legally created.

# COS 1303



# How do we fix?

- A four-lot CSM will resolve this.
  - Create the park parcel, create the boat launch parcel, create the easterly parking lot parcel and create the marsh parcel south of the County Highway.
    - The boat launch parcel would take a piece from parcel 006-0870 and from 006-0871 to create a new parcel that best represent the Park's boat launch.
- Utilize County Surveyor to produce CSM
  - Use LUP& Z Dept Budget to cover costs
- The restrictive covenant refers to parcel 006-0794. Once the CSM is recorded, the new parking lot parcels will retain the 006-0794 prefix and be traceable.
- The Park parcel will retain its 006-0732.1 number for further clarity.



# Proposed layout of new lots.

*This solution is acceptable to the RPL, GIS Specialist, LUP & Z Director and \*Interim County Administrator.*



*\*Proposal has to obtain approval from LUP& Z Committee as well as Land, Water, Parks, & Community Committee.*