



# **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 *Green Lake County Board of Adjustment* business meeting that is scheduled for Friday, December 19, 2025. The meeting begins at 9:00 a.m. The Public Hearing is not to begin before 9:30 a.m.**

**Packet Pages:**

2	Agenda
3-4	Draft Meeting Minutes from April 25, 2025
5	2026 BOA Calendar
6	Current BOA Member Terms
7	Public Hearing Notice
8-23	Variance Application Materials
24-26	LUP&Z Committee Staff Report

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



**GREEN LAKE COUNTY**  
**Board of Adjustment**  
**571 County Road A, Green Lake, WI 54941**  
Office: (920) 294-4156 FAX: (920) 294-4198  
Email: [zoning@greenlakecountywi.gov](mailto:zoning@greenlakecountywi.gov)

Board of Adjustment Meeting Notice	
	<b>Date: December 19, 2025, Time: 9:00 AM</b>
<b>Green Lake County Government Center, Room #0902</b> <b>571 County Road A, Green Lake, WI 54941</b>	
<u><b>AGENDA</b></u>	
<p><b>Board of Adjustment Members:</b></p> <p><i>Ron Triemstra,</i> <i>Chair</i></p> <p><i>Rick Dornfeld,</i> <i>Vice-Chair</i></p> <p><i>Peter Wallace,</i> <i>Member</i></p> <p><i>Brian Zimmerman,</i> <i>First Alternate</i></p> <p><i>Vacant-TBD,</i> <i>Second alternate</i></p> <p><i>Karissa Rohde,</i> <i>BOA Secretary</i></p> <p>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.</p> <p>This agenda gives notice of a meeting of the Board of Adjustment. 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).</p>	<ol style="list-style-type: none"><li>1. Call to order</li><li>2. Roll call</li><li>3. Pledge of Allegiance</li><li>4. Certification of open meeting law</li><li>5. Approval of Minutes: 4/25/2025</li><li>6. 2026 BOA Calendar</li><li>7. Current BOA Member terms and discussion</li><li>8. Recess for field inspection</li><li>9. Public Hearing (not to begin before 9:30am)</li></ol> <p><b>Item #1: Owner/Applicant:</b> Brooks Farm Properties LLC, <b>Agent:</b> WE Energies – Madelyn Koerner, <b>Location:</b> N2705 County Road A, <b>Parcel:</b> 006-00672-0000, <b>General Legal Description:</b> Located in the SE ¼ of NW ¼ of Section 34, T15N, R13E, Town of Green Lake, <b>Request:</b> Variance from Section 350-43.1 of the County Zoning Ordinance to build a security fence that is 7 feet in height within the street right-of-way line.</p> <ol style="list-style-type: none"><li>a. Public Hearing</li><li>b. Board Discussion &amp; Deliberation</li><li>c. Board Decision</li></ol> <ol style="list-style-type: none"><li>10. Adjourn</li></ol> <p><b>This meeting will be conducted through in person attendance or audio/visual communication. Remote access can be obtained through the following link:</b></p> <p>Topic: Board of Adjustment Meeting Time: December 19, 2025, 09:00 AM Central Time (US and Canada)</p> <p><b>Microsoft Teams</b> <a href="#">Need help?</a> <b><u>Join the meeting now</u></b> Meeting ID: 251 020 992 945 16 Passcode: ny7V3SC7 <b>Dial in by phone</b> <a href="#">+1 920-515-0745,,262359018#</a> United States, Appleton <a href="#">Find a local number</a> Phone conference ID: 262 359 018# For organizers: <a href="#">Meeting options</a>   <a href="#">Reset dial-in PIN</a> Please accept at your earliest convenience. Thank you! <a href="#">Org help</a>   <a href="#">Privacy and security</a></p>

**Green Lake County**  
**BOARD OF ADJUSTMENT**  
April 25, 2025

The meeting of the Green Lake County Board of Adjustment was called to order by Chair Ron Triemstra on Friday, April 25, 2025 at 9:00am in the Green Lake County Board Room, Green Lake County Government Center, 571 County Road A, Green Lake, WI. The meeting was held both in person and via remote access. The requirements of the open meeting law were certified as being met. The Pledge of Allegiance was recited.

**ROLL CALL**

**Present:** Ron Triemstra, Chair  
Rick Dornfeld  
Peter Wallace

**Absent:**

**Other County employees present:**

Karissa Block, Deputy County Clerk, Matt Kirkman, P&Z Director; Ryan Schinke, Land Use Coordinator/Technician

**MINUTES**

*Motion/second (Wallace/Dornfeld)* to approve the minutes of the 11/15/2024 meeting. Motion carried with no negative vote.

**CLOSED SESSION**

- to confer with legal counsel for the BOA who is rendering oral or written advice concerning strategy to be adopted by the BOA with respect to litigation in which it is or likely to become involved., re: Green Lake County Case No. 2024CV000038

*Motion/second (Triemstra/Dornfeld)* to move into Closed Session. Motion carried with no negative vote. *Motion/second (Dornfeld/Triemstra)* to allow Planning & Zoning staff Matt Kirkman and Ryan Schinke to be present during Closed Session. Motion carried with no negative vote.

**RECONVENE INTO OPEN SESSION FOR THE BOA TO TAKE ACTION ON ANY DECISIONS MADE IN CLOSED SESSION**

*Motion/second (Dornfeld/Wallace)* to move into Open Session. Motion carried with no negative vote.

*Motion/second (Triemstra/Dornfeld)* to join in an appeal with Little Green Lodge in case No. 2024CV000038. Motion carried with no negative vote.

**COMMITTEE DISCUSSION**

- a. Next meeting date – NA
- b. Future agenda items for action & discussion

**ADJOURN**

Chair Triemstra adjourned the meeting at 9:47am.

Respectfully Submitted,

Karissa Block  
Deputy County Clerk

DRAFT

# Board of Adjustment 2026

## Meeting Dates:

January 16
<b>February 20</b>
March 20
<b>April 17</b>
May 15
<b>June 19</b>
July 17
<b>August 21</b>
September 18
<b>October 16</b>
November 20
<b>December 18</b>

January						
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April						
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November						
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December						
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20	21	22	23	24	25	26
27	28	29	30	31		





## **BOARD OF ADJUSTMENT CURRENT MEMBER STATUS**

<b>Member</b>	<b>Reappointment Date</b>	<b>Term Ends</b>
Ron Triemstra-chair	May 21, 2024	June 30, 2027
Peter Wallace	May 20, 2025	June 30, 2028
Rick Dornfeld	December 19, 2023	June 30, 2026
Brian Zimmerman-1 <sup>st</sup> alternate	May 21, 2024	June 30, 2027
Vacant-2 <sup>nd</sup> alternate	TBD	June 30, 2028

## NOTICE OF PUBLIC HEARING

The Green Lake County Board of Adjustment will hold a Public Hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, Wisconsin, on **Friday, December 19, 2025, at 9:00 a.m.** The meeting will recess for site inspection of the following item:

**Item #1: Owner/Applicant:** Brooks Farm Properties LLC, **Agent:** WE Energies – Madelyn Koerner, **Location:** N2705 County Road A, **Parcel:** 006-00672-0000, **General Legal Description:** Located in the SE ¼ of NW ¼ of Section 34, T15N, R13E, Town of Green Lake, **Request:** Variance from Section 350-43.1 of the County Zoning Ordinance to build a security fence that is 7 feet in height within the street right-of-way line.

The Board of Adjustment will reconvene at approximately **9:30 a.m.** to consider the item above.

All interested persons wishing to be heard at the public hearing are invited to attend. Please note that *it is not uncommon for an owner/applicant to withdraw a request at the last minute*. For further detailed information concerning this notice contact **Land Use Planning and Zoning** at (920) 294-4156.

*Publish: December 4, 2025*

# VARIANCE APPLICATION – GREEN LAKE COUNTY

*Provide the following information and any other detailed information related to the variance.*

Date Received: 10/29/25

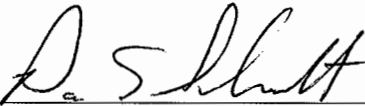
Fee Received: 11/4/25 \$375

Brooks Farm Properties LLC

Wisconsin Gas LLC, doing business as We Energies

Owner Name

Applicant Name

 10/21/2025

 10/21/2025

Owner Signature

Date

Applicant Signature

Date

W774 Center Road

231 W Michigan St

Mailing Address

Mailing Address

Markesan WI 53946

Milwaukee WI 53203

City State Zip

City State Zip

507-923-0554

414-221-2197

Home Phone

Work/Cell Phone

Home Phone

Work/Cell Phone

paul.schardt@gmail.com

Email address

madelyn.koerner@wecenergygroup.com

Email address

Site Address N2705 County Road A

Tax Parcel ID # 006 - 00672 - 0000

SE 1/4, NW 1/4, Section 34, T 15 N, R 13 E

Lot            Block            Subdivision/Plat           

Lot            CSM #            Town of Green Lake

**A variance is not a convenience to the property owner and should not be granted routinely.** For the Board of Adjustment to grant a variance, the owner/applicant must clearly demonstrate that there is an unnecessary hardship present when strictly applying an ordinance standard; that the hardship is due to unique site limitations; and in granting a variance the public interest is being protected. The burden of proof rests upon the property owner to show all 3 criteria are being met.



Attach additional sheets, if necessary, to provide the information requested.

1. Explain your proposed plans and how they vary from the required dimensional standards:

Wisconsin Gas LLC, a Wisconsin Limited Liability Company, doing business as We Energies will be putting a gas regulator station on the parcel detailed above, owned by Brooks Farm Properties LLC. For safety concerns to prevent tampering of gas facilities, We Energies wants to place a 6-foot tall fence with an additional foot of barbed wire for a total height of 7 feet. The fence would go around the gas regulator station easement area (a 75' by 75' easement area) that is against the edge of road Right of Way. Local zoning codes restrict the height of fencing to a certain height when it is within 40 feet from the road Right of Way that would be breached by We Energies proposed 7-foot high fence.

2. Explain the hardship imposed by the Ordinance:

Having a lower fence could jeopardize the gas facilities within the easement in area. The fence is to deter unauthorized access into the easement area to prevent tampering with the gas facilities. With a lower fence, unauthorized access is more likely and could put not only the gas facilities at risk but also the surrounding area and environment.

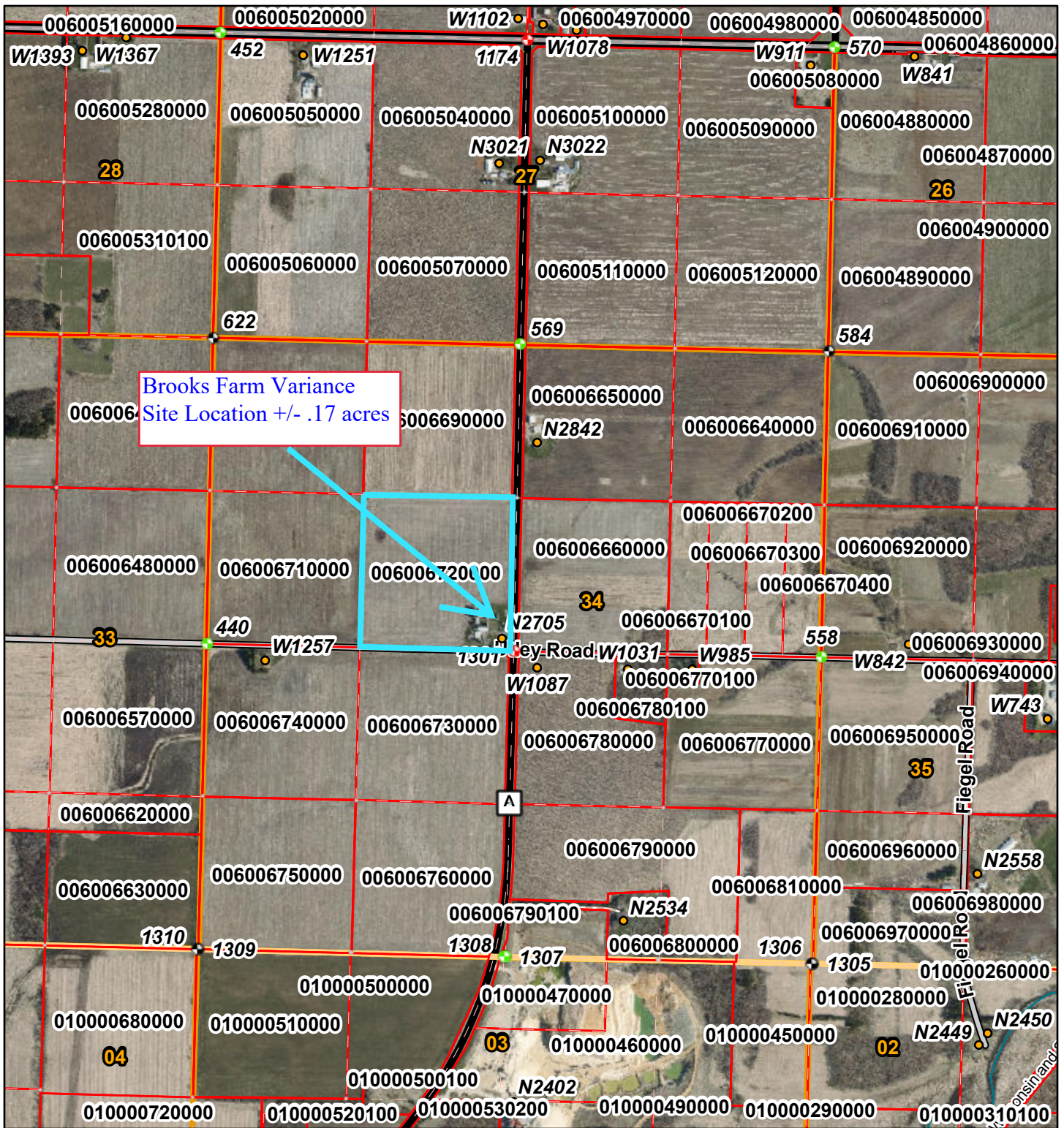
3. Describe unique property feature(s) that create the hardship:

We Energies did not want to impact the existing structures on the property nor use the agricultural land. Therefore, We Energies proposed to work at this section of land despite its proximity to the road ROW to avoid impacting the landowners' assets. It is We Energies protocol to have a 7-foot high barbed fence for safety concerns, regardless of location.

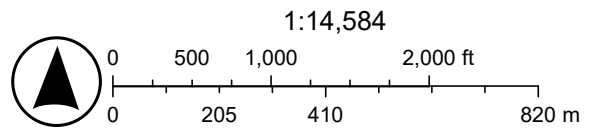
4. Explain why the proposed variance will not harm the public interest:

The variance to allow the fence to be at the proposed height will protect the public interest by deterring unauthorized access. If unauthorized access occurs and the gas facilities are tampered with, the public would be at risk. Therefore, taking this additional precaution would protect the public interest.

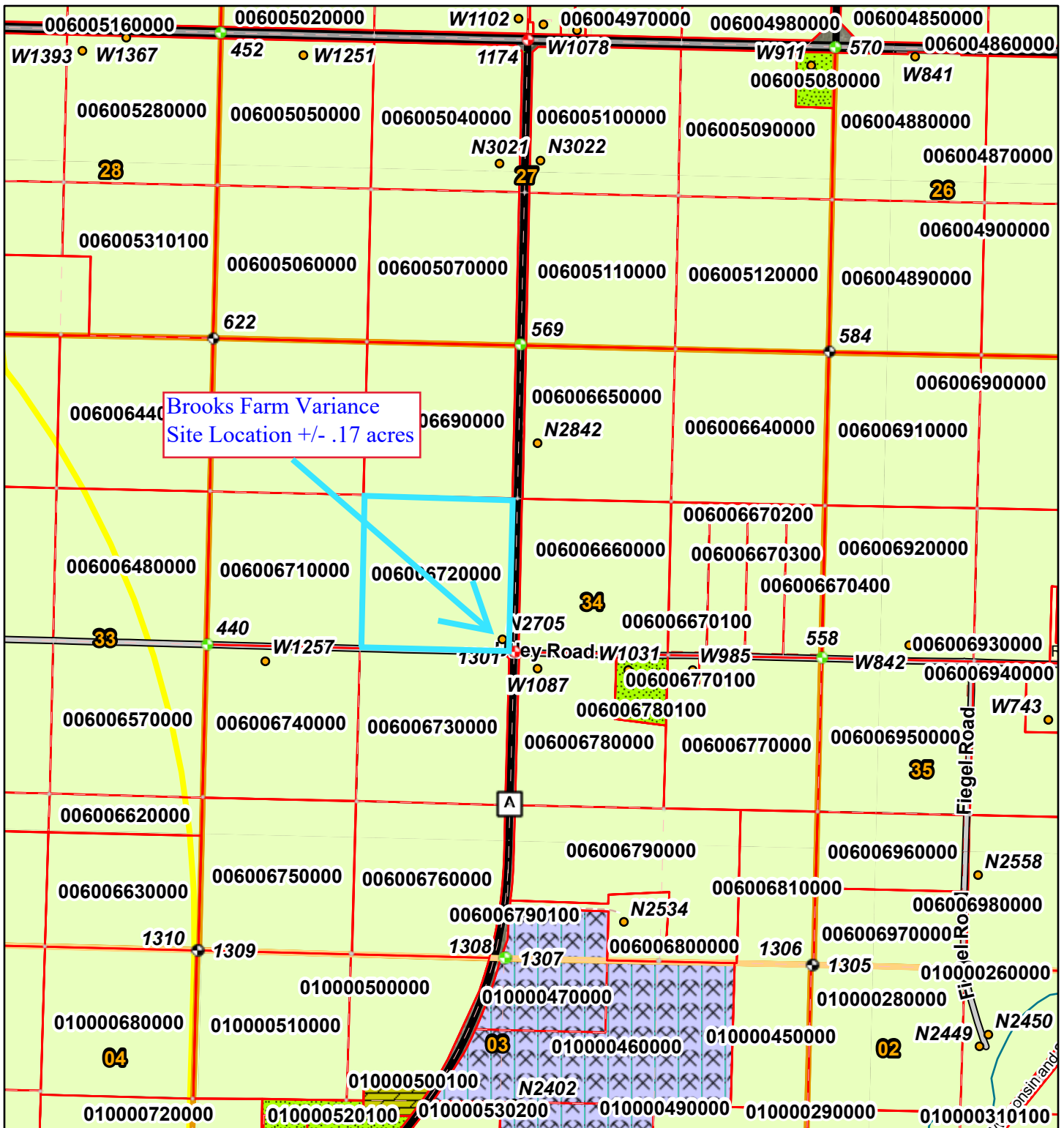
# Brooks Farm Variance Aerial Map



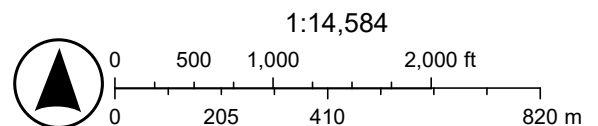
9/26/2025, 3:17:35 PM



# Brooks Farm Variance Zoning Map

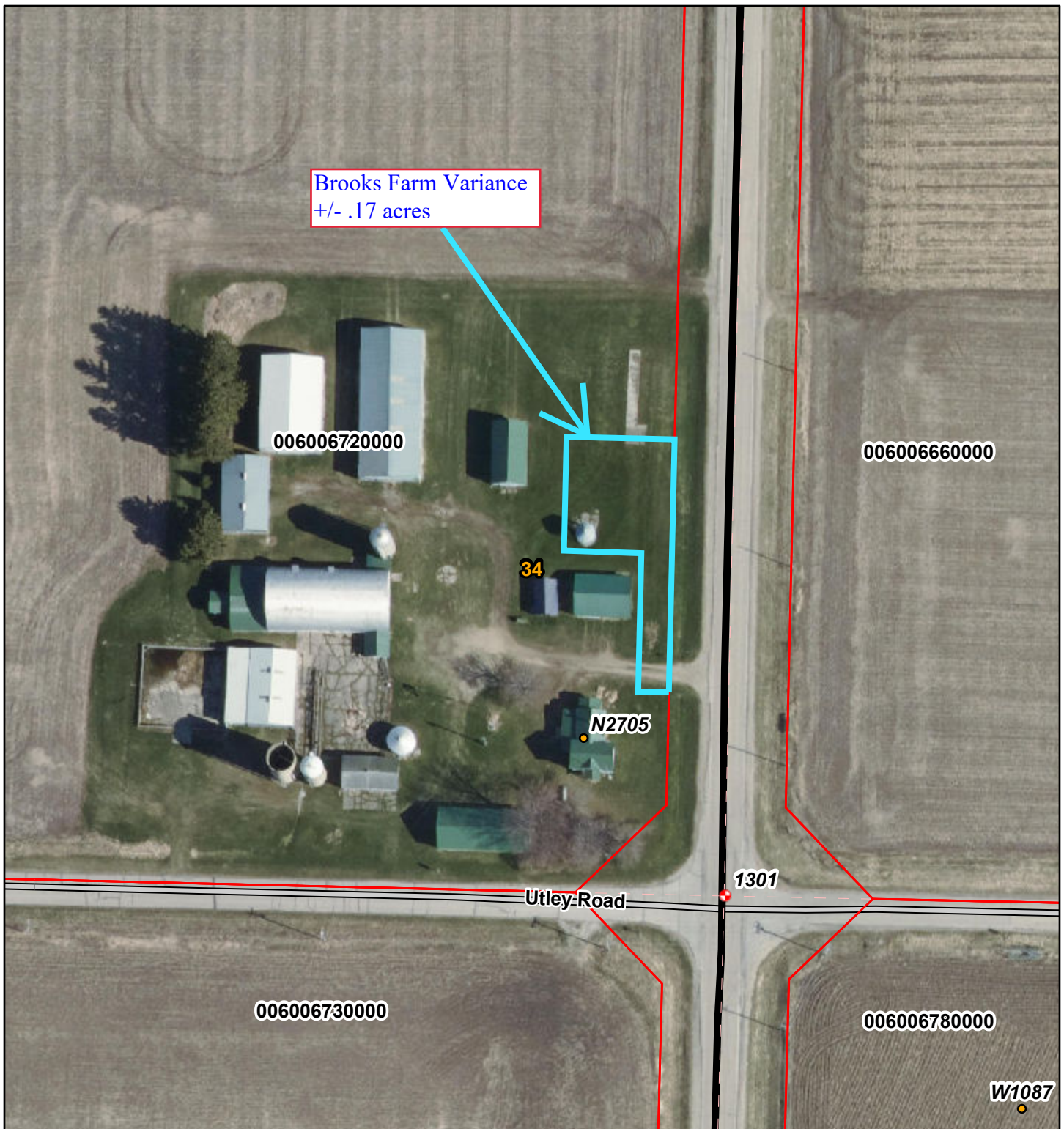


9/26/2025, 3:25:16 PM

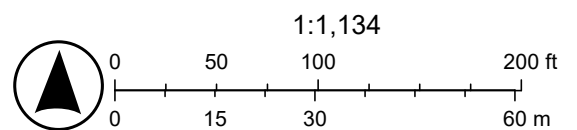




# Brooks Farm Variance Aerial Map2



9/26/2025, 3:41:07 PM





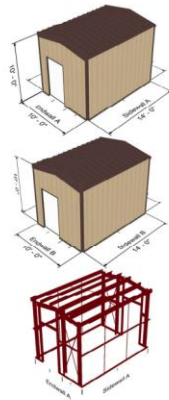




**BUILDING DESCRIPTION:**  
10' - 0" wide x 14' - 0" long x 10' - 0" high  
building with roof pitch of 2:12

**BUILDING OPTIONS:**  
(2) Personnel door openings  
Roof finish: 26G PBR Panel 26G COFBRWN  
Wall finish: 26G PBR Panel 26G SAD-TAN  
Framing finish: Red Oxide

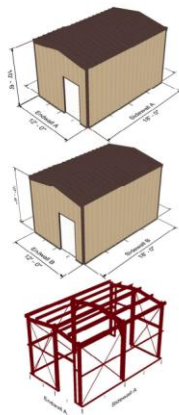
**Stamped Engineering Plans**  
Slab foundation plans included  
40 psf ground snow load, 40 psf min. roof snow  
load  
110 mph wind speed, exposure 'C'  
2021 IBC



**BUILDING DESCRIPTION:**  
12' - 0" wide x 18' - 0" long x 10' - 6" high  
building with roof pitch of 2:12

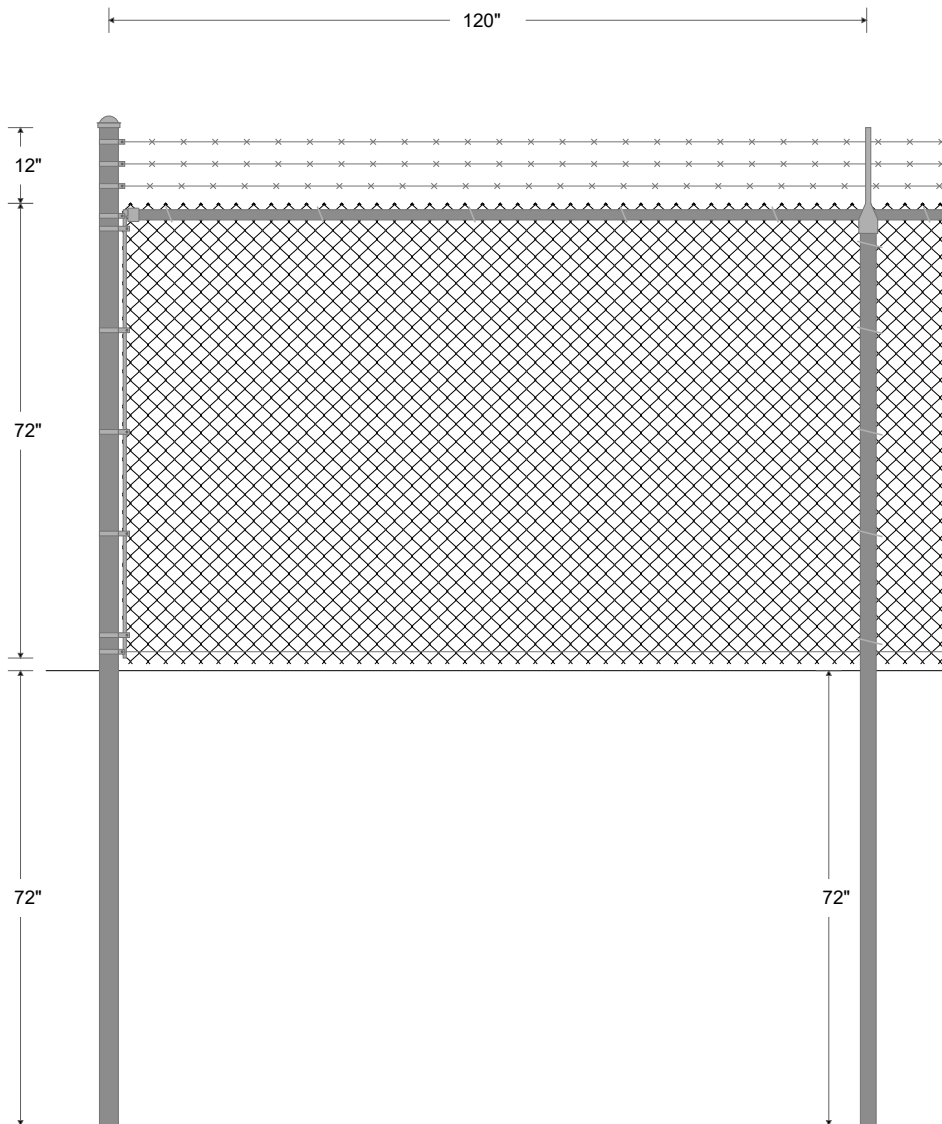
**BUILDING OPTIONS:**  
(2) Personnel door openings  
Roof finish: 26G PBR Panel 26G COFBRWN  
Wall finish: 26G PBR Panel 26G SAD-TAN  
Framing finish: Red Oxide

**Stamped Engineering Plans**  
Slab foundation plans included  
40 psf ground snow load, 40 psf min. roof snow  
load  
110 mph wind speed, exposure 'C'  
2021 IBC



- 6-8 week lead time on building
- (2) single personnel doors





72" tall Chainlink Fabric with Knuckle / Barb Selvage and 2" Mesh Size.

156" tall, 3" diameter Terminal Post Driven 6' Deep

144" tall, 2 1/2" diameter Line Post Driven 6' Deep

Top of Fence has 1 5/8" diameter Top Rail.

Bottom of Fence has Smooth Tension Wire.

3 Strands of Barb Wire with Extended Terminal Posts.

Line Post Spacing: Max of 120"

Tie Wire Spacing is every 24" on Rails.



Century Fence  
14839 Lake Drive  
Forest Lake, MN 55025  
(651) 464-7373



# Example





# Example



Permit Application

Green Lake

**Permit Type:** Land Use **Permit Issued:** 11/11/2025 **Permit No.** 14104

**Fee:** \$150.00

**Permit Expires:** 11/10/2026

**Value:** \$61,738.00

Mailing Address BROOKS FARM PROPERTIES LLC  
W774 CENTER RD.  
MARKESAN, WI 53946

**Permit Detail:**

**Received By:** Matt Kirkman

Muni	Parcel Number	Site Address	Legal Description
Town of Green Lake	006006720000	N2705 COUNTY ROAD A	SE1/4 OF THE NW1/4 SEC 34 (SUBJECT TO THE HWY R/W AS RECD IN V189 P585)

**Application For**

Type	Subtype	Width(ft)	Length (ft)	Height (ft)	Diameter(ft)	Depth(ft)	Stories
Accessory Structure	Natural Gas Regulating Station	75.0	75.0	0.0	0.0	0.0	0.0
Description: Includes two buildings, gravel area and access drive.							

**Minimum Setback Requirements:**

0.0ft. from East Road Right-of-Way

204.0ft. from South Road Right-of-Way

1216.0ft. from West Lot line

1012.0ft. from North Lot line

**Zoning Districts:**

**Land Use Permit Conditions**

\* FINAL INSPECTION: Notify Code Enforcement Office within 10 days after completion of construction, alteration, repair or relocation of proposed structure.

\* WALL FORM INSPECTION: Contact Code Enforcement Office 24 hours prior, to schedule inspection for setback verification once wall forms are up, and prior to pouring concrete.

\* Green Lake County approval does not eliminate the need of the owner / developer to obtain all other necessary approval from other entities of jurisdiction.

Permit Application

- \* This Land Use Permit must be posted so as to be visible from the road right-of-way.
- \* Applications for renewal of this Land Use Permit shall be made to the Green Lake County Land Use Planning & Zoning Office.
- \* Changed regulations will not impair the validity of this Land Use Permit.
- \* This Land Use Permit is subject to the rules in force at the time of issuance.
- \* This Land Use Permit is valid for one year from the date of issuance.
- \* This Land Use Permit is only valid for commencement of the work described in the application for permit.
- \* When plans for the proposed project(s) are updated and/or revised, a copy of the new plans with changes must be provided to the Land Use Planning & Zoning Department for review and approval in accordance with all applicable standards.

Signature:

The undersigned hereby agrees that all work shall be done in accordance with the requirements of all Green Lake Ordinances and all applicable laws and regulations of the State of Wisconsin. Dimensions and distances provided on this form and all attachments hereto are true and correct. Applicant authorizes Green Lake staff to inspect the premise for conformity to this permit.

Application Name Printed: Maddy Koemer - WE Energies		Telephone #: 414-221-2197	
Application Signature: See LUP application	Date: 10-20-2025	Staff Signature: <i>Matt Kirkman</i>	Date: 11-11-25

GREEN LAKE COUNTY

LAND USE PERMIT APPLICATION

Land Use Planning & Zoning  
571 County Road A  
Green Lake, WI 54941  
Phone: (920) 294-4156

<b>PART I</b>	<b>COUNTY USE ONLY</b>			
	Parcel/Tax ID # <u>006 - 00672 - 0000</u>		Date Issued <u>11-11-25</u>	Permit # <u>14104</u>

<b>PART II</b> <small>(Black or blue ink only)</small>	<b>Owner</b> Brooks Farm Properties LLC		<b>Contractor</b> Wisconsin Gas LLC, doing business as We Energies	
	Name _____		Name _____	
	Address W774 Center Road		Address 231 W Michigan St	
	City Markesan WI 53946-8702		City Milwaukee WI 53203	
	State WI Zip 53946-8702		State WI Zip 53203	
	Home Phone _____ Work/Cell Phone _____		Home Phone 414-221-2197 Work/Cell Phone _____	
	<b>Site Address</b> N2705 County Road A		<b>Parcel/Tax ID#</b> 006 - 00672 - 0000	
	<b>Township</b> Town of Green Lake		<b>SE</b> <u>1/4</u> , <b>NW</b> <u>1/4</u> , <b>Sec</b> <u>34</u> , <b>T</b> <u>15</u> , <b>N</b> , <b>R</b> <u>13</u> <b>E</b>	
	<b>Lot</b> _____ <b>Block</b> _____ <b>Subd/Plat</b> _____		<b>CSM #</b> _____	
	<b>Proposed Project(s)</b> Gas regulator station and access			

<b>Use of Project(s)</b> <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Other <u>Utility</u>			
<b>Type of Project</b>		<b>Project #3 Gravel Area</b>	<b>Distances to Lot Lines (ft)</b>
<input type="checkbox"/> Principal		Lth/Wth <u>75' x 75'</u>	Front <u>1012.6</u>
<input type="checkbox"/> Accessory		Area <u>5625.15</u> ft <sup>2</sup>	Front _____
<input type="checkbox"/> New		Height <u>at grade</u> ft	Side <u>0</u>
<input type="checkbox"/> Addition		Stories _____	Side <u>1216</u>
<input type="checkbox"/> Grade/Fill		Bedrooms _____ (new)	Rear <u>204.6</u>
<input type="checkbox"/> Sign		Bedrooms _____ (total)	Shore _____
<b>Cost of Construction w/Labor* \$</b> <u>included in #1</u>			
<b>Type of Project</b>		<b>Project #4 Access</b>	<b>Distances to Lot Lines (ft)</b>
<input type="checkbox"/> Principal		Lth/Wth _____ x _____	Front <u>1087.6</u>
<input type="checkbox"/> Accessory		Area <u>1900</u> ft <sup>2</sup>	Front _____
<input type="checkbox"/> New		Height <u>at grade</u> ft	Side <u>0</u>
<input type="checkbox"/> Addition		Stories _____	Side <u>1271</u>
<input type="checkbox"/> Grade/Fill		Bedrooms _____ (new)	Rear <u>109.6</u>
<input type="checkbox"/> Sign		Bedrooms _____ (total)	Shore _____
<b>Cost of Construction w/Labor* \$</b> <u>included in #1</u>			

<b>PART III</b> <small>COUNTY USE ONLY</small>	<b>COUNTY USE ONLY</b>		<b>Zoning District</b> <u>A+1</u>		<b>Data by</b> <u>MEK</u> <b>Date</b> <u>11-11-25</u>	
	<b>Yes No</b>		<b>Yes No</b>		<b>Yes No</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>Shoreland*</b>		<b>After the Fact</b>		<b>Existing Nonconforming</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Equalized Assessed Value</b>	
	<b>Wetland</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____	
	<b>Floodway</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Construction Cost w/Labor</b>	
	<b>Flood Fringe</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____	
	<b>General Floodplain</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>% of assessed value</b>	
	<b>Wall Insp. Req.</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> >50% of Eq. Assessed Val.	

<b>PART IV</b>	<b>NOTES</b>			
	*Shoreland may have additional requirements.			
	The owner, or contractor acting on behalf of the owner, hereby certifies that the information submitted on and with this application, is true and correct to the best of their knowledge. The owner hereby grants Green Lake County Zoning staff permission to enter the subject property to inspect the above-described project(s) for compliance with all applicable conditions and ordinances. This permit is valid for one year from the date of issuance. This permit may be renewed prior to expiration and if so will be subject to the rules in force at the time of renewal.			
	<b>Permit Fee</b> \$ <u>150</u>		<b>Owner/Contractor Signature</b> _____	
	<b>Check</b> # <u>1714442</u>		<b>Zoning Official Signature</b> _____	
	<b>Receipt</b> # _____		<b>All Checks Payable to "Green Lake County"</b>	
			<b>Date</b> <u>10/20/2025</u>	
			<b>Date</b> <u>11-11-25</u>	
			<b>PZZ-001 (06/23)</b>	

## GREEN LAKE COUNTY

## LAND USE PERMIT APPLICATION

Page 2 of 2  
 Land Use Planning & Zoning  
 571 County Road A  
 Green Lake, WI 54941  
 Phone: (920) 294-4156

## PART I COUNTY USE ONLY

Parcel/Tax ID # 000-00672-0000 Date Issued 11-11-25 Permit # 14104

## PART II (Black or blue ink only)

**Owner** Brooks Farm Properties LLC  
 Name \_\_\_\_\_  
 W774 Center Road  
 Address \_\_\_\_\_  
 Markesan WI 53946-8702  
 City State Zip  
 Home Phone \_\_\_\_\_ Work/Cell Phone \_\_\_\_\_

**Contractor** Wisconsin Gas LLC, doing business as We Energies  
 (Applicant)  
 Name \_\_\_\_\_  
 231 W Michigan St  
 Address \_\_\_\_\_  
 Milwaukee WI 53203  
 City State Zip  
 Home Phone \_\_\_\_\_ 414-221-2197  
 Work/Cell Phone \_\_\_\_\_

**Site Address** N2705 County Road A **Parcel/Tax ID#** 006 - 00672 - 0000

**Township** Town of Green Lake **SE** 1/4, **NW** 1/4, **Sec** 34, **T** 15, **N**, **R** 13 **E**

**Lot** \_\_\_\_\_ **Block** \_\_\_\_\_ **Subd/Plat** \_\_\_\_\_ **CSM #** \_\_\_\_\_

**Proposed Project(s)** Gas regulator station

**Use of Project(s)** ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Recreational ☐ Residential ☒ Other Utility

Type of Project	Project #1 Dimensions	Distances to Lot Lines (ft)	Type of Project	Project #2 Dimensions	Distances to Lot Lines (ft)
<input type="checkbox"/> Principal	Lth/Wth <u>12</u> x <u>18</u>	Front <u>1043.6</u>	<input type="checkbox"/> Principal	Lth/Wth <u>10</u> x <u>14</u>	Front <u>1025.6</u>
<input checked="" type="checkbox"/> Accessory	Area <u>2116</u> ft <sup>2</sup>	Front <u>-</u>	<input checked="" type="checkbox"/> Accessory	Area <u>140</u> ft <sup>2</sup>	Front <u>-</u>
<input checked="" type="checkbox"/> New	Height <u>10.5</u> ft	Side <u>45</u>	<input checked="" type="checkbox"/> New	Height <u>10.5</u> ft	Side <u>54</u>
<input type="checkbox"/> Addition	Stories <u>1</u>	Side <u>1234</u>	<input type="checkbox"/> Addition	Stories <u>1</u>	Side <u>1223</u>
<input type="checkbox"/> Grade/Fill	Bedrooms <u>-</u> (new)	Rear <u>230.6</u>	<input type="checkbox"/> Grade/Fill	Bedrooms <u>-</u> (new)	Rear <u>256.6</u>
<input type="checkbox"/> Sign	Bedrooms <u>-</u> (total)	Shore <u>-</u>	<input type="checkbox"/> Sign	Bedrooms <u>-</u> (total)	Shore <u>-</u>
<b>Cost of Construction w/Labor* \$</b> <u>61,738.00</u>			<b>Cost of Construction w/Labor* \$</b> <u>included in Project 1 price</u>		

## PART III COUNTY USE ONLY

**Yes No**

☐ ☒ **Shoreland\***

☐ ☒ **Wetland**

☐ ☒ **Floodway**

☐ ☒ **Flood Fringe**

☐ ☒ **General Floodplain**

☐ ☒ **Wall Insp. Req.**

☒ ☐ **Final Insp. Required**

☐ ☒ **Other Insp. (see notes)**

**Yes No**

☐ ☒ **After the Fact**

☐ ☒ **BOA**

☒ ☐ **P&Z** CUP 11-6-25

☐ ☒ **ETZA**

☐ ☐ **POTW** na

☐ ☐ **POWTS**

☐ ☐ **DWF**

**Data by** MSE **Date** 11-11-25

**Yes No**

☐ ☒ **Existing Nonconforming**

☐ ☒ **Equalized Assessed Value**

**\$** \_\_\_\_\_

**Construction Cost w/Labor**

**\$** \_\_\_\_\_

**% of assessed value**

☐ ☐ **>50% of Eq. Assessed Val.**

## NOTES

\*Shoreland may have additional requirements.

## PART IV

The owner, or contractor acting on behalf of the owner, hereby certifies that the information submitted on and with this application, is true and correct to the best of their knowledge. The owner hereby grants Green Lake County Zoning staff permission to enter the subject property to inspect the above-described project(s) for compliance with all applicable conditions and ordinances. This permit is valid for one year from the date of issuance. This permit may be renewed prior to expiration and if so will be subject to the rules in force at the time of renewal.

**Permit Fee** \$ 150 **Owner/Contractor Signature** \_\_\_\_\_ **Date** 10/20/2025

**Check #** 1714442 **Zoning Official Signature** \_\_\_\_\_ **Date** 11-11-25

**Receipt #** \_\_\_\_\_ **All Checks Payable to "Green Lake County"**

PZZ-001 (06/23)

## 2024 Property Record | Green Lake County, WI

Assessed values not finalized until after Board of Review  
Property information is valid as of 9/11/2025 9:13:09 AM

Owner Address		Owner																																																				
BROOKS FARM PROPERTIES LLC , W774 CENTER RD. MARKESAN, WI 53946		BROOKS FARM PROPERTIES LLC																																																				
Property Information		Property Description																																																				
<p>Parcel ID: 006006720000</p> <p>Document # 414990</p> <p>Tax Districts: MARKESAN SCHOOL DISTRICT</p>		<p>For a complete legal description, see recorded document.</p> <p>SE1/4 OF THE NW1/4 SEC 34 (SUBJECT TO THE HWY R/W AS RECD IN V189 P585)</p> <p>Municipality: 006-TOWN OF GREEN LAKE</p> <p>Property Address: N2705 COUNTY ROAD A</p>																																																				
Tax Information		Land Valuation																																																				
<p><a href="#">Print Tax Bill</a></p> <table><thead><tr><th>Installment</th><th>Amount</th></tr></thead><tbody><tr><td>First:</td><td>1,271.34</td></tr><tr><td>Second:</td><td>1,271.34</td></tr><tr><td>Third:</td><td>0.00</td></tr><tr><td>Total Tax Due:</td><td>2,542.68</td></tr><tr><td>Base Tax:</td><td>2,595.84</td></tr><tr><td>Special Assessment:</td><td>0.00</td></tr><tr><td>Lottery Credit:</td><td>0.00</td></tr><tr><td>First Dollar Credit:</td><td>53.16</td></tr><tr><td>Amount Paid: (View payment history info below)</td><td>2,542.68</td></tr><tr><td>Current Balance Due:</td><td>0.00</td></tr><tr><td>Interest:</td><td>0.00</td></tr><tr><td>Total Due:</td><td>0.00</td></tr></tbody></table>		Installment	Amount	First:	1,271.34	Second:	1,271.34	Third:	0.00	Total Tax Due:	2,542.68	Base Tax:	2,595.84	Special Assessment:	0.00	Lottery Credit:	0.00	First Dollar Credit:	53.16	Amount Paid: (View payment history info below)	2,542.68	Current Balance Due:	0.00	Interest:	0.00	Total Due:	0.00	<table><thead><tr><th>Code</th><th>Acres</th><th>Land</th><th>Impr.</th><th>Total</th></tr></thead><tbody><tr><td>4</td><td>35.00</td><td>\$7,000</td><td>\$0</td><td>\$7,000</td></tr><tr><td>5</td><td>2.00</td><td>\$200</td><td>\$0</td><td>\$200</td></tr><tr><td>7</td><td>3.00</td><td>\$20,000</td><td>\$105,500</td><td>\$125,500</td></tr><tr><td></td><td>40.00</td><td>\$27,200</td><td>\$105,500</td><td>\$132,700</td></tr></tbody></table> <p>Assessment Ratio: 0.5706379540</p> <p>Fair Market Value: Not Applicable</p>		Code	Acres	Land	Impr.	Total	4	35.00	\$7,000	\$0	\$7,000	5	2.00	\$200	\$0	\$200	7	3.00	\$20,000	\$105,500	\$125,500		40.00	\$27,200	\$105,500	\$132,700
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12/30/2024	93888	2542.68	0.00	0.00	2542.68																																																	

\*No data found for Special Assessment Detail, Delinquent Tax Summary in 2024

## BOARD OF ADJUSTMENT

Public Hearing

December 19, 2025

### Item I: Variance

**Owners:**

Brooks Farm Properties, LLC

**Applicant:**

Wisconsin Gas LLC dba WE Energies

**Request:** The owners are requesting a variance to locate an open fence and gate within the street yard setback that is 7 feet in height, whereas Section 350-43.1(B) states that open fences in the street yard setback shall not exceed 4 feet in height.

**Parcel Number/ Location:** The request affects parcel 004-00845-0101 (±13.5 acres) located in the SE¼ of the NW¼ of Section 34, T15N, R13E, Town of Green Lake. The site address is N2705 County Road A.

**Existing Zoning and Uses of Adjacent Area:** The subject site is currently zoned as A-1, Farmland Preservation District. Apart from a 6-acre wooded parcel southeast of the easement location, all the lands surrounding this parcel are agriculturally zoned and used agriculturally.

**Additional Information/ Analysis:** The subject (easement) site sits on a 40-acre parcel owned by Brooks Farm Properties, LLC. The easement site is only 75ft (east to west) and 75ft (north to south). This equates to about 5,625 sqft (0.012 acres). The underlying parcel has been used agriculturally for many years. The easement area had been used as corncrib as well as open lawn area. Since 2020, the corn crib has been removed.

On November 6<sup>th</sup>, 2025 the LUP & Z Committee approved a CUP for WE Energies to construct a gas regulator station within the easement area. The purpose of which is to take high pressure natural gas and reduce the pressure down for distribution to WE Energies customers. That project has been permitted and is under construction.

In order to secure these gas regulation valves, equipment, buildings, and other infrastructure, WE Energies would like to construct a security fence (and gate) that would be 7ft in height. Their (WE Energies) concern being that a zoning ordinance-allowed open fence height of 4ft would not have the same "securing" effect as would a 7ft tall fence. WE Energies uses a 7ft standard height for gas regulator stations without issue.

**VARIANCE CRITERIA:** To qualify for a variance, it must be demonstrated that the property meets the following 3 requirements: (Wisconsin Act 67 (2017) codified Case Law as applied to variance criteria, §59.694(7)(c)2., with No Harm To Public Interest already codified and now renumbered to §59.694(7)(c)3.)

- 1) Unnecessary Hardship
  - ❑ hardship may not be self-created (State ex rel. Markdale Corp. v. Board of Appeals)



- ❑ circumstances of the applicant, such as a growing family or the need for a larger garage, are not the sole factor in considering variances (Snyder)
  - ❑ property, as a whole, must be considered, not just a portion (State v. Winnebago County)
  - ❑ economic or financial hardship is not a sole justification (State v. Winnebago County)
- 2) Unique Property Limitations
- ❑ limitations such as steep slope, wetland, shape, or size that are not shared by other properties and prevent compliance with ordinance (State v. Kenosha BOA)
  - ❑ limitations common to a number of properties are not a justification (Arndorfer v. Sauk County BOA)
  - ❑ alternative designs / locations on the property have been investigated (State v. Winnebago County)
- 3) No Harm to Public Interest
- ❑ ordinance purpose and intent, variance may not harm public interest (State v. Winnebago County)
  - ❑ short-term, long-term, and cumulative effects on public interest in neighborhood, community, and even the state (Ziervogel)
  - ❑ only allow minimal relief for use of property, may include conditions (Robert M. Anderson, *American Law of Zoning*)

### **Staff Comments:**

#### **1) Unnecessary Hardship**

- The hardship in this case emanates from the location and overall area of the easement. If the easement location were outside of the street yard setback or much larger in area the 7ft security fence would be permissible. The applicant (WE Energies) has no control over the location or size of the easement area. The underlying property owner (Brooks Farm Properties, LLC) controls what land they can part with for this use. The hardship imposed on the applicant is not self-created.
- Any responsible utility, operating a gas regulator station, would try to secure the station as best they can. Not only for their purposes but for the safety and security of the public.
- The easement area specifies where the gas regulator station can be located and therefore where the security fence would surround. Other locations on the parcel are not relevant.
- The applicants have not attempted to justify their variance request as an economic or financial hardship.

#### **2) Unique Property Limitations**

- The location of the easement area is necessary in order for WE Energies to tap into the high pressure gas line that runs along the county road right-of-way. The size of the easement area is a reflection of the limited area available on the Brooks Farm Properties, LLC's site.
- Once a location is selected for a gas regulator station there will be no neighboring properties that would also be selected. And there are very

few properties in the County that maintain a gas regulator station. As a result limitations common to a number of properties is not possible.

- Due to the minimal depth (east to west) of the easement area, alternative designs that can securely contain the required equipment, buildings, and underground infrastructure are not possible at this location.

### **3) Harm to Public Interest**

- Allowing the fence height increase out of a concern for public safety and interest, is not a conflict with the purpose and intent section of the zoning ordinance. Rather, the allowance furthers the public interest elements of the ordinance.
- In the short and long term, the BOA may have to consider this variance decision when it comes to other gas regulator proposals that have a reduced easement area. Due to the infrequency of such proposal, there is no negative public interest impact if this variance were to be granted.
- The request is for an industry standard 7ft open-style security fence and gate. There is no need to allow a lesser height and risk the security of the gas regulator station.

**VARIANCE CONDITIONS:** In order to grant the variance, the request must meet all three criteria listed above. If even one criterion cannot be met, the BOA must deny the variance. Staff's analysis indicates that this variance request stands up well to the three-step test. If the BOA sees this request meeting all three criteria the following conditions may be appropriate:

1). We Energies shall obtain a land use permit for the security fence (and gate) prior to the construction of the fence / gate.

2). The open-style security fence (and gate) shall remain open-style for as long as the gas regulator station is in service.

3). That a fire number be obtained for the gas regulator station prior to land use permit issuance for the security fence and gate.