



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, October 1, 2026.

Packet Pages:

- 2 Agenda
- 3-4 Draft Meeting Minutes from 9/3/26
- 5-6 August Financial Reports
- 7-9 August Land Use & Sanitary Reports
- 10-11 Violation Status Reports
- 12 Public Hearing Notice
- 13-26 **Item #1: Owner:** Lori Sue Weiler, **Agent:** Jeffrey Lieuwen, **Location:** State Highway 23, **Parcel:** 004-00870-0000, **Legal Description:** Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, T16N, R12E, Town of Brooklyn, ± 7.98 acres, **Request:** The owners are requesting a rezone of ± 7.98 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.
- 27-75 **Item #2: Owner:** United Cooperative, **Agent:** Robert E. Lee & Associates, **Location:** W1705 County Road S, **Parcel:** 010-00168-0000, **Legal Description:** Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, T14N, R13E & part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T14N, R13E, Town of Mackford, ± 12.895 acres, **Request:** The owners are requesting a Conditional Use Permit for a new warehouse/office structure and a new dry fertilizer building.
- 76-88 **Item #3: Owner:** Francis T. & Joan Koos, **Agent:** Cheryl Koos-Abendroth, **Location:** N1848 County Road U, **Parcel:** 010-00097-0300, **Legal Description:** Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, T14N, R13E, Town of Mackford, ± 5.06 acres, **Request:** The owners are requesting a rezone of ± 2.38 acres zoned A1, Farmland Preservation District, to R1, Single Family Residence District. To be identified by Certified Survey Map.



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, October 1, 2026, Time: 8:30 AM
Green Lake County Government Center, County Board Room
571 County Rd A, Green Lake WI

AGENDA

Committee
Members

Charles Buss-Chair
William Boutwell-Vice Chair
Brian Floeter
LuAnn Mirr-Frank
Gene Thom

Secretary: Pam Dykstra

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 9/3/2026
 5. Department Activity Reports
 - a) Financial Reports
 - b) Land Use & Septic permits
 - c) Violation reports
 6. Comprehensive Plan Update
 7. 2027 LUP&Z Department Restructure Proposal Status
 8. Public Comment (3-minute limit)
 9. Public Hearing: (Not to begin before 9:00 AM)
- Each item below will consist of:
- a) Public Testimony/Comment: 3-minute time limit
 - b) Committee Discussion & Deliberation
 - c) Committee Decision
 - d) Execute Ordinance/Determination Form

Item #1: Owner: Lori Sue Weiler, **Agent:** Jeffrey Lieuwen, **Location:** State Highway 23, **Parcel:** 004-00870-0000, **Legal Description:** Located in part of the SW ¼ of SE ¼ of Section 24, T16N, R12E, Town of Brooklyn, ±7.98 acres, **Request:** The owners are requesting a rezone of ±7.98 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.

Item #2: Owner: United Cooperative, **Agent:** Robert E. Lee & Associates, **Location:** W1705 County Road S, **Parcel:** 010-00168-0000, **Legal Description:** Located in part of the NW ¼ of SW ¼ of Section 9, T14N, R13E & part of the NE ¼ of the SE ¼ of Section 8, T14N, R13E, Town of Mackford, ±12.895 acres, **Request:** The owners are requesting a Conditional Use Permit for a new office/warehouse structure and a new dry fertilizer building.

Item #3: Owner: Francis T. Joan Koos, **Agent:** Cheryl-Koos Abendroth, **Location:** N1848 County Road U, **Parcel:** 010-00097-0300, **Legal Description:** Located in part of the NW ¼ of SW ¼ of Section 7, T14N, R13E, Town of Mackford, ±5.06 acres, **Request:** The owners are requesting a rezone of ±2.38 acres zoned A1, Farmland Preservation District, to R1, Single Family Residence District. To be identified by Certified Survey Map.

10. Committee Discussion
 - a) Future Meeting Dates: November 5, 2026 @ 8:30am
 - b) Future Agenda items for action & discussion
 - c) Public Hearing items in November – 1 Rezone, 2 CUPs
11. Adjourn

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/21820807371510?p=fxMDIYluliwuKJ9CtC>

Meeting ID: 218 208 073 715 10

Passcode: zT7F59xc

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 920-515-0745,,254027144#](#) United States, Appleton

[Find a local number](#)

Phone conference ID: 254 027 144#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Please accept at your earliest convenience. Thank you!

[Org help](#) | [Privacy and security](#)

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 3, 2026**

CALL TO ORDER

Chair Charles Buss called the Planning & Zoning meeting to order at 8:31 AM 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: **Gene Thom, LuAnn Mirr-Frank, Bill Boutwell**

Absent: **Brian Floeter**

Also Present: **Pamala Dykstra**, Deputy County Clerk; **Jeff Mann**, Corporation Council; **Stefanie Meeker**, Real Property Lister/Deputy Treasurer (remote); **Ryan Schinke**, Land Use Coordinator/Technician; **Noah Brown**, Land Use and Shoreland Specialist; **Matt Kirkman**, Land Use Planning & Zoning Director; **Jason Jerome**, County Manager

APPROVAL OF MINUTES

Motion/second (Boutwell/Mirr-Frank) to approve the minutes of the 08/06/2026 meeting with no additions or corrections. Motion carried with no negative vote.

PUBLIC APPERANCE

Steve Sorenson, 479 Golf Hill Ct, Green Lake, WI, presented on behalf of Mason Steffes of Signature Homes regarding living spaces above attached garages. Discussion held.

DEPARTMENT ACTIVITY REPORTS

- Financial Reports
- Land Use & Septic Permits
- Violation Report
- POWTS Failure Report

Kirkman and Mann went over reports found in the packet. Discussion held.

COMPREHENSIVE PLAN UPDATE

Kirkman discussed that the outcome of the surveys has established good elements that will be incorporated into the plan. The subcommittee will meet to draft the plan and possibly present it at a the October meeting. Discussion held.

2027 LUP&Z DEPARTMENT RESTRUCTURE PROPOSAL STATUS

Kirkman stated that this will go to the County Board of Supervisors meeting in September for final approval.

PUBLIC COMMENT (3-MINUTE LIMIT) - none

PUBLIC HEARING: (NOT TO BEGIN BEFORE 9:00AM)

Each item below will consist of:

- Public Testimony/Comment: 3-minute time limit
- Committee Discussion & Deliberation
- Committee Decision
- Execute Ordinance/Determination Form

Item #1: Applicants: Green Lake County Land Use Planning & Zoning Committee, **Request:** The committee is requesting an amendment to Chapter 338, Shoreland Zoning Ordinance of the Code of Green Lake County, more specifically, to account for recent changes to the State Administrative Code.

- Taylor Haag Strauser, 820 Sunnyside Rd, Green Lake, WI, spoke in favor of the update.
- Kirkman summarized the changes and stated that they were just administrative updates that were made by the DNR and the State and we are required to abide by them.
- **Motion/second (Boutwell/Mirr-Frank)** to approve the Ordinance. Motion carried with no negative vote.

Item #2: Owner: Steven Draeger & Robin Hein, **Agent:** Madelyn Koerner – WE Energies, **Location:** County Highway H, **Parcel:** 006-00980-0000, **Legal Description:** Part of the SE ¼ of the NE ¼ of Section 34, T15N, R12E, Town of Green Lake, ±.008 acres, **Request:** The owners are requesting a Conditional Use Permit for a gas regulator station and the necessary access to the easement area.

- Scott Shepard of WE Energies, 800 S. Lynndale Dr. Appleton, explained the reason for moving this regulator station is to change it from high pressure to low pressure for the safety of the customer.
- **Motion/second (Thom/Boutwell)** to approve the Ordinance. Motion carried with no negative vote.

COMMITTEE DISCUSSION

- a. Next meeting date October 1st, 2026 @ 8:30 AM
- b. Future agenda items for action & discussion
- c. Public Hearing items in October – Weiler Rezone

ADJOURN

Chair Buss adjourned the meeting at 9:14 AM.

Respectfully submitted,

Pamala Dykstra
Deputy County Clerk

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

FEES RECEIVED	AUGUST				YEAR-TO-DATE				BUDGET	
	2025		2026		2025		2026		2026	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	25	7,200	23	9,150	168	40,650	133	\$ 39,000	\$ 60,000	65%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	8	2,390	6	1,475	46	12,460	44	\$ 13,500	\$ 26,000	52%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	15	13,000	9	\$ 16,265	\$ 16,300	100%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	
Variances	1	375	3	1,125	2	750	4	1,500	-	
Appeals	1	375	-	-	1	375	-	-	-	
Total	2	\$ 750	3	\$ 1,125	3	\$ 1,125	4	\$ 1,500	\$ 1,500	100%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	2	750	8	3,000	5	1,875	-	
Conditional Use Permits	1	375	1	375	12	4,500	3	1,125	-	
Variance	-	-	-	-	1	450	-	-	-	
Total	1	\$ 375	3	\$ 1,125	21	\$ 7,950	8	\$ 3,000	\$ 8,525	35%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	
Farmland Preservation								6,652		
Fines & Forfeitures	1	50	-	-	5	900	7	1,450	-	
Total	1	\$ 50	-	\$ -	5	\$ 900	7	\$ 8,102	-	
SURVEYOR										
Certified Survey Maps	4	690	2	330	29	5,040	22	3,810	6,500	
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	
Total	4	\$ 690	2	\$ 330	29	\$ 5,040	22	\$ 3,810	\$ 6,500	59%
GIS (Geographic Information System)										
Map Sales	1	15	-	-	1	15	-	-	-	
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	
Land Information Grant	-	-	-	-	-	-	-	-	10,000	
Total	1	\$ 15	-	\$ -	1	\$ 15	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
									Total	55%

Expenditure Summary August 2026

Land Use & Zoning Month End Expenses

GREEN LAKE COUNTY

Report Description: MEE100-10-P&Z

Account Year: 26

Account Periods: 01 - 08

Dates: 01/01/2026 - 08/31/2026

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							
26-100-10-53610-110-000 Salaries	345,479.00	345,479.00	0.00	206,382.94	206,382.94	139,096.06	59.74
26-100-10-53610-140-000 Meeting Payments	655.00	655.00	0.00	407.00	407.00	248.00	62.14
26-100-10-53610-151-000 Social Security	26,429.00	26,429.00	0.00	16,166.66	16,166.66	10,262.34	61.17
26-100-10-53610-153-000 Ret. Employer Share	24,874.00	24,874.00	0.00	16,071.68	16,071.68	8,802.32	64.61
26-100-10-53610-154-000 Health Insurance	79,328.00	79,328.00	0.00	52,885.12	52,885.12	26,442.88	66.67
26-100-10-53610-155-000 Life Insurance	587.00	587.00	0.00	394.68	394.68	192.32	67.24
26-100-10-53610-210-002 Professional Services	17,100.00	17,100.00	0.00	6,618.75	6,618.75	10,481.25	38.71
26-100-10-53610-218-000 VIOLATION NOTICE SERVICE	300.00	300.00	0.00	0.00	0.00	300.00	0.00
26-100-10-53610-225-000 Phone Service	820.00	820.00	0.00	318.22	318.22	501.78	38.81
26-100-10-53610-242-000 Print Management	300.00	300.00	0.00	209.40	209.40	90.60	69.80
26-100-10-53610-307-000 Training	1,390.00	1,390.00	0.00	804.40	804.40	585.60	57.87
26-100-10-53610-310-000 Office Supplies	1,290.00	1,290.00	0.00	573.10	573.10	716.90	44.43
26-100-10-53610-311-000 Postage for Fines and Forfeiture	6,500.00	6,500.00	0.00	0.00	0.00	6,500.00	0.00
26-100-10-53610-312-000 Field Supplies	150.00	150.00	0.00	0.00	0.00	150.00	0.00
26-100-10-53610-312-001 Non-Metallic Mining Expense	22,525.00	47,525.00	0.00	26,539.20	26,539.20	20,985.80	55.84
26-100-10-53610-320-000 Publications-BOA Public Hearing	550.00	550.00	0.00	0.00	0.00	550.00	0.00
26-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	3,000.00	0.00	1,066.00	1,066.00	1,934.00	35.53
26-100-10-53610-321-000 Seminars	1,200.00	1,200.00	0.00	600.00	600.00	600.00	50.00
26-100-10-53610-324-000 Member Dues	130.00	130.00	0.00	130.00	130.00	0.00	100.00
26-100-10-53610-330-000 Travel	1,260.00	1,260.00	0.00	1,016.23	1,016.23	243.77	80.65
26-100-10-53610-352-000 Vehicle Maintenance	700.00	700.00	0.00	298.82	298.82	401.18	42.69
53610 Code Enforcement	\$534,567.00	\$559,567.00	\$0.00	\$330,482.20	\$330,482.20	\$229,084.80	59.06
10 Land Use Planning and Zoning	\$534,567.00	\$559,567.00	\$0.00	\$330,482.20	\$330,482.20	\$229,084.80	59.06

Land Use Permits: 8/1/2026 - 8/31/2026

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
14275	W1766 DEAD END RD	8/11/2026	ALEXA MITTELSTAEDT	\$60,000.00	Accessory Structure - Detached Garage; Accessory Structure - Shed	(Relocating garden shed)		
Town of Brooklyn								
Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
14264	W2426 EAGLES ROOST LN	8/3/2026	RODERICK BICKERT	\$705,000.00	Principal Structure - Single Family (Single-family dwelling with attached garage and covered porch.)			
14273	N5763 LAKEVIEW DR	8/10/2026	DANIELW DEVANEY, KELLY DEV	\$500,000.00	Principal Structure - Single Family (3 bed sfd1731 sq ft			
14278	W1057 STATE ROAD 23 AND 49	8/17/2026	JEFFERY LINDBERG	\$332,911.00	Principal Structure - Single Family (3 Bed SFD 1196sqft total living space)			
14280	W1971 BELLE MAPPS CT	8/19/2026	NORTH STAR WI LLC	\$135,000.00	Land Disturbing Activity - Drainage (Dry river bed); Accessory Structure - Detached Deck/Patio; Accessory Structure - Stairs/Walkway			
14283	N6923 COUNTY ROAD PP	8/24/2026	LARRYK HAGEMAN	\$25,000.00	Accessory Structure - Detached Garage (Personal Storage Building)			
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
14269	W1546 SANDSTONE AVE	8/4/2026	SOBCZAK FAMILY JOINT REVOC	\$40,000.00	Accessory Structure - Detached Garage (Replacement of existing Detached Garage in same footprint)			
14271	W2645 OAKWOOD BEACH RD	8/6/2026	JEREMYNI NIEMAN TRUST, PAUL	\$807,000.00	Principal Structure:Single Family (3BedSFD); Accessory Structures: Attached Garage,Porch,Attached Deck/Patio,Porch,Retaining Walls			
14272	W3221 COUNTY ROAD K	8/6/2026	JANEA NEEVEL, PAULK NEEVEL	\$150,000.00	Addition/Alteration to Principal Structure (Convert existing att'd garage to master bedroom)			
14282	W2710 OAKWOOD BEACH RD	8/21/2026	STEVEN SCHUTTA REVOCABLE	\$75,000.00	Accessory Structure - Retaining Walls; Accessory Structures - Detached Deck/Patio;Stairs/Walkway;			
14285	W2087 TULETA HILL RD	8/25/2026	LELAM NEUBAUER, NICHOLASA	\$35,000.00	Accessory Structure - Detached Garage (Detached Garage)			
14287	N2806 PARK RD	8/26/2026	CRAIG R & AMY S MUENCHOW	\$4,576.00	Accessory Structure - Fence (Replacement of Fence)			
14291	N3053 E LITTLE GREEN RD	8/28/2026	LEAHM FENRICK, MICHAELI FEN	\$5,500.00	Addition/Alteration to Accessory Structure (Remodel of Boathouse, Fix/replace concrete slab);(Remodel of Shed)			
14292	W1496 SPRING GROVE RD	8/31/2026	BRIAN L & JANEEN ZIMMERMAN	\$8,000.00	Accessory Structure - Detached Deck/Patio (Deck with Gazebo)			
14293	W3229 COUNTY ROAD K	9/1/2026	KENNETH D & BETH A ZIK REVOC	\$1,000.00	Accessory Structure - Fence (Privacy Style Fence)			
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
14270	W703 COUNTY ROAD S	8/4/2026	TIMOTHYM HOLLAND	\$30,000.00	Ag. Structure - Agricultural Building (Storage building for Ag equipment)			
14289	W1734 COUNTY ROAD AW	8/27/2026	KIM CUPERY, PAULR CUPERY	\$211,000.00	Addition/Alteration to Accessory Structure (adding a lean-to to the existing barn); Detached Garage (replace existing garage)			
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
14256	W3414 COUNTY ROAD X	8/11/2026	ERVINRAY MILLER	\$140,000.00	Principal Structure - Single Family (2 Bed SFD 1440sqft living space); Accessory Structure - Porch (Porch)			
14286	W3818 HERITAGE RD	8/25/2026	DANIEL A & MARY E BONTRAGE	\$60,000.00	Ag. Structure - Agricultural Building (replacing existing greenhouse with a greenhouse that is a little larger)			
Town of Marquette								
Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
none								
Town of Princeton								
Permit Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
14276	N4720 RADTKE RD	8/25/2026	AUDRA YENTZ, MATTHEW YENT	\$2,124,965.00	(5 Bed SFD)(755 sqft Patio)(Attached garage)(Porch)(Dog Fence)(Garage Walls)(Retaining Walls)(walkway)(Sunroom)(Walkway)			
14277	W3695 ORCHARD AVE	8/12/2026	GARY A & SHARON R LICHTENBERG	\$8,000.00	Accessory Structure - Attached Deck/Patio (Deck board replacement with stair addition)			
14279	N4459 NELSON RD	8/18/2026	SMITH RECREATIONAL TRUST T	\$85,000.00	(Detached Garage); Addition/Alteration to Principal Structure (Great Room Addition); Accessory Structure - Porch (Porch)			
14284	W3619 S PARKWAY	8/25/2026	MORTLE REVOCABLE TRUST	\$125,000.00	(Concrete Pad); Accessory Structure - Detached Garage (Detached Garage); Accessory Structure - Retaining Walls (Retaining Wall)			
14288	N4442 S LAKESHORE DR	8/27/2026	WESLEE WICKUS PROPERTIES LI	\$4,000.00	Accessory Structure - Fence (Fence Replacement)			
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								
August 2025 Estimated Cost \$9,482,163.00				August 2026 Estimated Cost:		\$5,671,952.00		
2025 YTD Estimated Cost \$31,081,593.00				2026 YTD Estimated Cost:		\$22,332,456.00		

Sanitary Permits: 8/1/2026 - 8/31/2026

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 Fee
202624042		008003910000	N1095 COUNTY ROAD FF	WILBUR W & DOROTHY L YODER, WILLIAM J & FANNY M YODER	08/25/2026	New System	Conventional (Non-Pressurized In-Ground)	Kenneth A. Dickerson		01/02/1900	No	4 Bedroom	280	100	380
202624045		006002560000	W766 CENTER RD	ALLAN AND JANET BROOKS REVOCABLE TRUST	08/06/2026	New System	Mound	Ben Kinas		01/02/1900	No	3 Bedroom	280	100	380
202624046		018000190100	W2770 COUNTY ROAD CC	DAVIDA RAMMELT	08/06/2026	New System	Mound	Marshall, R	Change of Plumber	01/02/1900	No	4 Bedroom	75	0	75
202624047		006004170000	N3693 PRAIRIE RD	KURTD STEINBARTH, LIANNF STEINBARTH	08/11/2026	Replacement System	Conventional (Non-Pressurized In-Ground)	Ben Kinas		01/02/1900	No	3 bedroom	280	100	380
202624048		016003920700	N4720 RADTKE RD	AUDRA YENTZ, MATTHEW YENTZ	08/12/2026	New System	Conventional (Non-Pressurized In-Ground)	Andrew Meinholz		01/02/1900	No	5 Bed	280	100	380
202624049		004003190202	W1057 STATE ROAD 23 AND 49	JEFFERY LINDBERG	08/17/2026	New System	Mound	Chris Schmid		01/02/1900	No	3 bedroom	280	100	380
													1475	500	1975

Total Sanitary Permits Issued 8/1/2026 - 8/31/2026

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	3	2	1	0
Mound	2	2	0	0
Mound > 24"	1	1	0	0
Grand Total	6	5	1	0

Total Sanitary Permits Inspected 8/1/2026 - 8/31/2026

System Type	Total Count	New System Total Count	Replacement System Total Count	Revision Total Count
Conventional (Non-Pressurized In-Ground)	4	3	1	0
Mound > 24"	1	0	1	0
Grand Total	5	3	2	0

Land Use Violations
Report September 2026

First Notice

<u>Parcel Number-Town</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Permit #</u>	<u>Violation Type</u>	<u>Violation Description</u>
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Second Notice

<u>Parcel Number-Town</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Permit #</u>	<u>Violation Type</u>	<u>Violation Description</u>
014003940200-TMQ	N3149 Central Ave	Jeffery Schwarting	14164	Zoning	Deck and sheds built without permit and sheds are located within setbacks-met with staff, working on LUP
014008980000-TMQ	W6454 Lakeview Dr. North	Cheryl Desantis Revocable Trust, Emanuel Desantis Revocable Trust	14142	Shoreland	Structures built without a land use permit and patio built within shoreland setback, 1st notice reset-lost in mail
014008990000-TMQ	W6458 Lakeview Dr. North	Jeffrey J. & Betty Ann Smith Revocable Living Trust	14143	Shoreland	Patio built within shoreland setback and without a land use permit, working on planting plan for gazebo rule
006002510101-TGL	W540 Center Road	Ronald Kasuboski	13912	Zoning	Vehicles and other junk on the property. Progress being made

Sent to Corp. Counsel

<u>Parcel Number-Town</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Permit #</u>	<u>Violation Type</u>	<u>Violation Description</u>
002001280100-TBE	N9259 32nd Drive	Terrence Duket	14159	Zoning	Shed built without permit
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.
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. <i>Intent is to have significant progress towards compliance by 6/10/26</i>

Monthly Violations Resolved
3

YTD Violations Resolved
14

<u>Resolved</u>					
006007550000-TGL	W3032 Longview Lane	Amanda Van Wie, William Van Wie	14221	Shoreland	Added a window bar to boathouse. Violation of 338-32.A(1)(a)[10]
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.
004008480000-TBL	W2956 State Road 23	Natasha Paris & Nikka Pamerter	14074	Junk	• Motorized vehicles or motorized equipment of any type, if not currently capable of motorized operation including unlicensed and unregistered. (350-16-A (1)) • Vehicle parts. (350-16-A (3)) • Tires, with or without rims. (350-16-A (4)) • Scrap metal and interior appliances are not in use. (350-16-A (11))

POWTS FAILURE REPORT 9/23/2026

Open					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
Final Notice Sent					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
Sent To Corp Counsel					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
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
016000900100	N5771 COUNTY ROAD D	ARNESON COURTNEY L	201724075	Drain field failure, new permit issued for repairs	6/24/2024
018006720200	N7506 STATE ROAD 73	CLEMENTS JR CECIL D	000148246	Drain field failure	4/30/2024
016008320000	N5528 COUNTY ROAD T	BARBARA MORRISON	01624079	Tank not Watertight, drywell structurally compromised	12/12/2023
Resolved					
Parcel Number	Site Address	Owner Name	Permit #	Violation Description	Violation Date
014004420000	N3211 OAK RD	BRYON MESSIG;LISA MESSIG	01424025	Tank Failure	7/22/2025

NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, October 1, 2026, at 9:00 a.m.** to consider the following requests:

Item #1: Owner: Lori Sue Weiler, **Agent:** Jeffrey Lieuwen, **Location:** State Highway 23, **Parcel:** 004-00870-0000, **Legal Description:** Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 24, T16N, R12E, Town of Brooklyn, ± 7.98 acres, **Request:** The owners are requesting a rezone of ± 7.98 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.

Item #2: Owner: United Cooperative, **Agent:** Robert E. Lee & Associates, **Location:** W1705 County Road S, **Parcel:** 010-00168-0000, **Legal Description:** Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 9, T14N, R13E & part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T14N, R13E, Town of Mackford, ± 12.895 acres, **Request:** The owners are requesting a Conditional Use Permit for a new warehouse/office structure and a new dry fertilizer building.

Item #3: Owner: Francis T. & Joan Koos, **Agent:** Cheryl Koos-Abendroth, **Location:** N1848 County Road U, **Parcel:** 010-00097-0300, **Legal Description:** Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, T14N, R13E, Town of Mackford, ± 5.06 acres, **Request:** The owners are requesting a rezone of ± 2.38 acres zoned A1, Farmland Preservation District, to R1, Single Family Residence District. To be identified by Certified Survey Map.

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

Publish: September 17, 2026

Item #1:

Owner: Lori Sue Weiler, **Agent:** Jeffrey Lieuwen, **Location:** State Highway 23, **Parcel:** 004-00870-0000, **Legal Description:** Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 24, T16N, R12E, Town of Brooklyn, ± 7.98 acres, **Request:** The owners are requesting a rezone of ± 7.98 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 1, 2026

ITEM I: ZONING CHANGE

OWNER:

Lori Sue Weiler 2003 Revocable Trust

APPLICANT:

Jeffrey Lieuwen

REQUEST: The owner is requesting a zoning change for 7.98 acres from A1, Farmland Preservation District, to R4, Rural Residence District to be identified by certified survey map.

PARCEL NUMBER / LOCATION: The request affects parcel number 004-00870-0000 (±40.00 acres). The parcel is located in the SW ¼ of the SE ¼ Section 24, T16N, R12E, Town of Brooklyn.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is A1 Farmland Preservation and is used for recreational and hunting purposes. The parcel is mostly forested and has not been previously farmed. Most of the surrounding parcels are zoned A1 and are used for agriculture or consist of forests with wetlands. To the South there are parcels zoned R1, Single Family Residence.

ADDITIONAL INFORMATION / ANALYSIS: The proposed rezone area will consist of a new home and keep the remaining 28 acres A1. To meet the required acres, 7.98 acres would be rezoned into the R4, Rural Residential zoning district.

The proposed rezone has mostly Type 2 soils that consist of 2-6% slope and have not been farmed. Also present are Type III and IV soils which are not capable of agricultural production without massive soil amendments. A drainage ditch borders the western boundary of the subject site that drops about 60ft in roughly 1000ft. It drains all of the subject site ultimately to a wetland. Land has not been previously farmed and consists of a wooded area.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The characteristics stated in the above analysis are not typical of agricultural lands in the county, so a case could be made that they are better suited to non-agricultural pursuits.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The rezone request from A1 to R4 can be seen as consistent with the county's comprehensive plan, when used as a transition from residential uses to agricultural uses, or for a property that has no viable agricultural potential.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture...without damaging the economic and social**

environment or the natural resources...” Because no ag lands are coming out of production, this request can be seen as consistent with this Farmland Preservation Plan goal.

- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The R4 District, based on its purpose and intent, is not intended to impair or limit future agricultural use of surrounding parcels.**

Town of Brooklyn: An Action Form requesting the Town’s input related to this zoning change request was sent to the Town Clerk and at the Town’s September 8th, 2026 meeting the Town did not object to and approves the rezone request.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Brooklyn, County of Green Lake, took the following action on –

(Date) 9 - 8 - 26.

Owner/Applicant: Lori Sue Weiler, **Agent:** Jeffrey Lieuwen

Site Location: State Highway 23

General legal description: Parcel #004-00870-0000, Located in part of the SW ¼ of the SE ¼, Section 24, T24N, R16E, Town of Brooklyn, ±7.98 acres.

Request: Rezone ±7.98 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.

Planned public hearing date for the above requests: October 1, 2026

☒ **Town Does Not object to and Approves of request**

☐ **No action taken**

☐ **Objects to and requests denial of request**

NOTE: If denial – please enclose Town Resolution of denial.

If no action taken – please include reason for inaction.

- Reason(s) for objection/inaction:

Mike Wuest Town Chair 9-8-26
Town Representative Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: **September 18, 2026**

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375⁰⁰ (not refundable)
Zone Change from A1 to R4
Conditional Use Permit for _____
Other _____

Date July 31st 2026

PROPERTY OWNER / APPLICANT

Name LORI SUE WEILER 2003 REVOCABLE TRUST / LORI SUE WEILER TRUSTEE
Mailing Address 15472 SHORE DRIVE, GREEN LAKE, WI 54941
Phone Number 920-229-6150
Signature [Signature] Date 8-3-2026

AGENT IF OTHER THAN OWNER

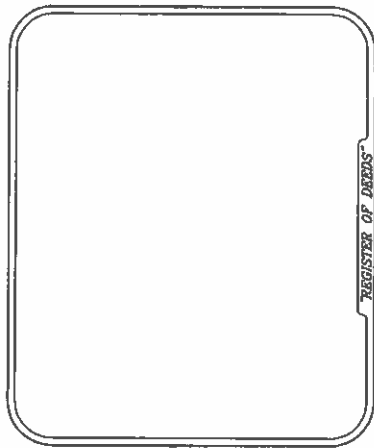
Name JEFFREY LIEUWEN
Mailing Address P.O. Box 303 CRIVITZ, WI 54114
Phone Number 715-450-5764
Signature [Signature] Date July 31st 2026

PROPERTY INFORMATION

Town of BROOKLYN Parcel Number 004008700000 Acres 7.98 AC
Lot Block Subdivision
Section 24 Town 16 North Range 12 East
Location of Property
Legal Description PART OF THE SW 1/4 - SE 1/4, SEC 24, T24N-R16E, TOWN
OF BROOKLYN, GREEN LAKE COUNTY, WIS. - 7.98 ACRES IN THE SE
CORNER OF SAID "40"
Current Zoning Classification A1 Current Use of Property HUNTING / RECREATIONAL

Detailed Description of Proposed Use REMOVE A 7.98 AC PARCEL TO BUILD A HOME.
REMAINING 28.4 ACRES, ALONG WITH 59 ACRES TO WEST (004008660000
AND 004008630000) SHALL REMAIN A1.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION



DQC. No. 430619.

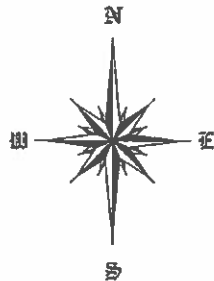
S88°60'50"W

579.00'

579.19'

LOT 1

7.98 ACRES
347785 SQ/FT



REF. SOUTH LINE, SOUTHEAST
QUARTER ASSUMED TO BEAR
N88°43'33"E (WISCONSIN)

N84°33'29"E 143.24'

57.32'
N84°33'29"E

TRANS. PLAT. No. 1430-08-25

S84°52'32"E

503.02'

S.T.H. "23"

N89°04'39"E
20.47'

SOUTH QUARTER CORNER
SEC. 24, T16N-R12E

1318.40'

N88°43'33"E

N00°23'27"E
E 1/16th CORNER

2636.81'

1318.41'

SW 1/4 - SE 1/4
SE 1/4 - SE 1/4
496.22'
630.00'

PART OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION
24, T16N-R12E, TOWN OF BROOKLYN,
GREEN LAKE COUNTY, WISCONSIN

LEGEND

- ① SET 3/4" x 18" REBAR
(WT. 1.50 LBS/FT)
- FOUND 3/4" REBAR
- ② FOUND SURVEY SPIKE

SCALE: 1" = 100'

DATE: JULY 31st, 2026 A.D.

FIELDWORK PERFORMED ON JULY 31st, 2026 A.D.



ROB KAMPS LAND SURVEYING

JEFFREY M. LIEUWEN, PLS

P.O. BOX 303
CRIVITZ, WISCONSIN 54114-0303
robkampslandsurveying@gmail.com

SURVEYED BY THE ORDER OF:

LORI SUE WEILER 2003 REVOCABLE TRUST
N5472 SHORE DRIVE
GREEN LAKE, WISCONSIN 54941

DQC. No. 394450.

NOTE: THE PURPOSE OF THIS SURVEY
IS TO CREATE A RURAL RESIDENTIAL
LOT TO CONFORM WITH THE GREEN
LAKE COUNTY LAND DIVISION
SUBDIVISION ORDINANCE.

LOT 1, CSM No. 3356

CERTIFIED SURVEY MAP NUMBER

KAMPS OFFICE MAP NUMBER
SOUTHEAST CORNER
SEC. 24, T16N-R12E

SHEET 1 OF 3 SHEETS

26-7187

Certified Survey Map Number _____

Volume _____, Page _____

Part of the Southwest Quarter of the Southeast Quarter of Section 24, T16N-R12E,
Town of Brooklyn, Green Lake County, Wisconsin.

DESCRIPTION

I, Jeffrey M. Lieuwen, Professional Land Surveyor, S-2617, hereby certify that by the direction of Lori Sue Weiler, Trustee of the Lori Sur Wieler 2003 Revocable Trust, owner of said land, I have surveyed and mapped the lands located in the Southwest Quarter of the Southeast Quarter of Section 24, T16N-R12E, Town of Brooklyn, Green Lake County, Wisconsin Described as: Commencing at the South Quarter Corner of said Section 24, as marked by a Survey Spike; thence N88°43'33"E 1318.40 feet to the East 1/16th Corner; thence N00°23'27"E 80.42 feet to a 3/4 inch rebar at the Point of Beginning of this Description; thence continuing N00°23'27"E 630.00 feet to a 3/4 inch rebar; thence S88°50'50"W 579.00 feet to a 3/4 inch rebar; thence S00°23'27"W 579.19 feet to a 3/4 inch rebar; thence N84°33'29"E 57.32 feet to a 3/4 inch rebar; thence S84°52'32"E 503.02 feet to a 3/4 inch rebar; thence N89°04'39"E 20.47 feet to the 3/4 inch rebar at the Point of Beginning. Contains 7.98 acres. I also certify that I have fully complied with the provisions of chapter 236, Wisconsin State Statutes and Green Lake County Land Division Ordinances. I further certify that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of it, to my best knowledge and belief.

Dated this 31st day of July, 2026 A.D. _____

Jeffrey M. Lieuwen

PLS 2617

OWNER CERTIFICATE

As owner I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map. I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes, to be submitted to the following for approval or objection: Green Lake County Planning Department and the Town of Brooklyn.

*Lori Sue Weiler / Trustee

NOTARY PUBLIC CERTIFICATE

State of Wisconsin)

County of _____)

Personally came before me this _____ day of _____, _____ A.D., the above named person to me known to be person who executed the foregoing instrument and knowledge the same.

Notary Public

My Commission expires _____

Sheet 2 of 3 sheets

Kamps Office Map Number 26-7187

Certified Survey Map Number _____

Volume _____, *Page* _____

*Part of the Southwest Quarter of the Southeast Quarter of Section 24, T16N-R12E,
Town of Brooklyn, Green Lake County, Wisconsin.*

TOWN OF GREEN LAKE APPROVAL

*This Certified Survey Map has been reviewed and approved by the Town Board of the Town of Brooklyn this
_____ day of _____, 2026 A.D.*

**Town Chairperson*

GREEN LAKE COUNTY APPROVAL

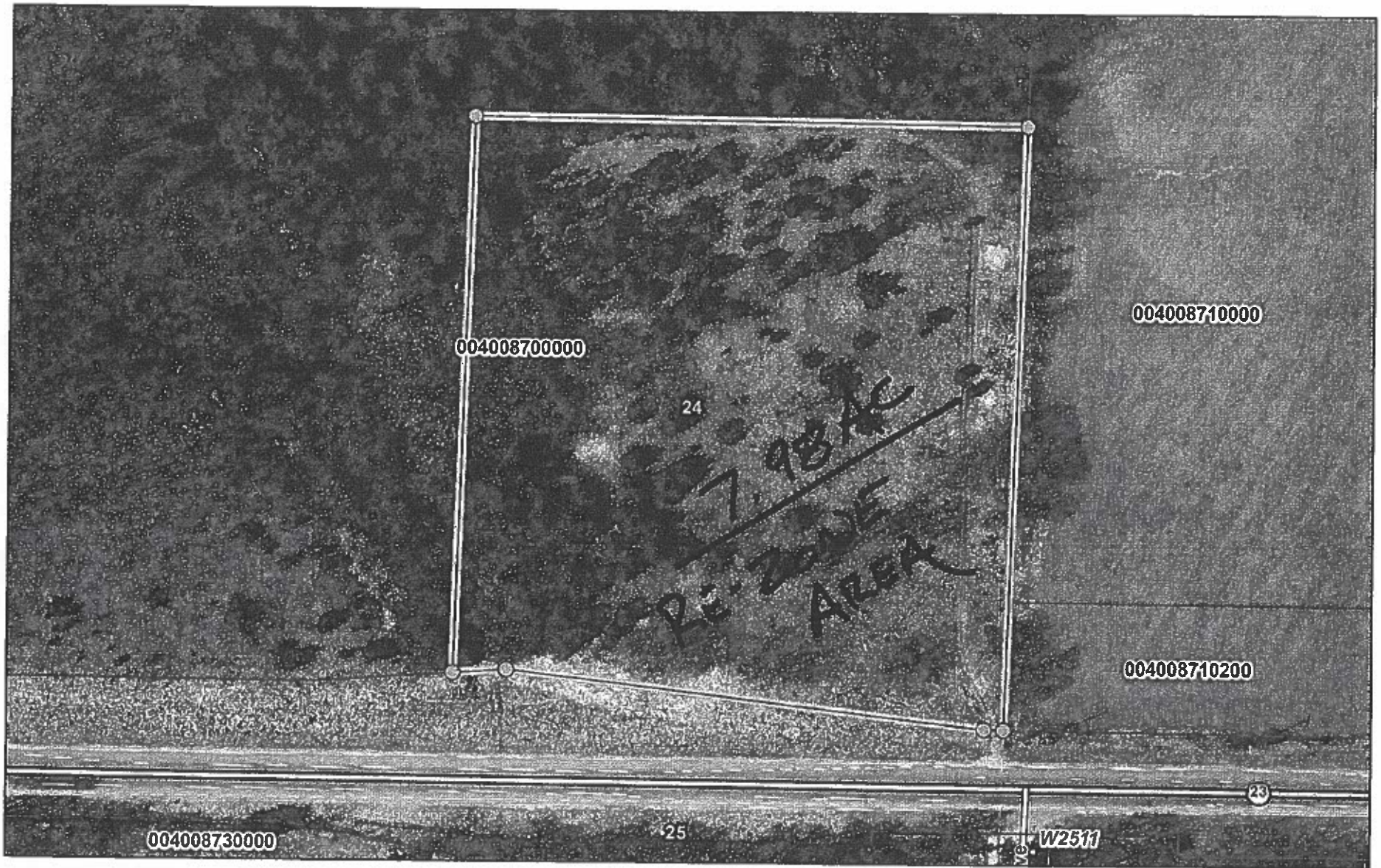
*This Certified Survey Map has been reviewed and approved by the Green Lake Land Use Planning and Zoning
Committee Action this _____ day of _____, 2026 A.D.*

**Committee Representative*

Sheet 3 of 3 sheets

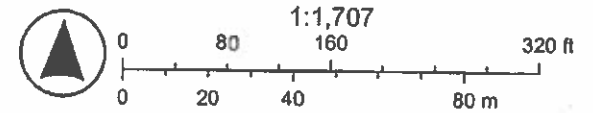
Kamps Office Map Number 26-7187

GIS Viewer Map



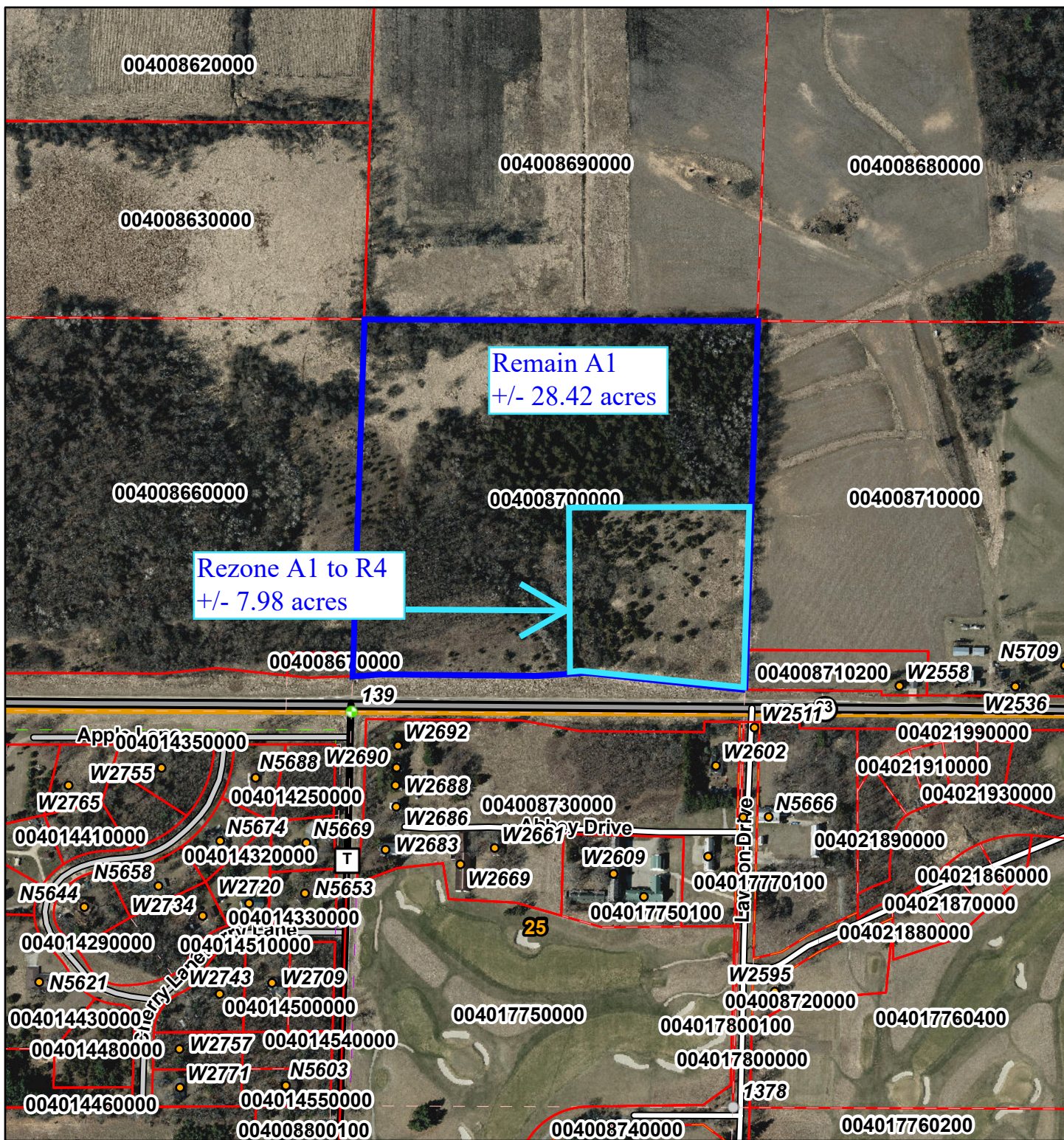
8/3/2026, 9:52:03 AM

○ Override 1 Override 1 TaxParcel
○ Override 1 ○ Address Section



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

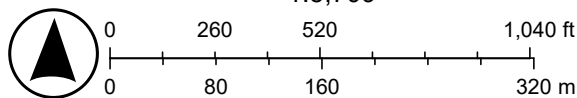
Weiler Rezone Aerial Map



8/6/2026, 10:17:51 AM

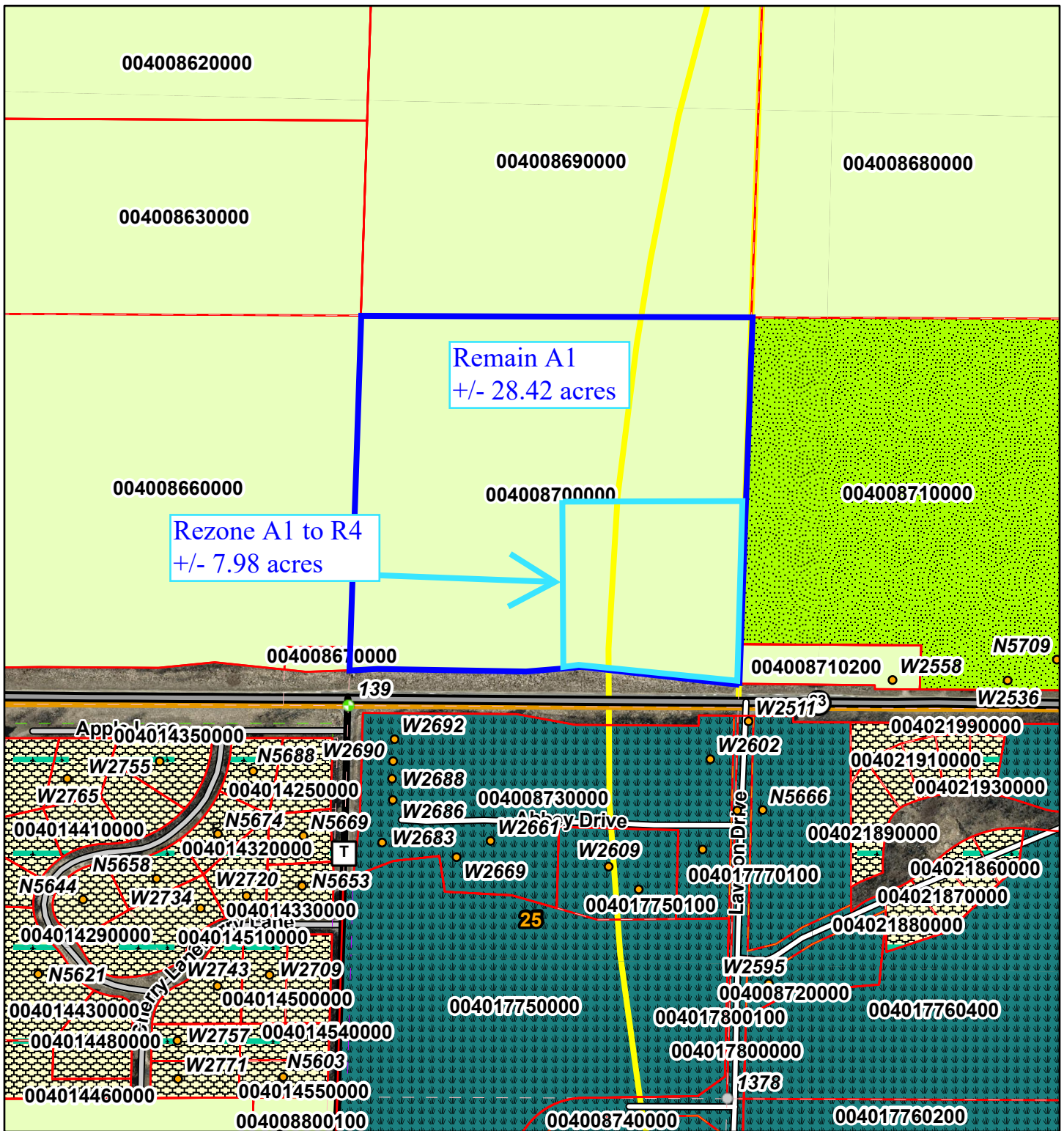
1:5,709

● Address ● GOVLOT
 Corner TaxParcel
+ QUARTER Section



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

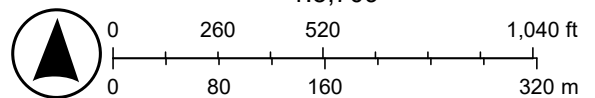
Weiler Rezone Zoning Map



8/6/2026, 10:40:57 AM

1:5,709

● Address ● GOVLOT
 Corner TaxParcel
+ QUARTER Section



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Green Lake County, WI Land Use Planning & Zoning

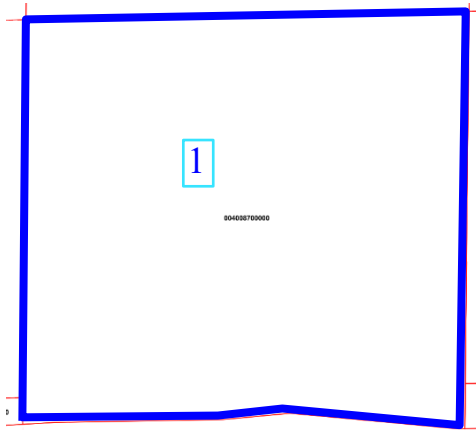
Zoning Ordinance Map Districts

	A1 Farmland Preservation
	A2 General Agriculture
	C1 General Commercial
	C2 Extensive Commercial
	I Industrial
	M1 Mineral Extraction
	M2 Sanitary Landfill
	NRC Natural Resource Conservancy
	R1 Single Family Residence
	R2 Single Family Mobile Home Residence
	R3 Multiple Family Residence
	R4 Rural Residential
	RC Recreation
	AO Adult Orientated Establishment
	UNZ Unzoned
	MUN Municipality
	SPLIT Split Zoning
	PEND Map Update Pending

**Lori Sue Weiler
Town of Brooklyn
State Highway 23, Parcel #004-00870-0000
Part of the SW ¼ of SE ¼, Section 24, T16N, R12E**

Existing Configuration

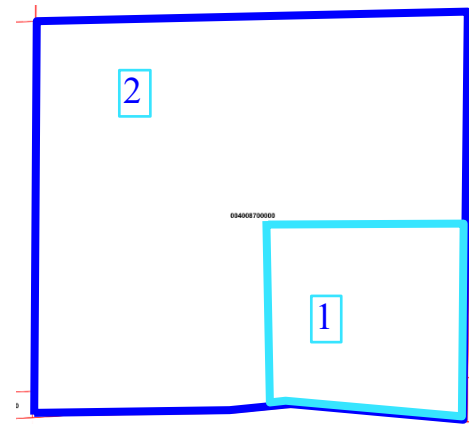
1 = ±36.4-acre parcel zoned A1, Farmland Preservation District.



Proposed Configuration

1 = ±7.98-acre parcel zoned R4, Rural Residential District.

2 = ±28.42-acre parcel zoned A1, Farmland Preservation District.



Land Use Planning & Zoning Public Hearing 10/1/2026

ORDINANCE NO. -2026

Relating to: Rezone in the Town of Brooklyn
Owner: Lori Sue Weiler

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 20th of October 2026, does ordain as follows:

NOW, THEREFORE, BE IT ORDAINED that the Green Lake County Zoning Ordinance, Chapter 350 as amended, Article IV Zoning Districts, Section 350-26 Official Map, as relates to the Town of Brooklyn, shall be amended as follows:

Owner: Lori Sue Weiler, **Agent:** Jeffery Lieuwen, **Location:** State Highway 23, **Parcel:** 004-00870-0000. **Legal Description:** Part of the SW ¼ of the SE ¼ of Section 24, T16N, R12E, Town of Brooklyn, ±7.98 acres. **Request:** The owners are requesting a rezone of ±7.98 acres zoned A1, Farmland Preservation District, to R4, Rural Residential District. To be identified by Certified Survey Map.

BE IT FURTHER ORDAINED, that this ordinance shall become effective upon passage and publication.

Roll Call on Ordinance No. -2026

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 20th
Day of October 2026.

Charles Buss, chair

William Boutwell, vice-chair

County Board Chairman

Brian Floeter

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann, Corporation Counsel

LuAnn Mirr-Frank

Item #2:

Owner: United Cooperative, **Agent:** Robert E. Lee & Associates, **Location:** W1705 County Road S, **Parcel:** 010-00168-0000, **Legal Description:** Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 9, T14N, R13E & part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T14N, R13E, Town of Mackford, ± 12.895 acres, **Request:** The owners are requesting a Conditional Use Permit for a new warehouse/office structure and a new dry fertilizer building.

Land Use Planning and Zoning Committee Staff Report

Public Hearing

October 1, 2026

Item II: Conditional Use Permit (CUP)

Owner:

United Cooperative

Applicant:

Robert E. Lee & Associates – Aaron
Breitenfeldt

Request: The owner/applicant is requesting a CUP to upgrade the industrial agricultural use to include a warehouse /office building and a new dry fertilizer building with towers.

Parcel Number/ Location: The request affects parcel 010-00168-0000 (±12.9 acres). The parcel is located on Lot 1 of CSM 246 and on part of the NW1/4 of the SW1/4 and NE1/4 of the SE1/4 of Section 8, T14N, R13E, lying north of the Grand River, Town of Mackford. The site address is W1705 County Road S.

Existing Zoning and Uses of Adjacent Area: The parcel listed above is zoned I, Industrial District. The parcels immediately east and west of the subject site are also zoned Industrial and are used industrially. Immediately north of the subject site is the Wisconsin Southern Railroad. North of the railroad is a mix of Industrial (I) zoning / uses, Extensive Commercial (C2) zoning / uses, General Agricultural (A2) zoning / uses and some Residential (R1) zoning / uses. The south boundary of the subject site is formed by the Grand River. South of that are lands zoned Farmland Preservation district (A1).

Additional Information/Analysis:

Past CUPs (2007, 2009, 2012 - with a 2014 revision) for upgrades to the subject site (±12.9 acres) have been approved by past Land Use Planning & Zoning Committees. With the property coming under new ownership (United Cooperative) another upgrade to site is being proposed. A new use is being proposed on the subject consisting of a building that is both office space and a warehouse. The office space area would be 63ft x 33.5ft (2110 sqft). It would consist of a parking area, 4 offices, 2 bathrooms, a utility room, a breakroom and an administrative space. The warehouse component of this building would be 100ft x 120ft (12,000 sqft) and includes a semi-trailer loading dock as well as a 12ft wide overhead garage door also for moving materials in and out of the warehouse.

A second project is also being proposed. The existing dry-fertilizer building connected to the “Stueve” building will be replaced. This use has been established on the property and is considered an upgrade. This building will continue to be used to load and unload railcars and trucks with agriculture related products. The new dry fertilizer building will be approximately 186ft x 122ft (@19,000 sqft) and about 51ft tall. A fertilizer blending tower will be about 103ft tall and requires a maintenance tower with an over height of about 128ft. A smaller (96ft tall)

“BE1” tower is also planned closer to the railroad. Neither tower would be tall enough, if it were to collapse, to extend onto private property due to the 100ft railroad right-of-way width.

The Committee is likely aware that the proposed locations for these new buildings do not provide the required setback to land owned by the Southern Wisconsin Railroad. Furthermore, the overall height of the new dry fertilizer building exceeds the 35ft maximum height requirement. United Cooperative has applied to the Green Lake County Board of Adjustment for variance relief. That hearing is set for Friday, October 16th.

Additionally, dust control (see condition #2 below) has been a concern by neighboring property owners. The proposed upgrades will allow for unloading to take place in the dry fertilizer building which should eliminate dust from that activity. Loading would still occur outside, but the new fertilizer blending tower will have a tube that extends down to the truck being loaded which eliminates dust as well.

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

County Staff Comments: This request should be reviewed by the Committee to determine if it meets the general criteria for review as cited above. Prior CUP approvals included the following conditions. It may be that these conditions are still appropriate. The Committee is free to add any additional conditions it deems appropriate:

Existing conditions:

- 1) The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any “development” related to this industrial operation.
- 2) Adequate dust control measures be taken, due to vehicular traffic to and from this site as well as during unloading and loading of dry materials. Ingress (entrance) to and egress (exit) from the subject site shall be paved between County Road S to the mainline of the railroad.
- 3) That all outdoor lighting installations be located no closer than three feet to an abutting property line and shall be adequately shielded or hooded so that no direct light, excessive glare, or illumination is cast upon other properties.
- 4) Evidence that compliance with Commercial Building Code requirements for structures that are the subject of this request is being pursued by the landowner.

5) No expansion of existing use through expanding existing structures, additional structures, and/or expanding the activity area shall occur without review and approval through future Conditional Use Permit(s).

6) The noise produced by the grain drying operation shall not exceed 60 dBA from the hours of 9:00 p.m. to 6:00 a.m., and 65 dBA from the hours of 6:00 a.m. to 9:00 p.m.

New conditions...

7). A stormwater management plan and a maintenance schedule shall be approved by Green Lake County Land Conservation Department and shall be submitted to the Green Lake County Land Use Planning and Zoning Department prior to land use permit issuance.

Town of Mackford: The Town Board Action request for the Conditional Use Permit was sent to the Town Clerk. At their town board meeting on September 21st, 2026, the Town of Mackford did not object to and approved of the request. In addition to the Town's recommendation, the Town also wanted to make sure that the dust control condition (#2 above) is enforced.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Mackford, County of Green Lake, took the following action on –
(Date) September 21st, 2026

Owner/Applicant: United Cooperative, **Agent:** Robert E. Lee & Associates

Site Location: W1705 County Road S

General legal description: Parcel #010-00168-0000, Located in part of the NW ¼ of the SW ¼, Section 9, T14N, R13E & part of the NE ¼ of the SE ¼, Section 8, T14N, R13E, Town of Mackford, ±12.895 acres.

Request: CUP Application from United Cooperative for a new warehouse/office structure and a new dry fertilizer building.

Planned public hearing date for the above requests: October 1, 2026

X **Town Does Not object to and Approves of request**

 No action taken

 Objects to and requests denial of request

NOTE: If denial – please enclose Town Resolution of denial.

If no action taken – please include reason for inaction.

- Reason(s) for objection/inaction:

Steve Dawson Chairman
Town Representative

9/21/26
Date Signed

NOTES: Please note: The provisions for dust control
(wetting gravel &/or asphalt paving) listed in the 2015
CUP have not been done. Citizens at the hearing
expressed concern/frustration over this.

Please return this form to the Land Use Planning & Zoning Office by: **September 18, 2026**



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941-8630

Phone 920-294-4156 Website: <http://www.greenlakecountywi.gov>

Land Development Code Enforcement County Surveyor GIS Land Information

APPLICATION FOR CONDITIONAL USE PERMIT

The purpose of the conditional use permit process is to utilize the minimum review standards of the zoning ordinance (Green Lake County Code Chapter 350, Section 56) to determine the effect of the proposed use on the neighborhood and suitability of proposed development at the proposed location. Conditions are added to the request to minimize any impacts to the surrounding properties, if the request is consistent with the adopted Green Lake County Comprehensive Plan.

Prior to the Department accepting the application, the following items need to be completed and/or provided by the owner or applicant:

- ☒ Consultation with the staff in the Land Use Planning & Zoning Department
- ☒ Application completely filled out, including property information, legal description, and detailed description of proposed use
- ☒ Detailed site plan on paper not larger than 11" x 17", drawn to scale and including location of: lot lines, all building and structures with dimensions, all components of private onsite wastewater treatment systems like septic tanks and drain fields, public and private roads including access easements, navigable waterbodies, well location, and the setback distances between all the above
- ☒ Fee as set by the Committee for a public hearing item

OPERATIONAL PLAN NARRATIVE

The operational plan is intended to address all components of the business, from establishment through to present operation. This narrative should be two or more paragraphs that address the following questions, from the perspective of the proposed use:

- What is the history of the business and/or applicant?
- What is the history of the property and its current use?
- Describe in detail the proposed use of the property.
- If applicable, include an operation and/or maintenance plan.
- When will the property be used? (Seasonally? Set daily hours?)
- What will be done with the current structures, if any?
- Will any new structures be built? If yes, how will they be used and where will they be located?
- What hazards, concerns, or disruptions may your proposed use pose to neighboring properties and the community as a whole? How can those concerns be addressed?
- What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?
- Why was this property chosen for this business activity? How will this use benefit the community by being located on this specific property?
- How would this business activity meet goals and objectives of the County's Comprehensive Plan? (This will be clear after meeting with Department staff prior to submitting the Conditional Use Permit application, as required above.)

Fee Received (Non-Refundable) \$375.00

Date 8/21/26

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

PROPERTY OWNER / APPLICANT

Name United Cooperative

Mailing Address N7160 Raceway RD.

Phone Number 920-887-1756 Email fjohnson@unitedcooperative.com

Signature *David Cameron* Date 8-18-2026

AGENT IF OTHER THAN OWNER

Name Robert E. Lee & Associates - Aaron Breitenfeldt

Mailing Address 1250 Centennial Centre Blvd Hobart, WI 54155

Phone Number 920-662-9641 Email abreitenfeldt@releeinc.com

Signature *Aaron Breitenfeldt* Date 8/21/2026

PROPERTY INFORMATION

Town of Mackford Location of Property W1705 County Road S, Markesan, WI 53946

Section 8 Town 14 N Range 13 E

Affected Parcel Number(s) 010-00168-0000 Affected Acres

Subdivision Lot Block

CSM 246 Lot 1 or COS

Legal Description LOT 1 CERTIFIED SURVEY MAP 246 V1 SEC 8 ALSO A R/W; ALSO COM AT THE SW COR OF CSM 246 THEN S18*W120; S60*E3256.70'; N155', N60*W205.94' TO POB AND THAT PART OF NW1/4 SW1/4 SEC 9 AND THE NE1/4 SE1/4 SEC 8 LYING N OF GRAND RIVER & S OF RR R/W V227 P565 EXC PARCEL 168.1

Current Zoning Classification I - Industrial

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

United Cooperative owns the parcel and uses it for industrial agricultural logistics. This includes grain drying and bulk grain and and fertilizer storage sales. A spur of the Wisconsin Southern Railroad is located onsite to provide easy train loading access. The site currently contains several grain storage bins, a tower style grain dryer and a building with scales and receiving pits among other grain handling equipment. The site also contains a dry fertilizer building and fertilizer blending tower. A conditional use permit was received in 2012 and reviewed in the 2015 that resulted in leaving the 2012 permit in place with additional conditions.

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

Describe **specifically** the nature of this request (List all proposed uses of the parcel.) What do you plan

Proposed site improvements include a new warehouse/office structure and a new dry fertilizer building that will replace the existing dry fertilizer building. The existing agricultural grain and fertilizer logistics use will remain the same with the 3 main proposed improvements. First, a new agricultural storage warehouse and office building will be constructed on the east side of the site. Second, a portion of the existing building that straddles the railroad will be demolished and replaced with a new building and new grain elevator. Finally the stormwater pond at the south end of the site will be regraded and improved to provide greater stormwater treatment capacity.

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

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

Proposed use has additional minimum development standards in Section _____.

Explain how your proposal meets or exceeds these requirements.

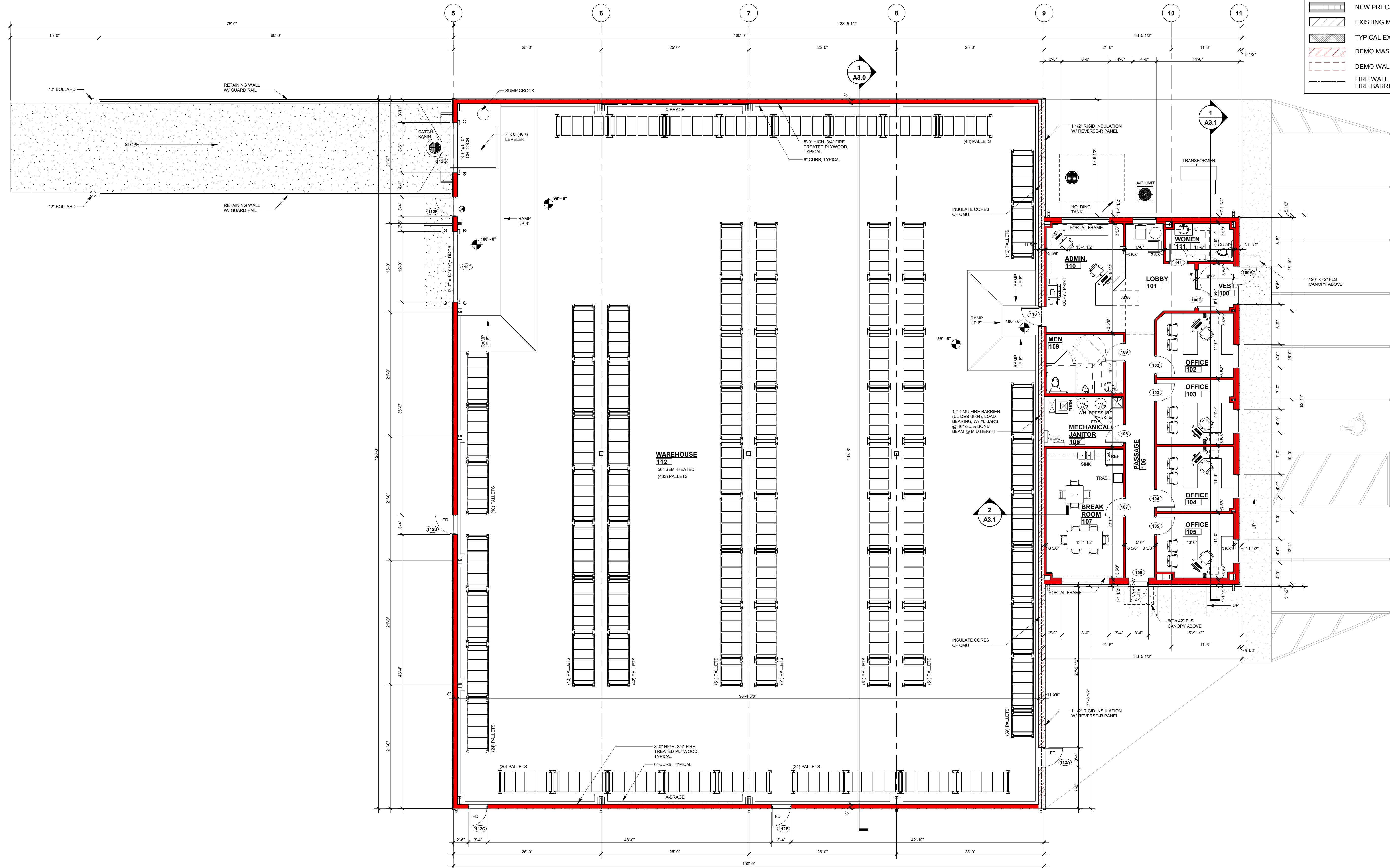
OPERATIONAL PLAN NARRATIVE

-See attached separate operation plan narrative.

UNITED COOP C.U.P. PROJECT NARRATIVE

- **What is the history of the business and/or applicant?**
 - United Cooperative is a member owned cooperative incorporated in 1936 that specializes in grain, feed, and energy products for farmers and consumers.
- **What is the history of the property and its current use?**
 - United Cooperative owns the parcel and uses it for industrial agricultural logistics. This includes grain drying and bulk grain and fertilizer storage. A spur of the Wisconsin Southern Railroad is located onsite to provide easy train loading access. The site currently contains several grain storage bins, a tower style grain dryer and a building with scales and receiving pits among other grain handling equipment. The site also contains a dry fertilizer building with associated blending tower. A conditional use permit was received in 2012 and reviewed in 2015 that resulted in leaving the 2012 permit in place with additional conditions.
 - United Coop just recently acquired the property.
 - The proposed project includes reconstructing and expanding the dry fertilizer building and the addition of a new office/warehouse building.
- **Describe in detail the proposed use of the property.**
 - The proposed use will remain the same as the current use. Proposed site improvements include a new warehouse/office structure and a new dry fertilizer building that will replace the existing dry fertilizer building. The existing agricultural grain and fertilizer logistics use will remain the same with the 3 main proposed improvements. First, a new agricultural storage warehouse and office building will be constructed on the east side of the site. Second, a portion of the existing building that straddles the railroad will be demolished and replaced with a new building and new blending tower. Finally, the stormwater pond at the south end of the site will be regraded and improved to provide greater stormwater treatment capacity.
 - The new structures will help the local producers by enabling them to receive their products in a quicker, more efficient manner.
- **If applicable, include an operation and/or maintenance plan?**
 - N/A
- **When will the property be used? (Seasonally? Set daily hours?)**
 - Grain year round
 - The fertilizer facility will be available year-round, with most of the activities happening in the spring and fall seasons.
- **What will be done with the current structures, if any?**
 - See above, a portion of the existing building that straddles the railroad, and fertilizer blending tower will be demolished for modernized replacements.

- **Will any new structures be built? If yes, how will they be used and where will they be located?**
 - Besides the proposed new warehouse/office structure and new dry fertilizer building mentioned above, no other new structures will be built.
- **What hazards, concerns, or disruptions may your proposed use pose to neighboring properties and the community as a whole? How can those concerns be addressed?**
 - No new uses or activities on site are being proposed, the proposed projects are to simply make the existing processes more efficient.
- **What will be done to protect the human and environmental health of the surrounding area from negative impacts of this use?**
 - The 2015 CUP review included provisions for dust control, lighting pollution reduction on neighboring properties and noise control. The proposed functions of the site will remain the same as existing.
 - Asphalt pavement will be installed on a majority of the gravel areas on site within the next few years.
 - A wet detention pond exists on site already to treat storm water runoff from a majority of the site and this pond will be modified to provide a better level of treatment.
- **Why was this property chosen for this business activity? How will this use benefit the community by being located on this specific property?**
 - This property was chosen by United Coop due it already being utilized as an agricultural cooperative. The community will benefit in that an additional agricultural cooperative will not be constructed in the nearby area but the local producers will still benefit with the proposed enhanced facilities.
- **How would this business activity meet goals and objectives of the County's Comprehensive Plan? (This will be clear after meeting with Department staff prior to submitting the Conditional Use Permit application, as required above.)**
 - The proposed use on this property is inline with the County's Comprehensive plan in that it will be utilized as an industrial use as shown in the County's future land use map.



NORTH
FLOOR PLAN
1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER



Keller

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Kaukauna, WI 54130
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1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11599
Coldendale Rd
Germanstown, WI 53022
PHONE (262) 250-9790
FAX (262) 250-9740

MADISON
711 Loh Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
UNITED COOP
W1705 COUNTY ROAD S
MARKESAN,
WISCONSIN 53946

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1	03.24.2026	ACM
2	04.15.2026	ACM
3	05.18.2026	ACM
4	06.22.2026	ACM
5		
6		

PROJECT MANAGER:

J. NOLL

DESIGNER:

R. LINDSTROM

INTERIOR DESIGNER:

DRAWN BY:

ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P26050

CONTRACT NO:

DATE:

02.27.2026

SHEET:

A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

N216 State Road 55

P.O. Box 620

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PHONE (608) 318-2337

FAX (608) 318-2337

MILWAUKEE

W204 N11509

Coldwater Rd

Germentown, WI 53022

PHONE (262) 250-9710

1-800-236-2534

FAX (262) 250-9740

WAUSAU

5605 Libac Ave

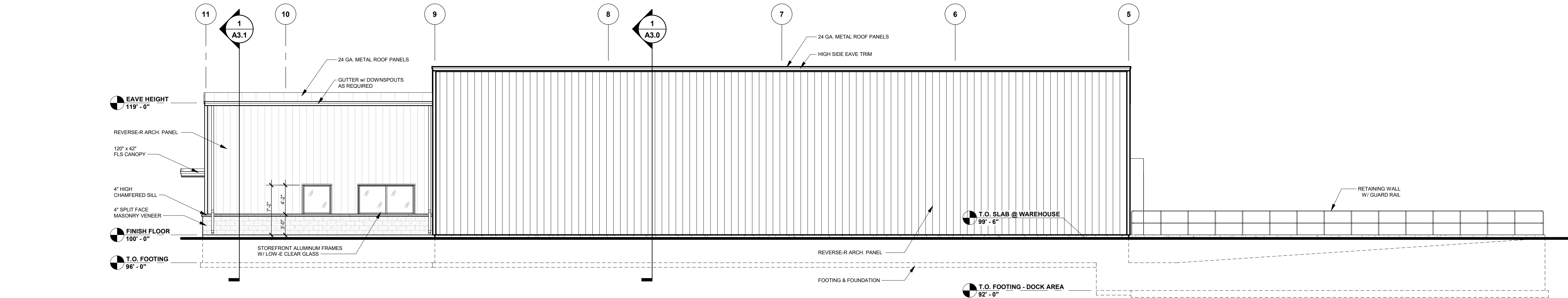
Wausau, WI 54401

PHONE (715) 849-3141

PHONE (715) 849-3181

FAX (715) 849-3181

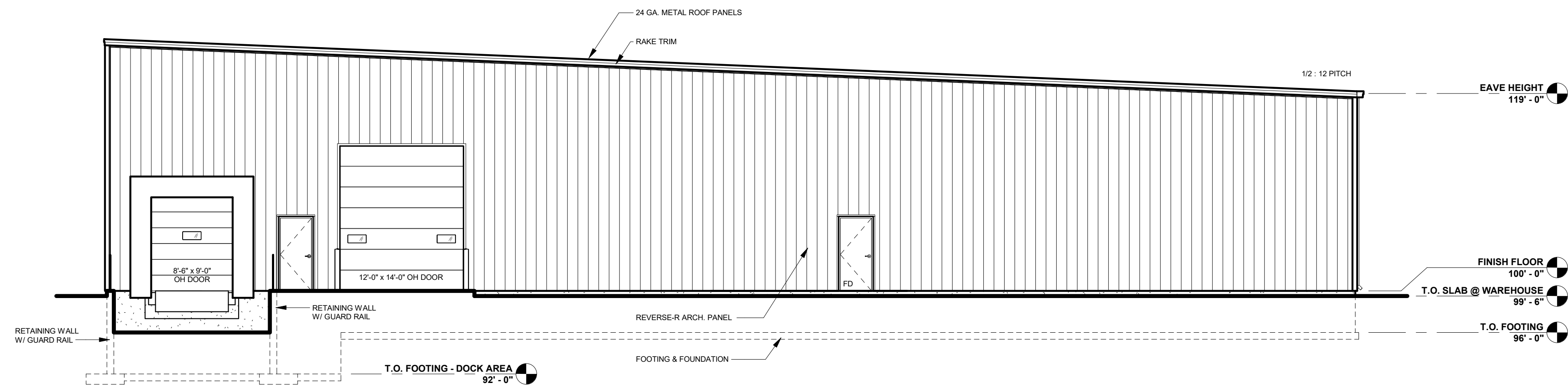
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NORTH ELEVATION

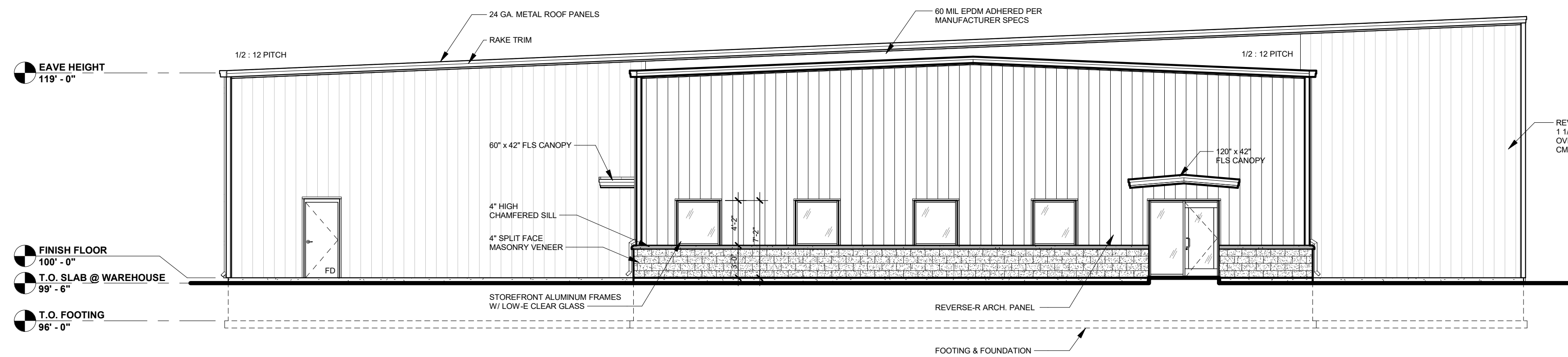
1/8" = 1'-0"

DOOR & WINDOW VALUES			
WINDOWS:	U VALUE	0.4	
	SHGC	0.327	
	VT	0.6	
DOORS:	U VALUE	0.38	
	(SWINGING)		
O.H. DOORS:	U VALUE	0.11	
	(NON-SWINGING)		
DOORS:	U VALUE	0.701	
	SHGC	0.238	
	(~50% GLAZING)	VT	0.39



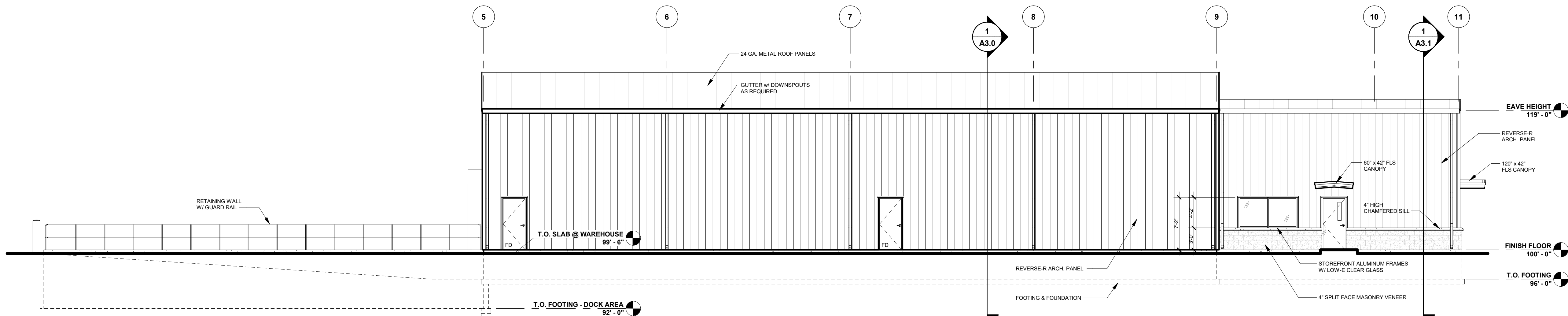
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

PROPOSED FOR:

UNITED COOP

W1705 COUNTY ROAD S

MARKESAN,

WISCONSIN 53946

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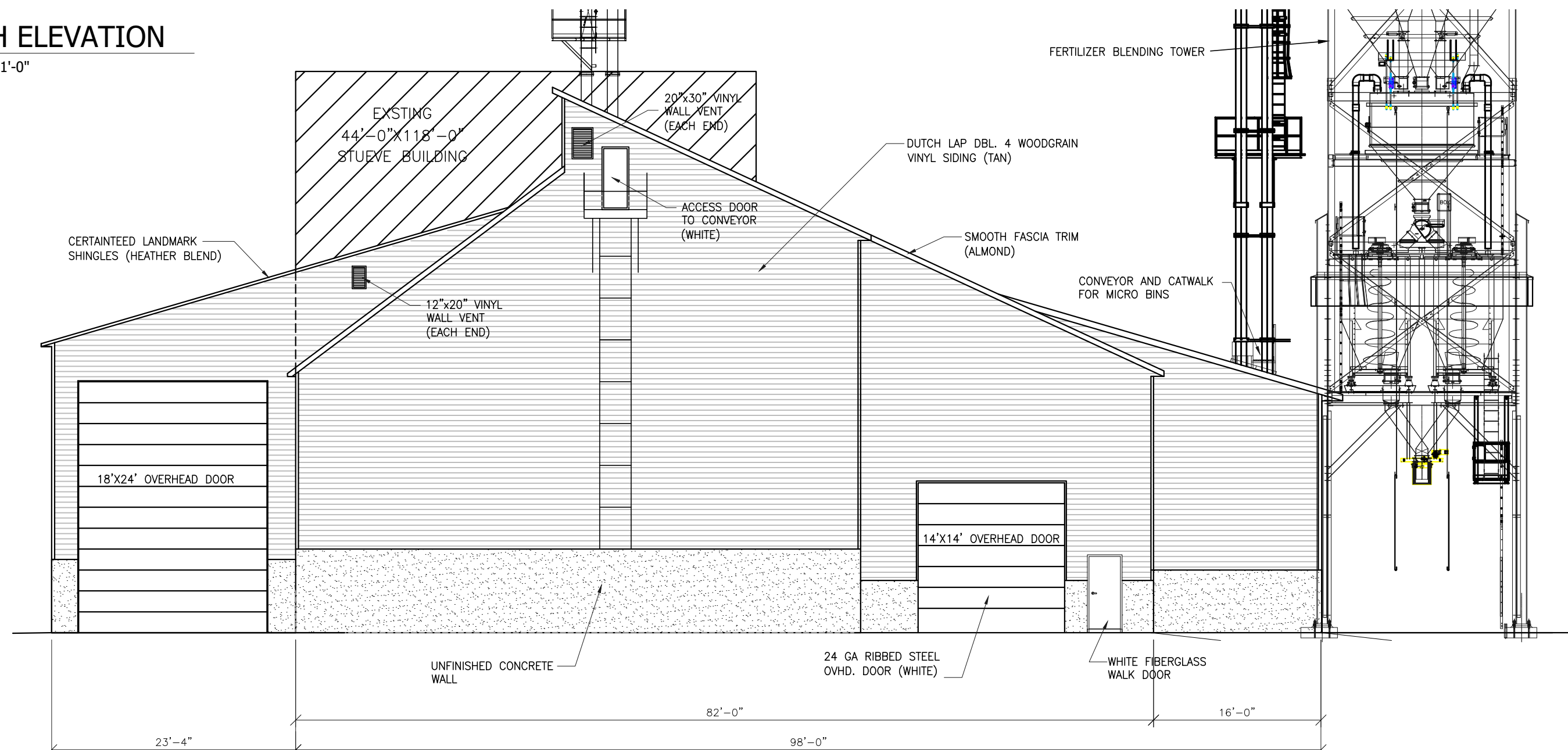
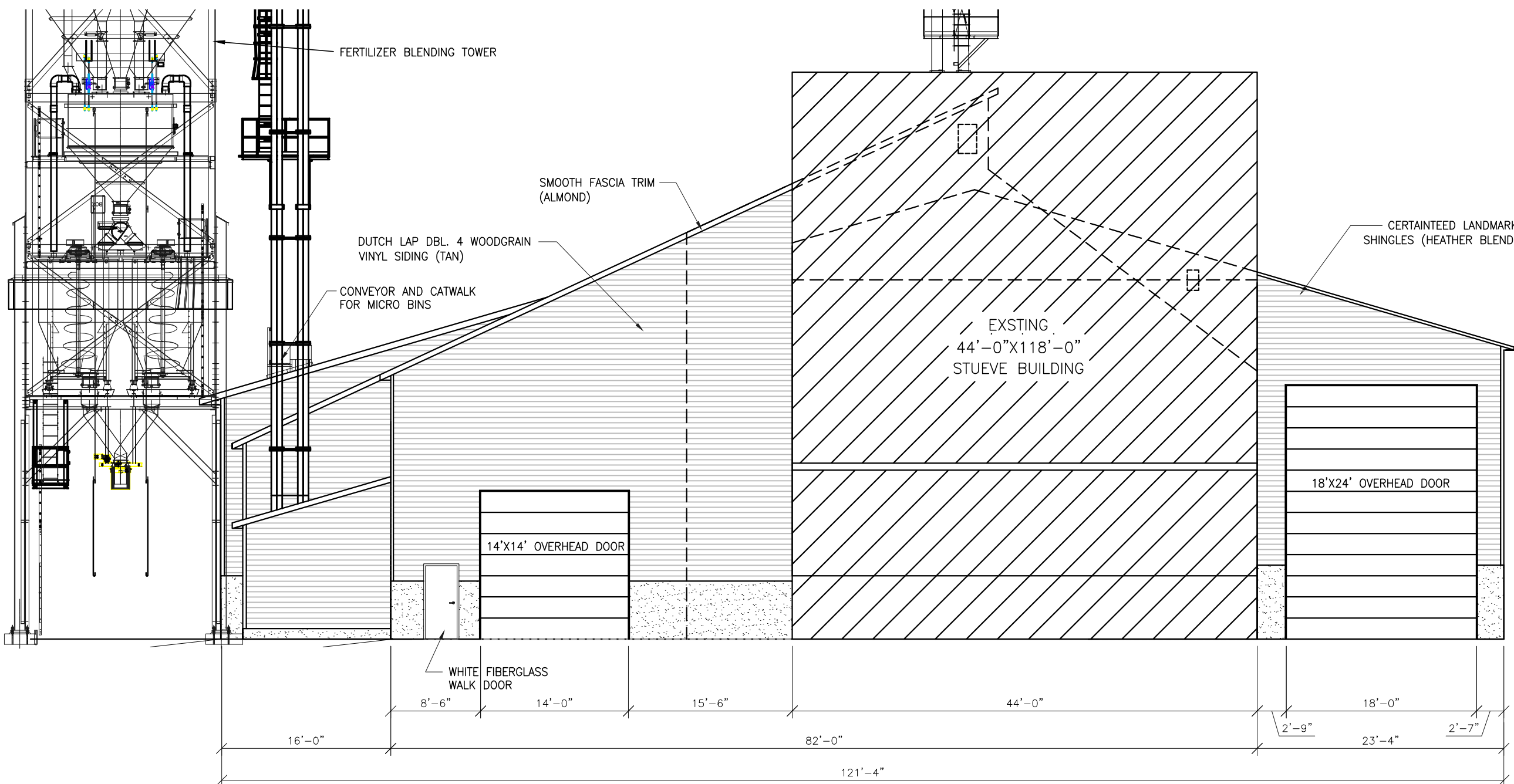
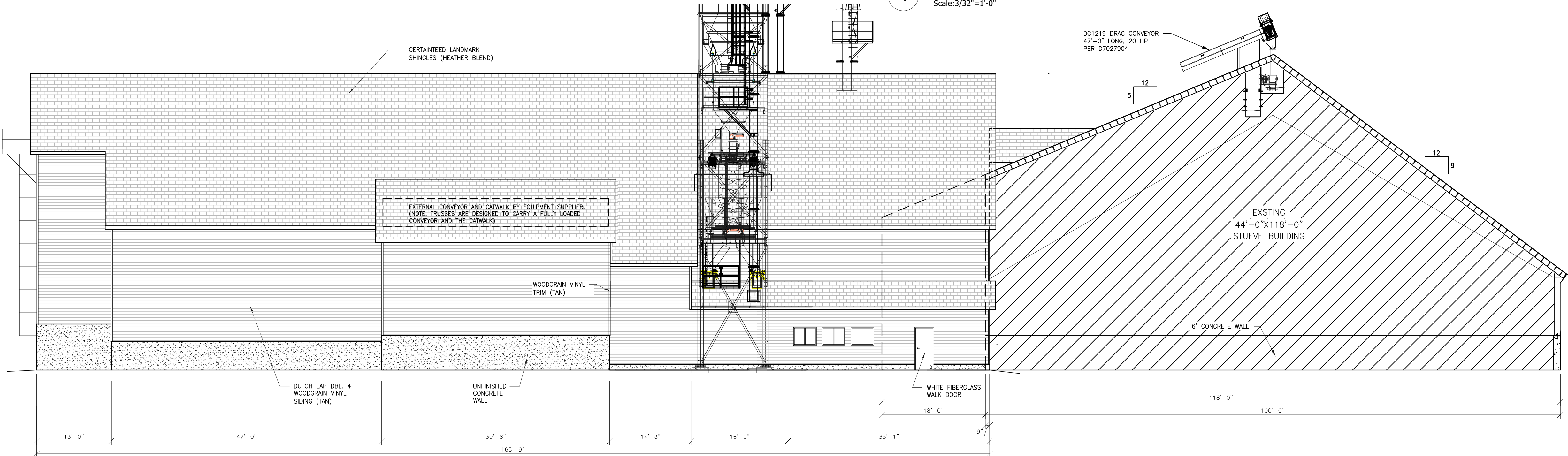
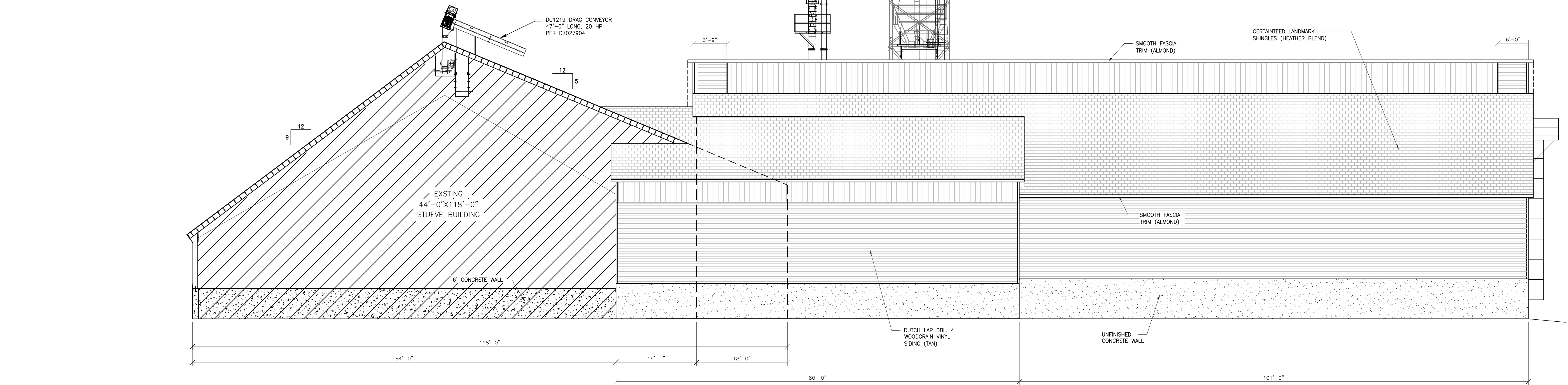
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02.27.2026

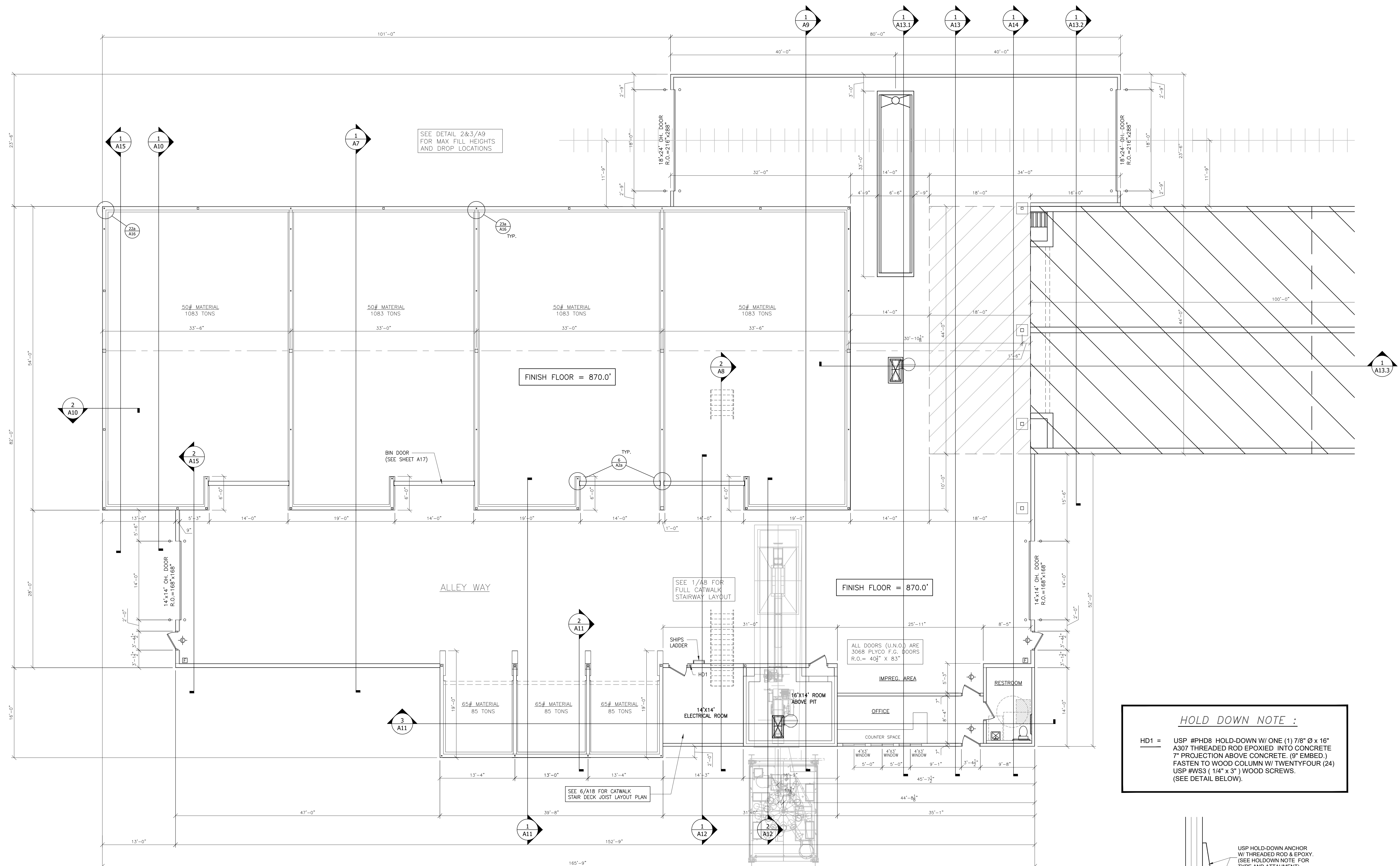
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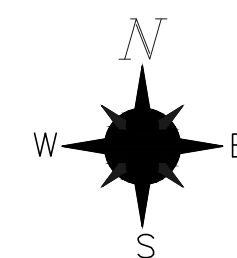
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ENGINEER	
PLOT DATE:	
REVISIONS	
For:	
 BRICKL BROS. Designers Construction Managers Builders 400 Brick Road West Salem, WI 54988 (888) 786-8888 BricklBros.com	
DRAWINGS ARE: FOR APPROVAL	
UNITED COOP - MARKESAN W1646 County Road S Markesan, WI. 53946	
JOB NO. 26043	BY: JLP
DATE: 6-19-2026	SPT: XXXX XXXXXX
DRAWING NUMBER	
SHEET NUMBER A0 Page 39 of 88	

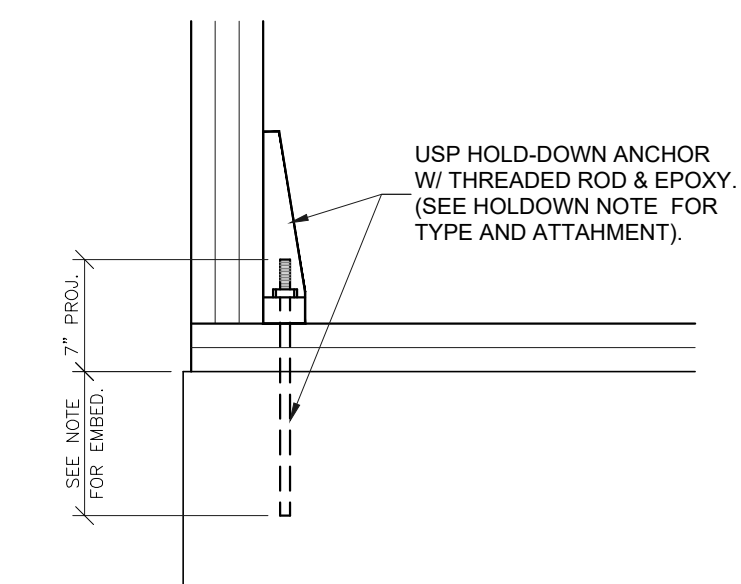


1 PLAN LAYOUT
Scale: 1/8" = 1'-0"



SEE ADDITIONAL DETAILS
ON SHEETS A16 & A17

1b **HOLDOWN ANCHOR DETAIL**
Scale: 1"=1'-0"



ENGINEER

PLOT DATE:

REVISIONS



Dr:



DRAWINGS ARE:
FOR APPROVAL

UNITED COOP - MARKESAN
1646 County Road S
Markesan, WI. 53946

3 NO.: 26043

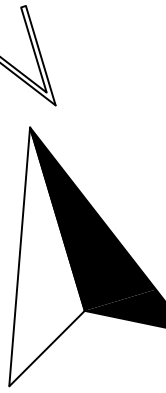
JLP

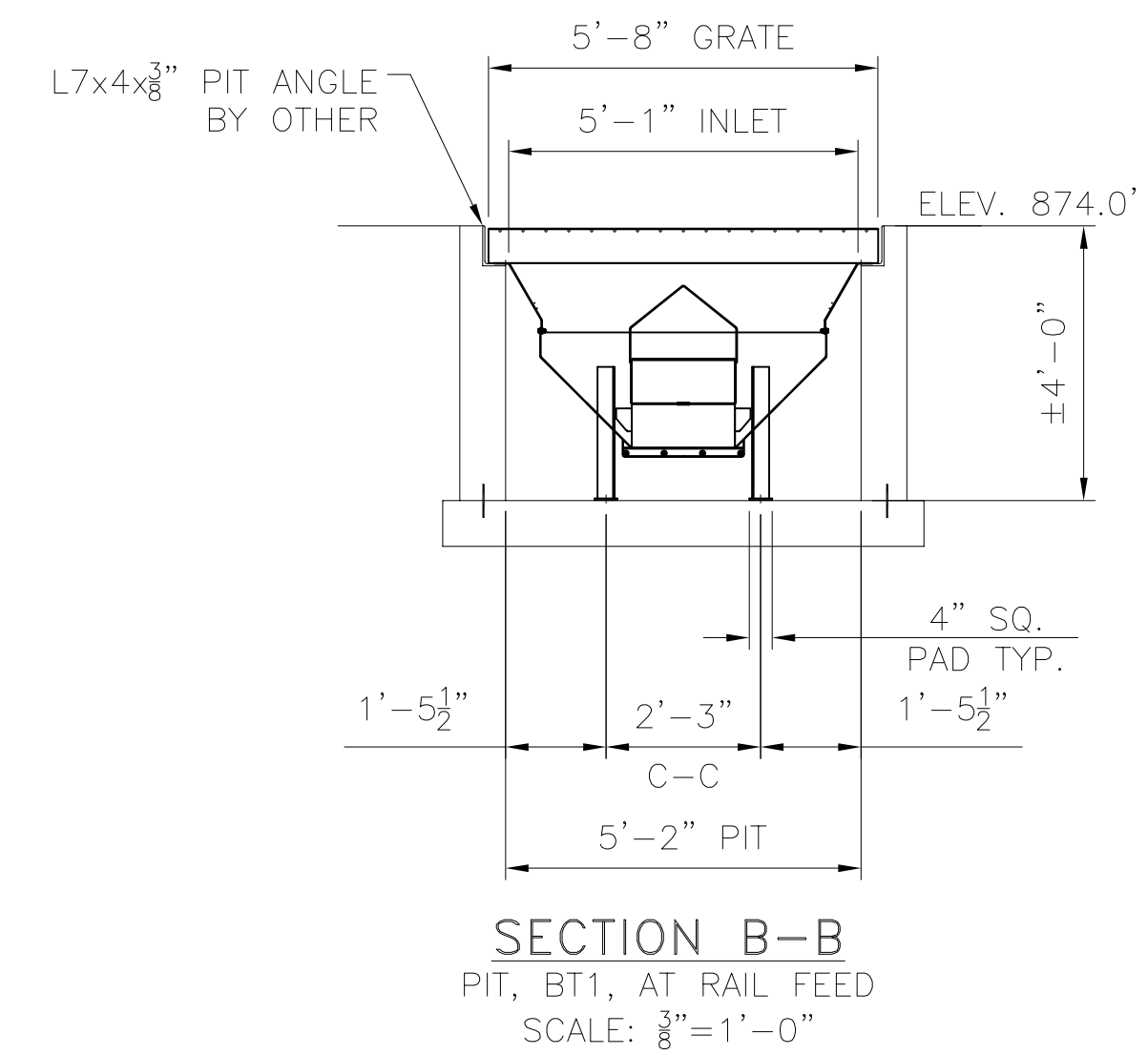
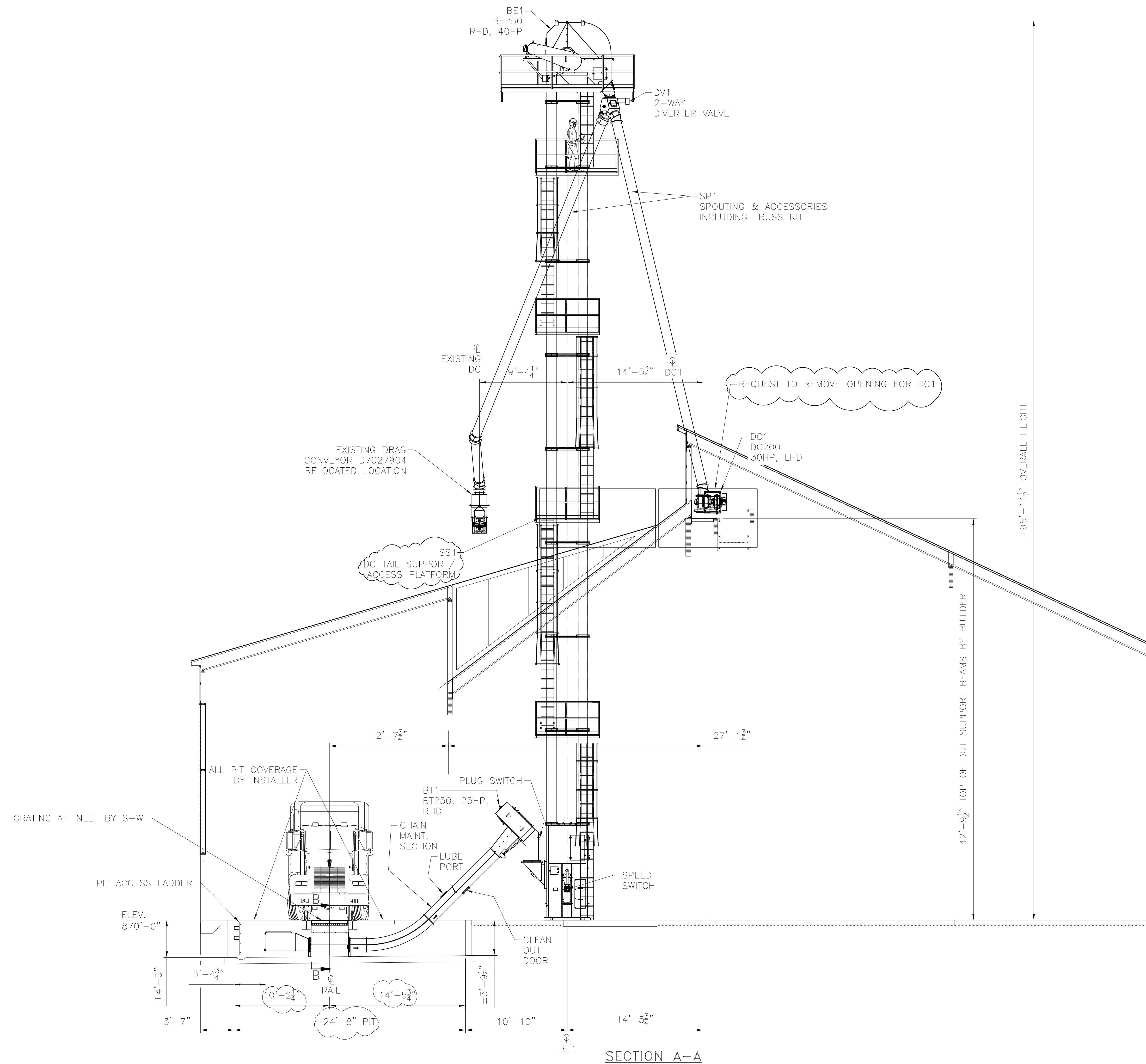
6-19-2026

Pr. XXXX XXXXXXXX

SHEET NUMBER

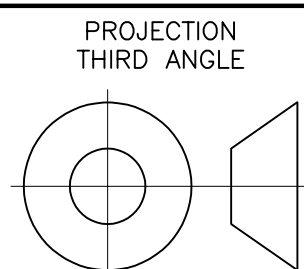
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SECTION A-A

ZONE	REV	DESCRIPTION	DATE	APPR'D	ZONE	REV	DESCRIPTION	DATE	APPR'D
REVISIONS					REVISIONS				



RELEASE FOR: APPROVAL		JOB NO. 262730-00		GENERAL ARRANGEMENT	
BY:	DATE:			UNITED COOPERATIVE	
NOTES:		EQUIP. NO. GA1		MARKENSAN, WI	
		REFERENCE		SIZE D	DWG NO. GA51192
		DRAWN: PH	DATE: 7/15/26	SHEET: 2 OF 5	REV
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680 TACOMA BLVD
NYA, MN 55368
(952) 442-4450

33 8TH ST. E
WACONIA, MN 55387
(952) 442-4450

D

D

C

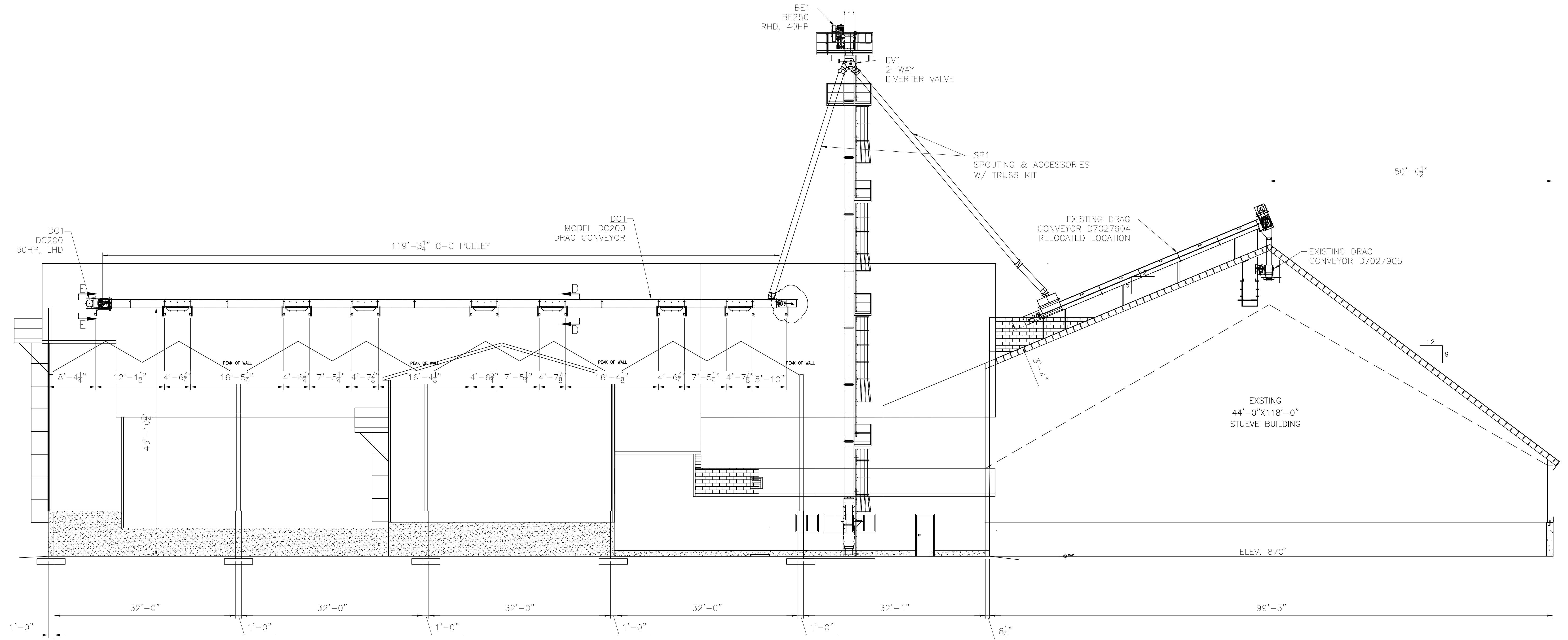
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B

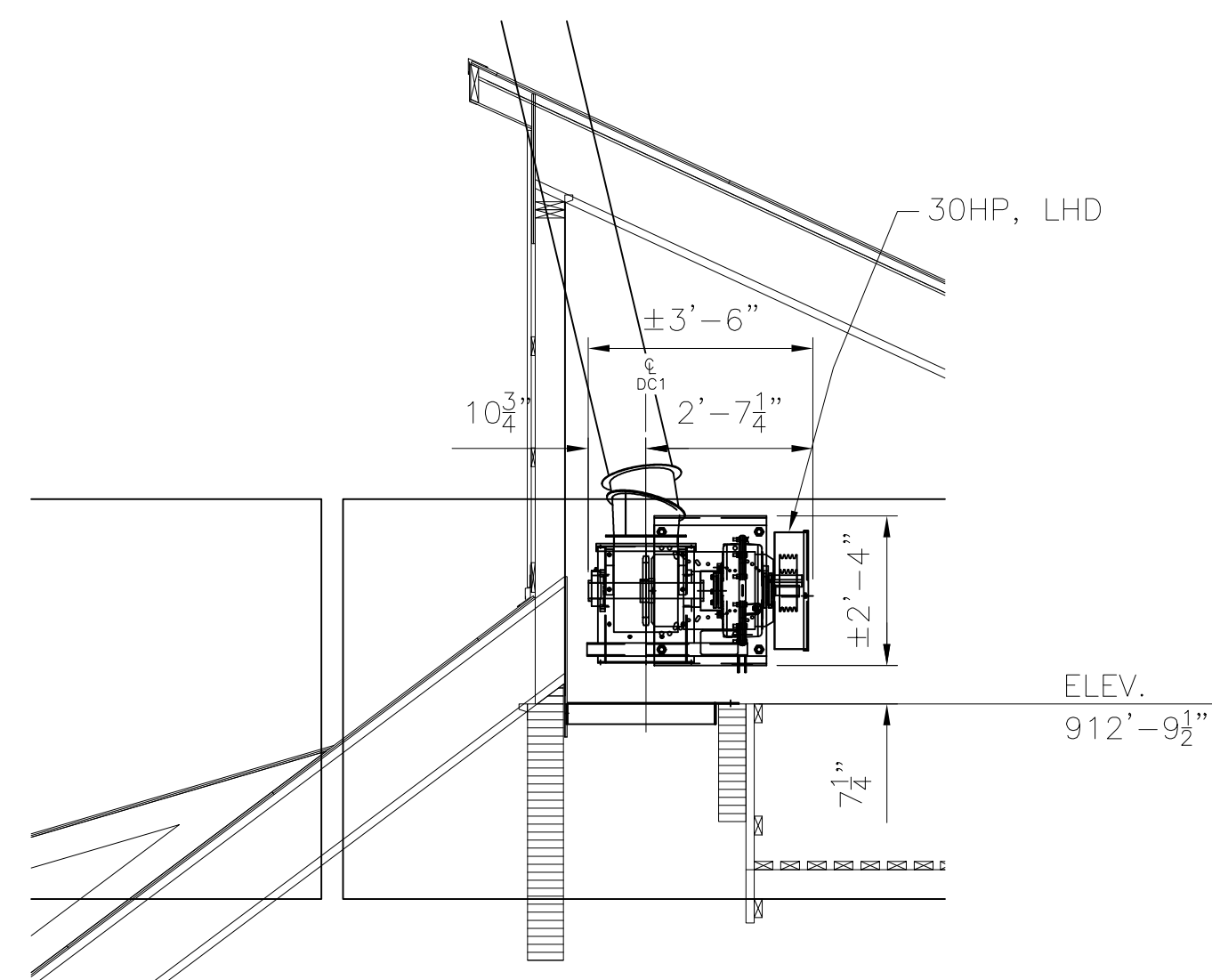
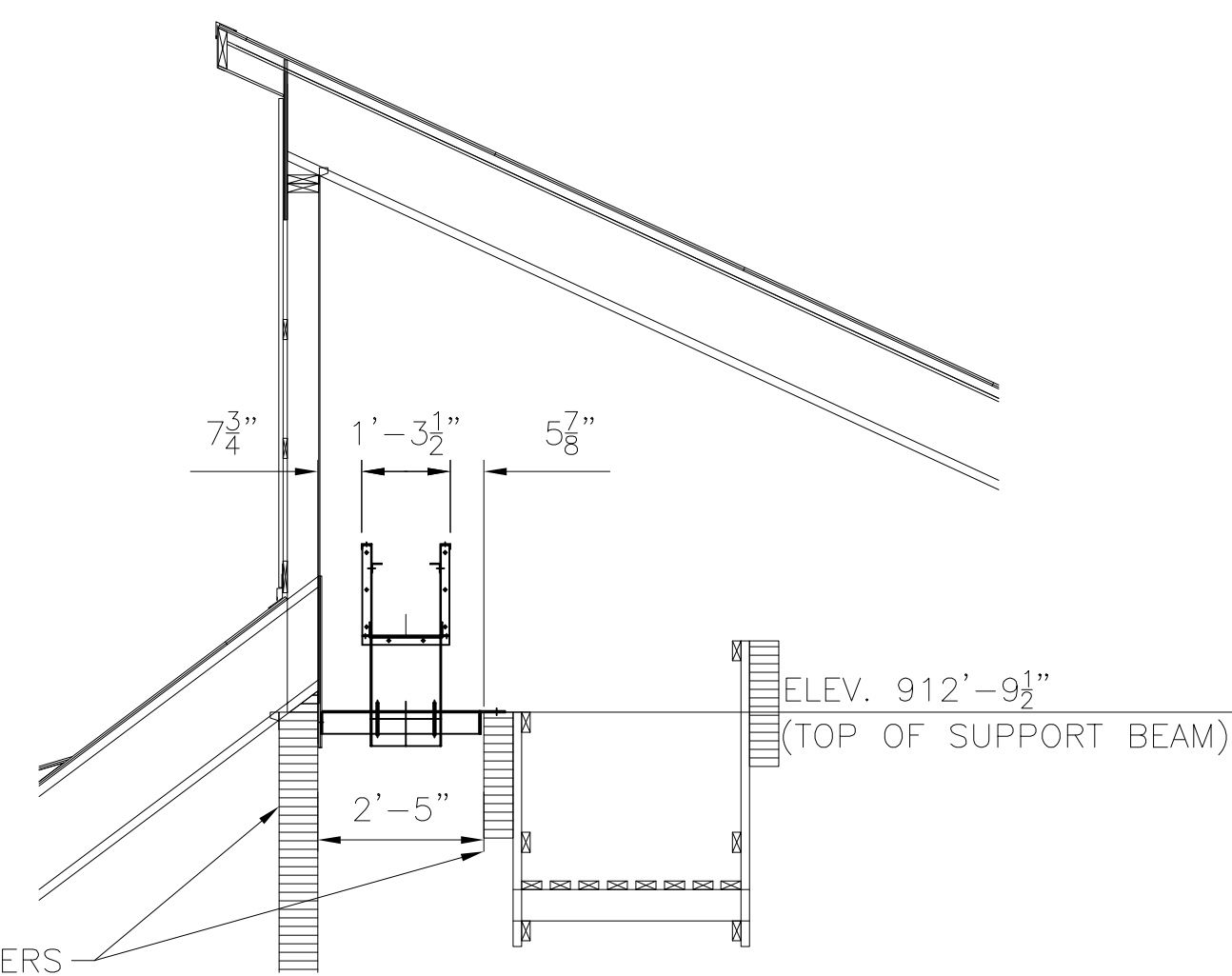
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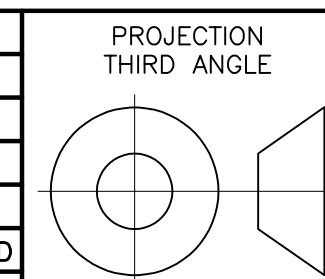
A



SECTION C-C

SECTION E-E
DC1, AT HEAD SECTION
SCALE: $\frac{3}{8}$ "=1'-0"SECTION D-D
DC1, TYP. SECTION
SCALE: $\frac{3}{8}$ "=1'-0"

ZONE	REV	DESCRIPTION	DATE	APPR'D	ZONE	REV	DESCRIPTION	DATE	APPR'D
REVISIONS					REVISIONS				



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JOB NO. 262730-00	GENERAL ARRANGEMENT UNITED COOPERATIVE MARKENSAN, WI
EQUIP. NO. GA1	SIZE DWG NO. GA51192
REFERENCE	SHEET 3 OF 5
DRAWN: PH	DATE: 7/15/26
CHECKED: _____	DATE: _____
SCALE: 1/8"=1'-0"	Page 43 of 88

4

3

2

D
C
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A

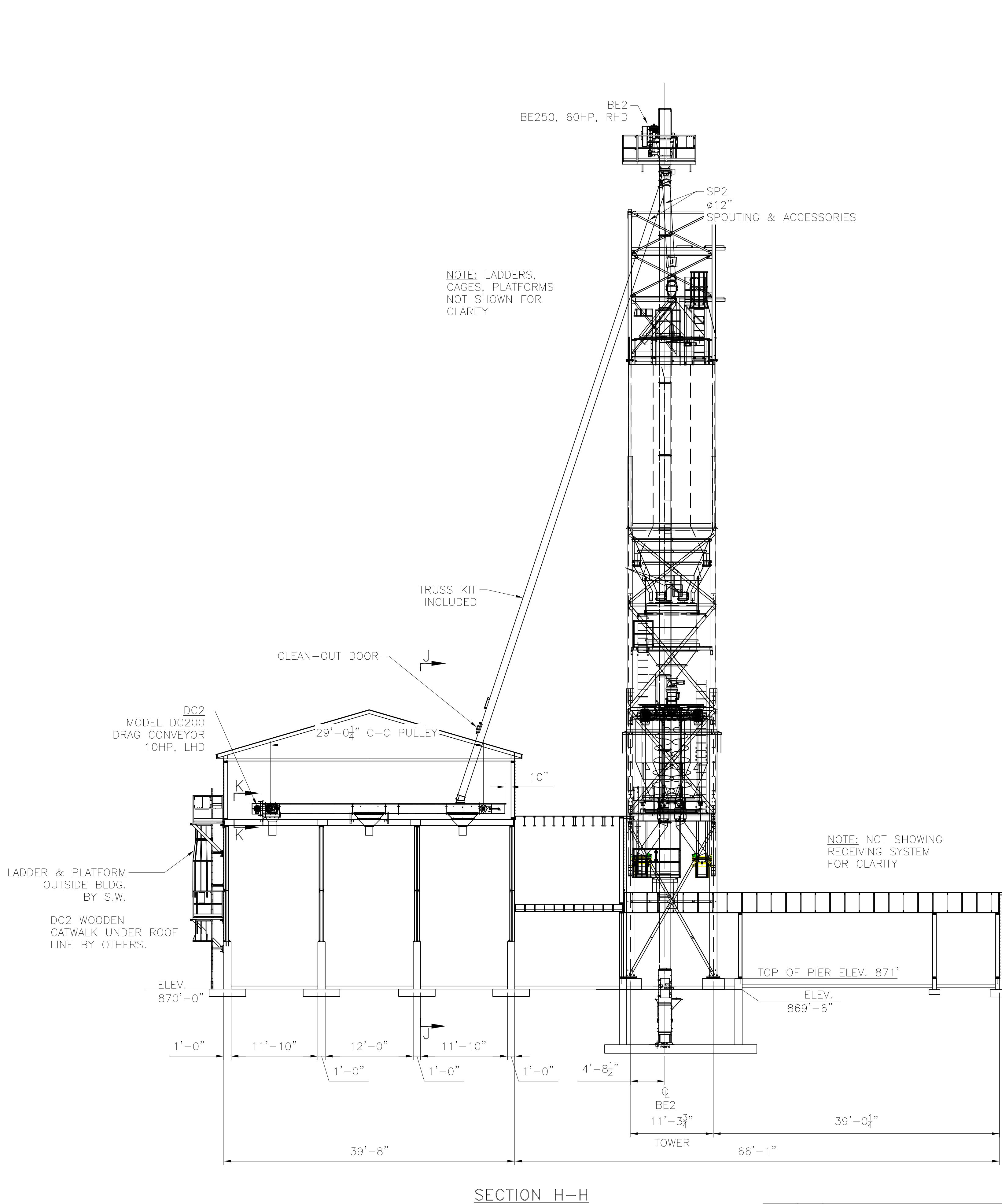
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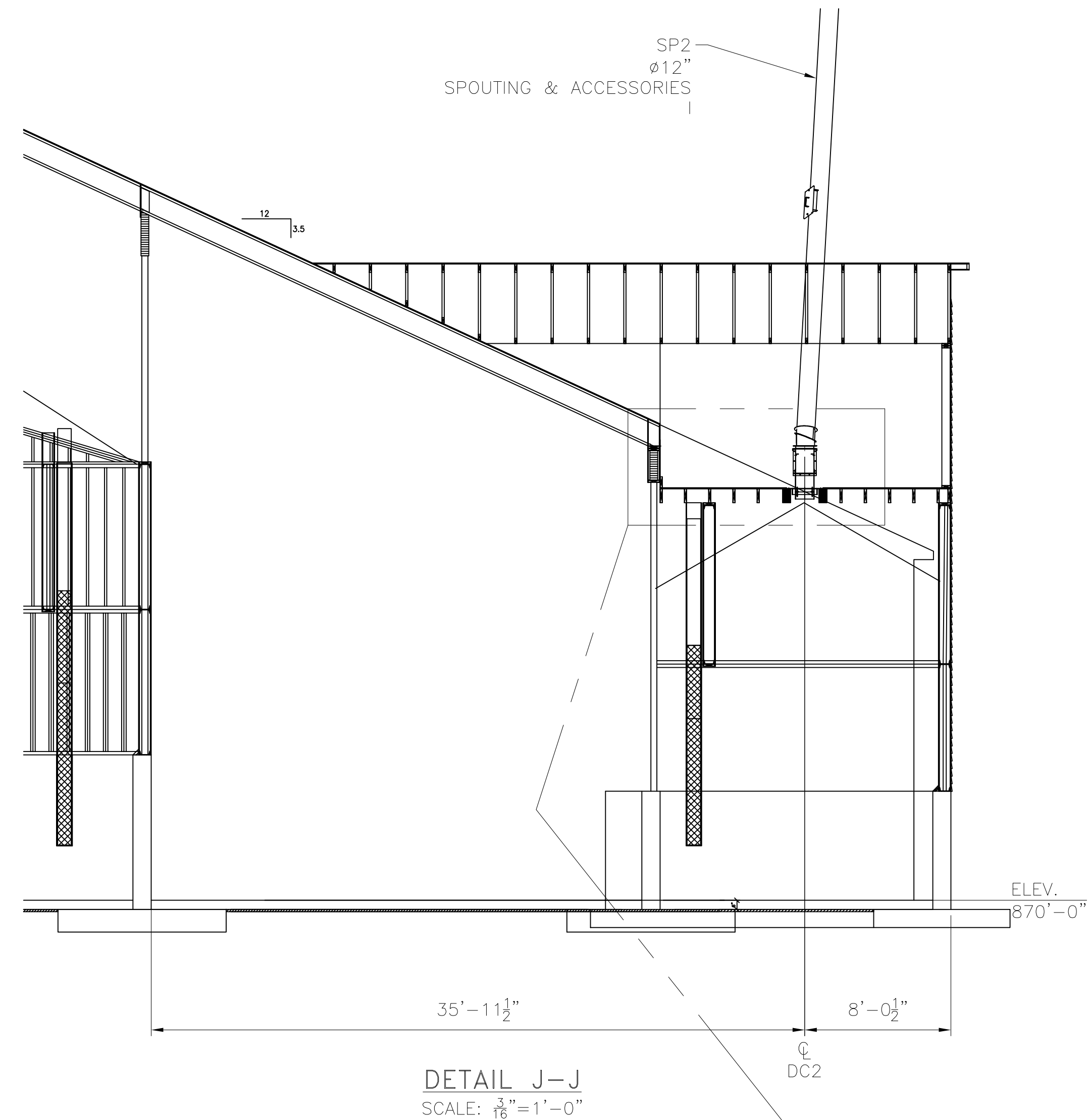
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C
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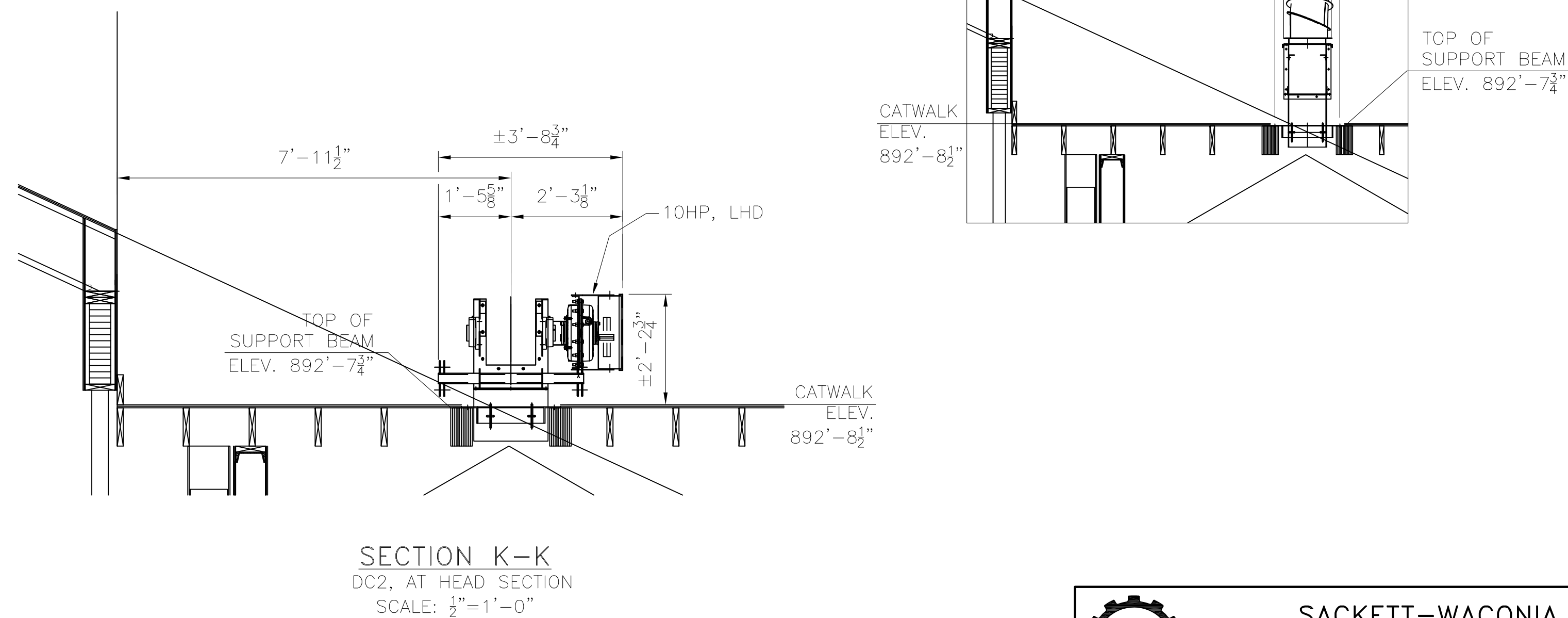
NOTE: LADDERS,
CAGES, PLATFORMS
NOT SHOWN FOR
CLARITY

NOTE: NOT SHOWING
RECEIVING SYSTEM
FOR CLARITY

SECTION H-H



DETAIL J-J
SCALE: 3/16"=1'-0"



SECTION K-K
DC2, AT HEAD SECTION
SCALE: 1/2"=1'-0"



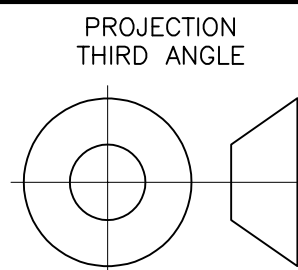
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680 TACOMA BLVD
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33 8TH ST. E
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(952) 442-4450

ZONE	REV	DESCRIPTION	DATE	APPR'D	ZONE	REV	DESCRIPTION	DATE	APPR'D
REVISIONS					REVISIONS				



RELEASE FOR APPROVAL
BY: _____ DATE: _____
NOTES:

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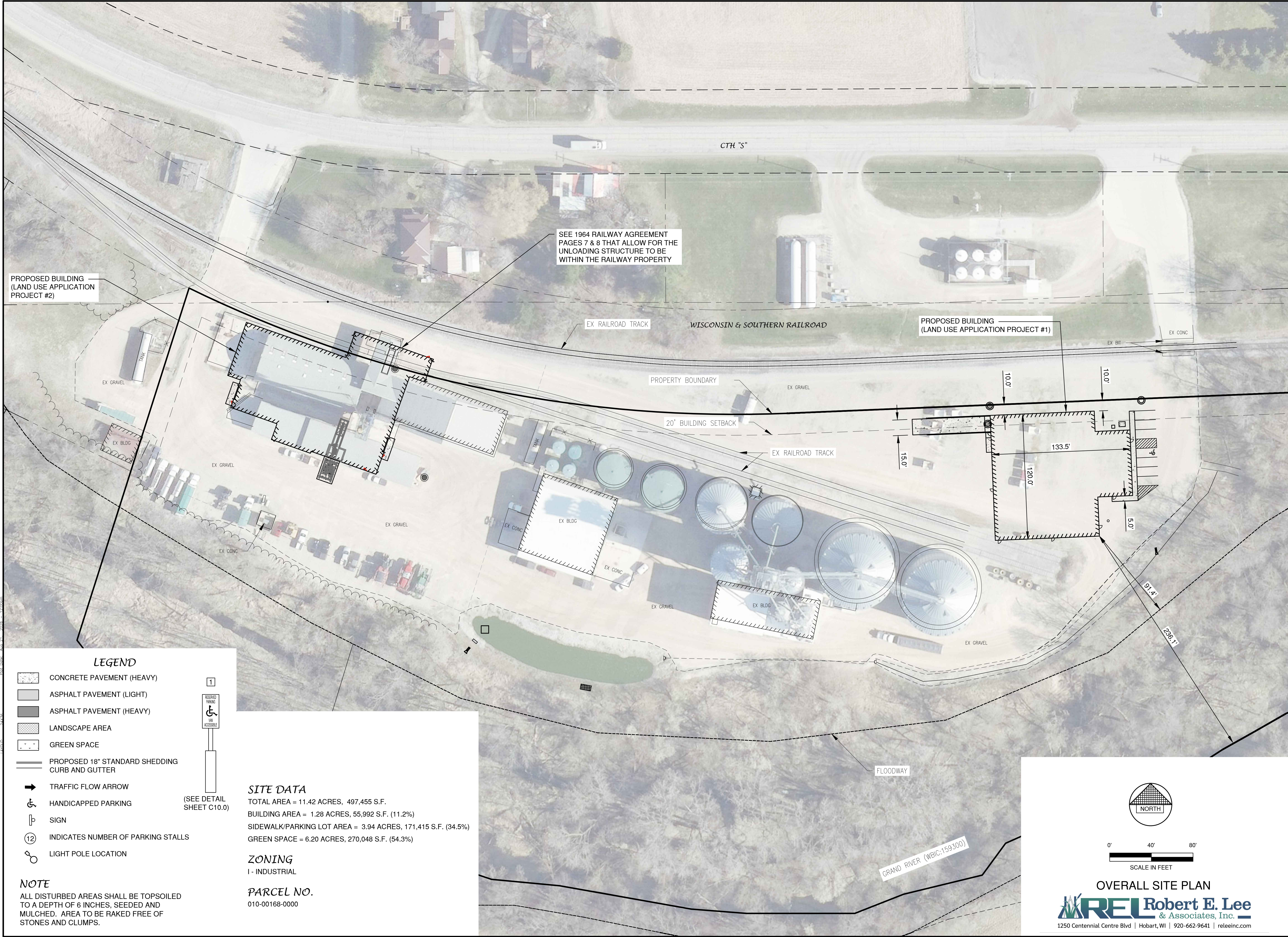
JOB NO. 262730-00
EQUIP. NO. GA1
REFERENCE
DRAWN: PH DATE: 7/15/26
CHECKED: _____ DATE: _____

GENERAL ARRANGEMENT
UNITED COOPERATIVE
MARKENSAN, WI
SIZE DWG NO. GA51192
SHEET 5 OF 5
SCALE: 1/8"=1'-0" Page 45 of 88

4

3

2



PROPOSED BUILDING
(LAND USE APPLICATION
PROJECT #2)

SEE 1964 RAILWAY AGREEMENT
PAGES 7 & 8 THAT ALLOW FOR THE
UNLOADING STRUCTURE TO BE
WITHIN THE RAILWAY PROPERTY

EX RAILROAD TRACK

WISCONSIN & SOUTHERN RAILROAD

PROPOSED BUILDING
(LAND USE APPLICATION PROJECT #1)

EX BIT EX CONC

PROPERTY BOUNDARY

EX GRAVEL

20' BUILDING SETBACK

EX RAILROAD TRACK

10.0'
10.0'
15.0'
133.5'
120.0'
5.0'

91.4'
236.1'

EX BLDG

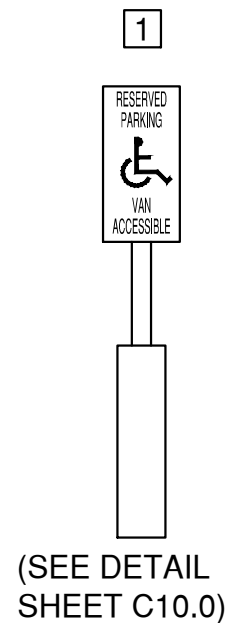
EX GRAVEL

FLOODWAY

GRAND RIVER (WBIC:159300)

LEGEND

- CONCRETE PAVEMENT (HEAVY)
- ASPHALT PAVEMENT (LIGHT)
- ASPHALT PAVEMENT (HEAVY)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- SIGN
- INDICATES NUMBER OF PARKING STALLS
- LIGHT POLE LOCATION



(SEE DETAIL SHEET C10.0)

SITE DATA

TOTAL AREA = 11.42 ACRES, 497,455 S.F.
 BUILDING AREA = 1.28 ACRES, 55,992 S.F. (11.2%)
 SIDEWALK/PARKING LOT AREA = 3.94 ACRES, 171,415 S.F. (34.5%)
 GREEN SPACE = 6.20 ACRES, 270,048 S.F. (54.3%)

ZONING

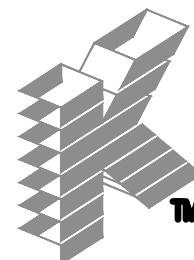
I - INDUSTRIAL

PARCEL NO.

010-00168-0000

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.



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1-800-236-2534
Fax (920) 786-5904

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Sun Prairie, WI 53580
Phone (608) 318-2330
Fax (608) 318-2337

MILWAUKEE

18204 W18200
Goldendale Rd
Carmelton, WI 53022
Phone (262) 220-8710
1-800-236-2534
Fax (262) 220-8740

WAUSAU

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Wausau, WI 54401
Phone (715) 848-3141
Fax (715) 848-3181

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PROPOSED FOR:

UNITED COOP

TOWN OF MACKFORD
GREEN LAKE COUNTY, WISCONSIN

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PROJECT MANAGER:

DESIGNER:

AARON B.

DRAWN BY:

AUTUMN G.

EXPEDITOR:

SUPERVISOR:

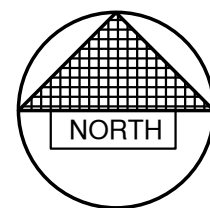
PRELIMINARY NO:

CONTRACT NO:

DATE:

SHEET:

C4.0



0' 40' 80'
SCALE IN FEET

OVERALL SITE PLAN

REL Robert E. Lee
& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

This is an aerial map of a land area, likely in a rural or undeveloped region. The map is overlaid with a grid of red lines, possibly representing property boundaries or survey lines. Numerous labels are scattered across the map, including:

- Parcel numbers: 010000940000, 010000950000, 010000800000, 010000820100, 010000850200, 010000810100, 010001080100, 010001070000, 010001500100, 010001490000, 010001360000, 010001370000, 010001110000, 010001140000, 010001130000, 010001150100, 010001510200, 010001550101, 010001410000, 010001510100, 010001520000, 010001550100, 010001560000, 010001330000, 010001320000, 010001180000, 010001250000, 010001520100, 010001570400, 010001570200, 010001281002, 010001280100, 010001270000, 010001680000, 010001690000, 010001670000, 010001740000, 010001300100, 010001310000, 010001700000, 010001710000, 010001760000, 010001710300.
- Well identifiers: W1792, W1786, W1772, W1740, W1763, W1690, W1680, W1646, W1618, W1598, W1550, W1555, W1533, W1519, W1577, W1649, W1691, W1735, W1830, W1816, W1823, W1815, W1811.
- Neighborhood/area names: N1911, N1977, N1955, N1917, N1914, N1881, N1878, N1751.
- Other labels: 05, 04, 08, 09, 259, 1322, 331, 371, 364, A, Tichora Road, Wisniewski Road, S, N, E, W, River, United Coop CUP +/- 12.895 acres.

A blue arrow points to a specific area labeled "United Coop CUP +/- 12.895 acres". The map also shows a road labeled "Tichora Road" and a river labeled "River".

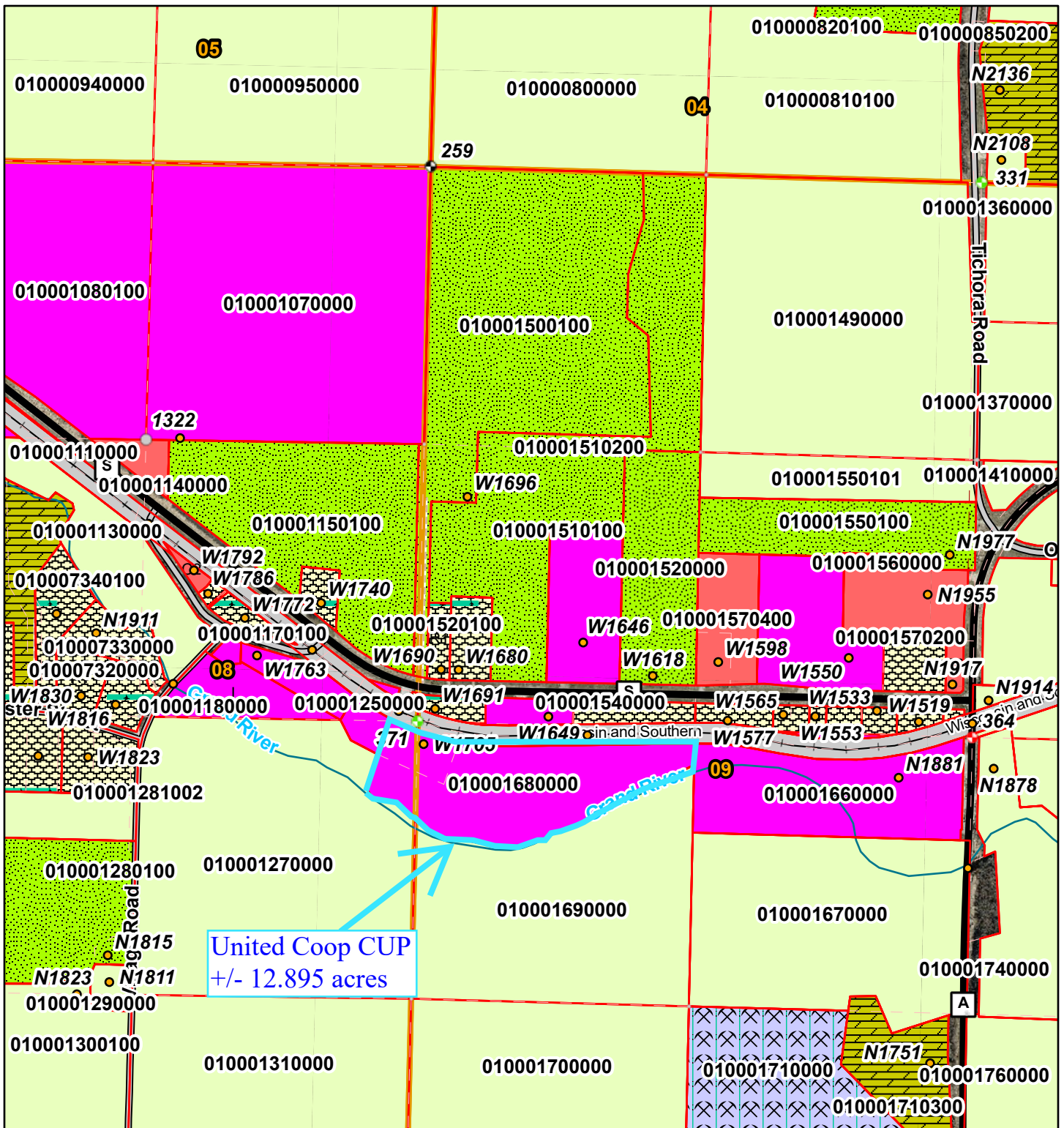
● Address ● GOVLOT
 Corner ● SUB
 ● SECTION TaxParcel
 ● QUARTER Section
 ● CENTER



A number line with two scales. The top scale is labeled in feet (ft) with major tick marks at 0, 370, 740, and 1,480. The bottom scale is labeled in meters (m) with major tick marks at 0, 112.5, 225, and 450. The scales are aligned such that 0 ft corresponds to 0 m, 370 ft to 112.5 m, 740 ft to 225 m, and 1,480 ft to 450 m. There are also minor tick marks between the major ones on both scales.

Page 47 of 88
Green Lake County, WI
greenlakecountywi.gov

United Coop CUP Zoning Map



8/24/2026, 2:38:56 PM

- Address
- GOVLOT
- Corner
- SECTION
- QUARTER
- CENTER
- TaxParcel
- Section



1:8,083

0 370 740 1,480 ft

0 112.5 225 450 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Green Lake County, WI Land Use Planning & Zoning

Zoning Ordinance Map Districts

	A1 Farmland Preservation
	A2 General Agriculture
	C1 General Commercial
	C2 Extensive Commercial
	I Industrial
	M1 Mineral Extraction
	M2 Sanitary Landfill
	NRC Natural Resource Conservancy
	R1 Single Family Residence
	R2 Single Family Mobile Home Residence
	R3 Multiple Family Residence
	R4 Rural Residential
	RC Recreation
	AO Adult Orientated Establishment
	UNZ Unzoned
	MUN Municipality
	SPLIT Split Zoning
	PEND Map Update Pending

September 10, 2026

Fred Johnson
United Cooperative Site
W1705 County Road S
Markesan WI 53946
Via email: fjohnson@unitedcooperative.com

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-06: Construction Site Storm Water Runoff
Permittee Name: United Cooperative Site
Site Name: United Cooperative Site Improvements NOI
FIN: 106923

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on September 04, 2026, for the United Cooperative Site Improvements NOI site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-06, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is September 10, 2026. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:

<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-06
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. Construction dewatering discharges from an area subject to remedial action operations or from an area containing contamination that would be subject to remedial action operations are not eligible for coverage under this permit (section 1.1.2.3). Discharges may be eligible for coverage under the [Contaminated Groundwater from Remedial Action Operations General Permit \(WI-0046566-07-0\)](#).

3. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

4. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

5. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

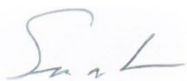
It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact Susan Larson at (920) 366-2881.

Sincerely,



Susan Larson
Northeast Region
Storm Water Management Specialist

ENCLOSURE: Certificate of Permit Coverage

Cc: Gregory Glova, Robert E Lee & Associates



CERTIFICATE OF PERMIT COVERAGE

UNDER THE WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT Permit No. WI-S067831-06

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

EROSION CONTROL COMPLAINTS should be reported to the WDNR Tip Line at **1-800-TIP-WDNR (1-800-847-9367)**

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 106923

Site Name: United Cooperative Site Improvements NOI

Address/Location: W1705 County Road S Town of MACKFORD

Additional Information:

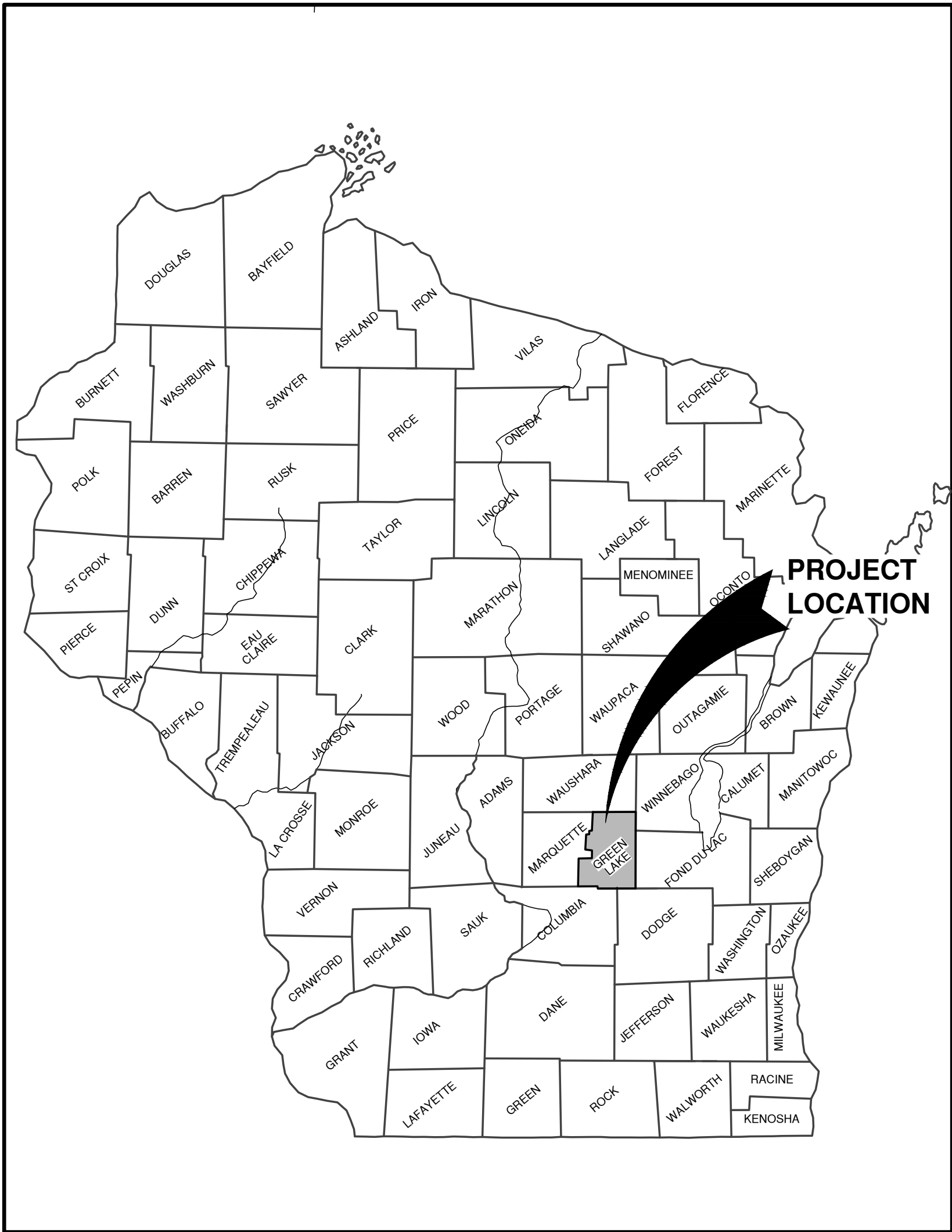
Landowner: United Cooperative Site

Landowner's Contact Person: Fred Johnson

Contact Telephone Number: (608) 751-6291

Permit Start Date: September 10, 2026

By:



VICINITY MAP

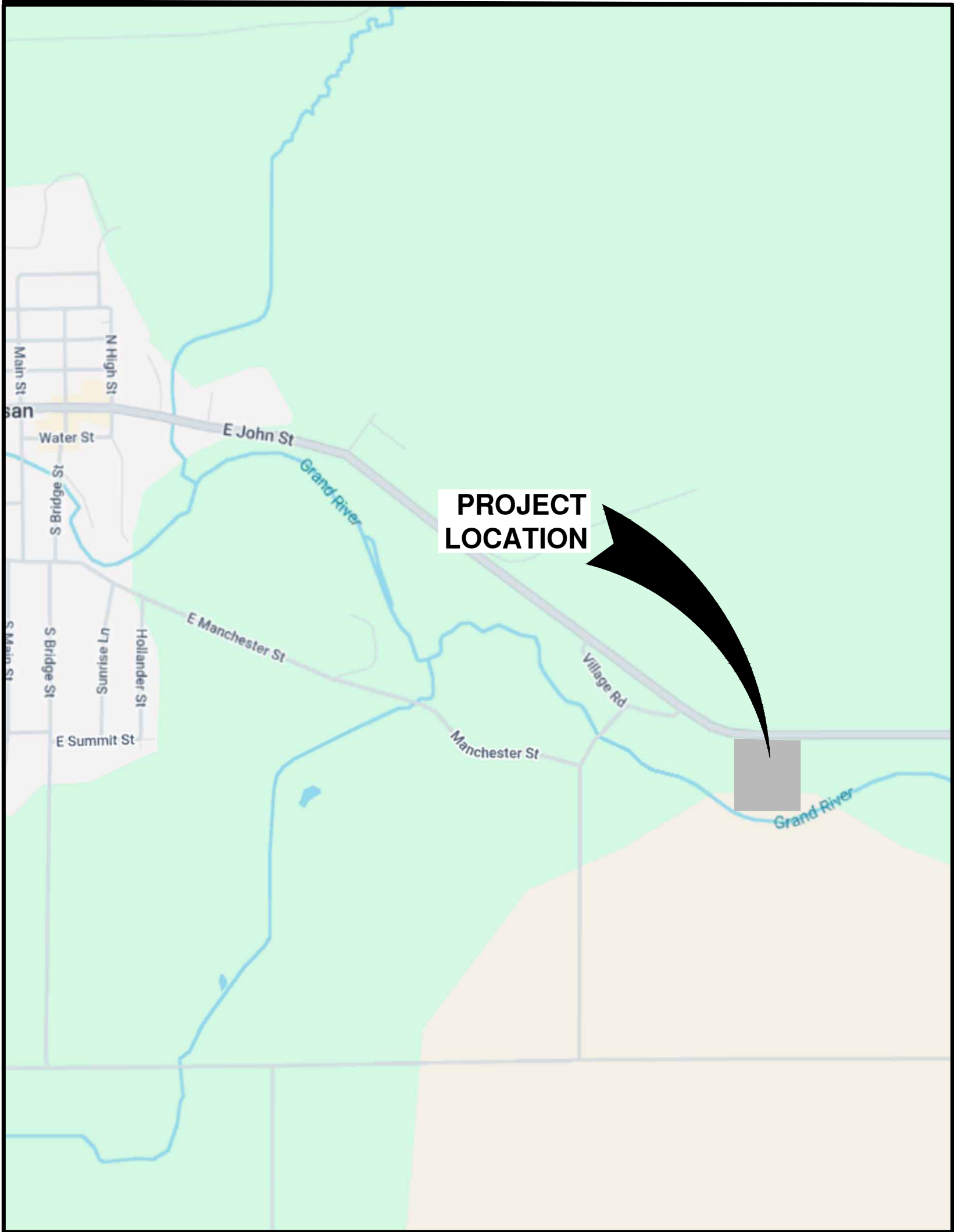
NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C1.0	LOCATION MAPS AND INDEX TO DRAWINGS
C2.0	GENERAL NOTES
C3.0	EXISTING SITE CONDITIONS
C4.0	OVERALL SITE PLAN
C5.0	SITE PLAN WEST
C6.0	SITE PLAN EAST
C7.0	UTILITY PLAN WEST
C8.0	UTILITY PLAN EAST
C9.0	GRADING PLAN EAST
C10.0	GRADING PLAN EAST
C11.0	POND PLAN
C12.0	POND DETAILS AND SECTIONS
C13.0	MISCELLANEOUS DETAILS
C14.0	MISCELLANEOUS DETAILS
C15.0	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
C16.0	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
C17.0	EROSION CONTROL - DITCH CHECK DETAILS
C18.0	EROSION CONTROL - SHEET FLOW DETAILS
C19.0	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
C20.0	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
C21.0	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



LOCATION MAP

LOCATION MAPS AND INDEX TO DRAWINGS



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FAX (608) 318-2337

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Germantown, WI 53022
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PROJECT MANAGER:

DESIGNER:

A. BREITENFELDT

DRAWN BY:

A. GABLE

EXPEDITOR:

C. HOYER

SUPERVISOR:

D. CRAKER

PRELIMINARY NO:

CONTRACT NO:

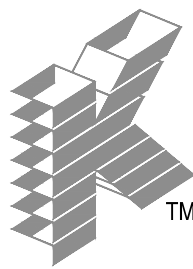
92043

DATE:

08.27.2026

SHEET:

C1.0



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C. HOYER

SUPERVISOR:

D. CRAKER

PRELIMINARY NO:

CONTRACT NO:

92043

DATE:

08.27.2026

SHEET:

C2.0

OWNER INFORMATION:

UNITED COOPERATIVE
W1705 COUNTY ROAD S
MARKESAN, WISCONSIN 53946

(608) 751-6291

CONTACT: FRED JOHNSON

CONTRACTOR INFORMATION:

KELLER, INC.
N216 STATE HIGHWAY 55
KAUKAUNA, WISCONSIN 54130

(920) 766-5795

CONTACT: JEREMY NOLL

UTILITY INFORMATION:

UTILITIES PRESENT:

ALLIANT ENERGY, WE ENERGIES, BRIGHTSPEED, BUG TUSSEL WIRELESS, CHARTER UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBERS 20262211734, 2026221172 BOTH DATED 6/6/2026, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

GAS & ELECTRIC:
ALLIANT ENERGY
4902 BILTMORE LN.
MADISON, WI 53718

(608) 458-3162

GAS & ELECTRIC:
WE ENERGIES
800 S. LYNNDAL DR.
APPLETON, WI 54914

(800) 242-9137

TELECOMMUNICATIONS:
BRIGHTSPEED
1120 S. TYRON ST., - SUITE 700
CHARLOTTE, NC 28203

(883) 363-2824

TELECOMMUNICATIONS:
BUG TUSSEL WIRELESS
417 PINE ST.
GREEN BAY, WI 543001

(920) 366-1735

TELECOMMUNICATIONS:
SPECTRUM / TIME WARNER / CHARTER
12405 POWERSCOURT DR.
ST. LOUIS MO 63131

(262) 446-9821



Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL

- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR. GRAVEL
BIT. BITUMINOUS
ASPH ASPHALT
CONC CONCRETE
SW SIDEWALK
BLDG BUILDING
HSE HOUSE
PED PEDESTAL
PP POWER POLE
LP LIGHT POLE
BM BENCH MARK

WM WATERMAIN
HYD. HYDRANT
WV WATER VALVE
SAN SANITARY SEWER
MH MANHOLE
ST STORM SEWER
CB CATCH BASIN
TELE TELEPHONE
ELEC ELECTRIC
TV TELEVISION
STA. STATION

VPC VERTICAL POINT OF CURVATURE
VPI VERTICAL POINT OF INTERSECTION
VPT VERTICAL POINT OF TANGENCY
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
PT POINT OF TANGENCY
R RADIUS
EX EXISTING
PR PROPOSED
EOR END OF RADIUS
BOC BACK OF CURB

B-B BACK TO BACK (OF CURB)
F-F FACE TO FACE (OF CURB)
R/W RIGHT OF WAY
T/C TOP OF CURB
F/L FLOW LINE
C/L CENTERLINE
R/L REFERENCE LINE
INV INVERT
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
CULV CULVERT

GENERAL NOTES

REL Robert E. Lee
& Associates, Inc.
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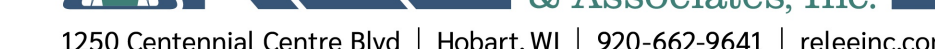


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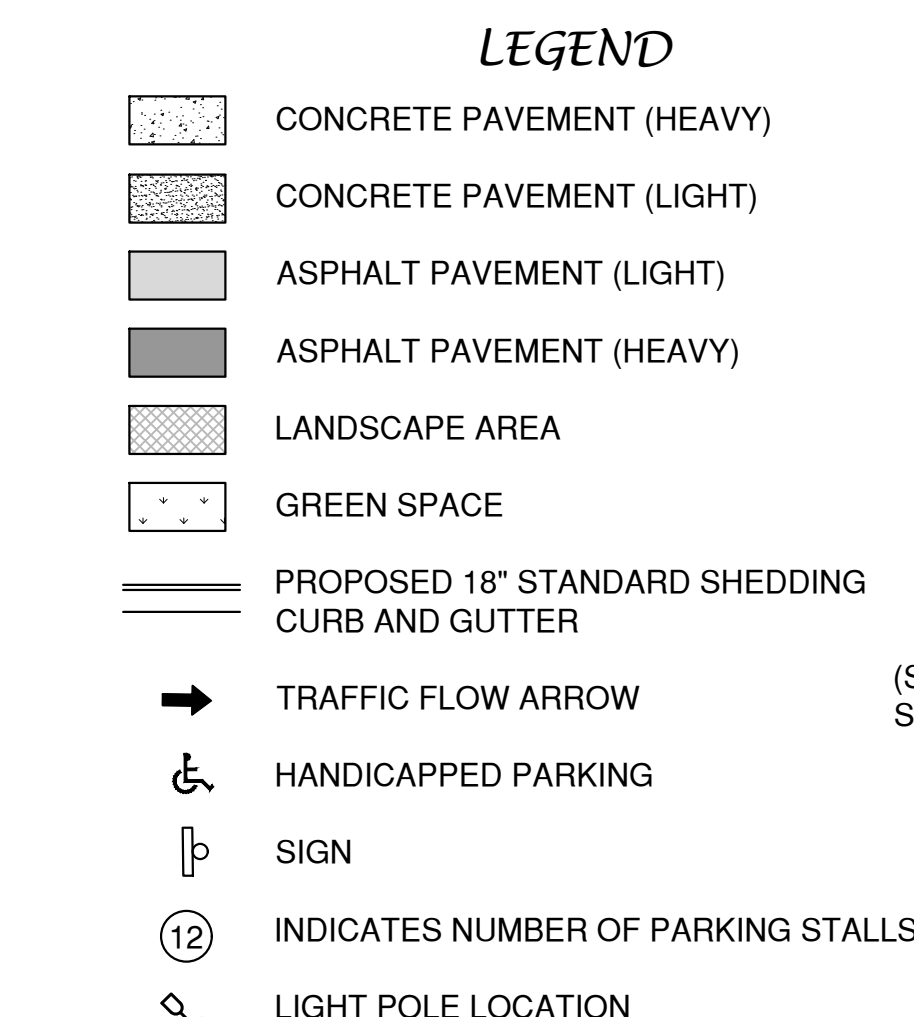
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**W1705 COUNTY ROAD S
MARKESAN,**

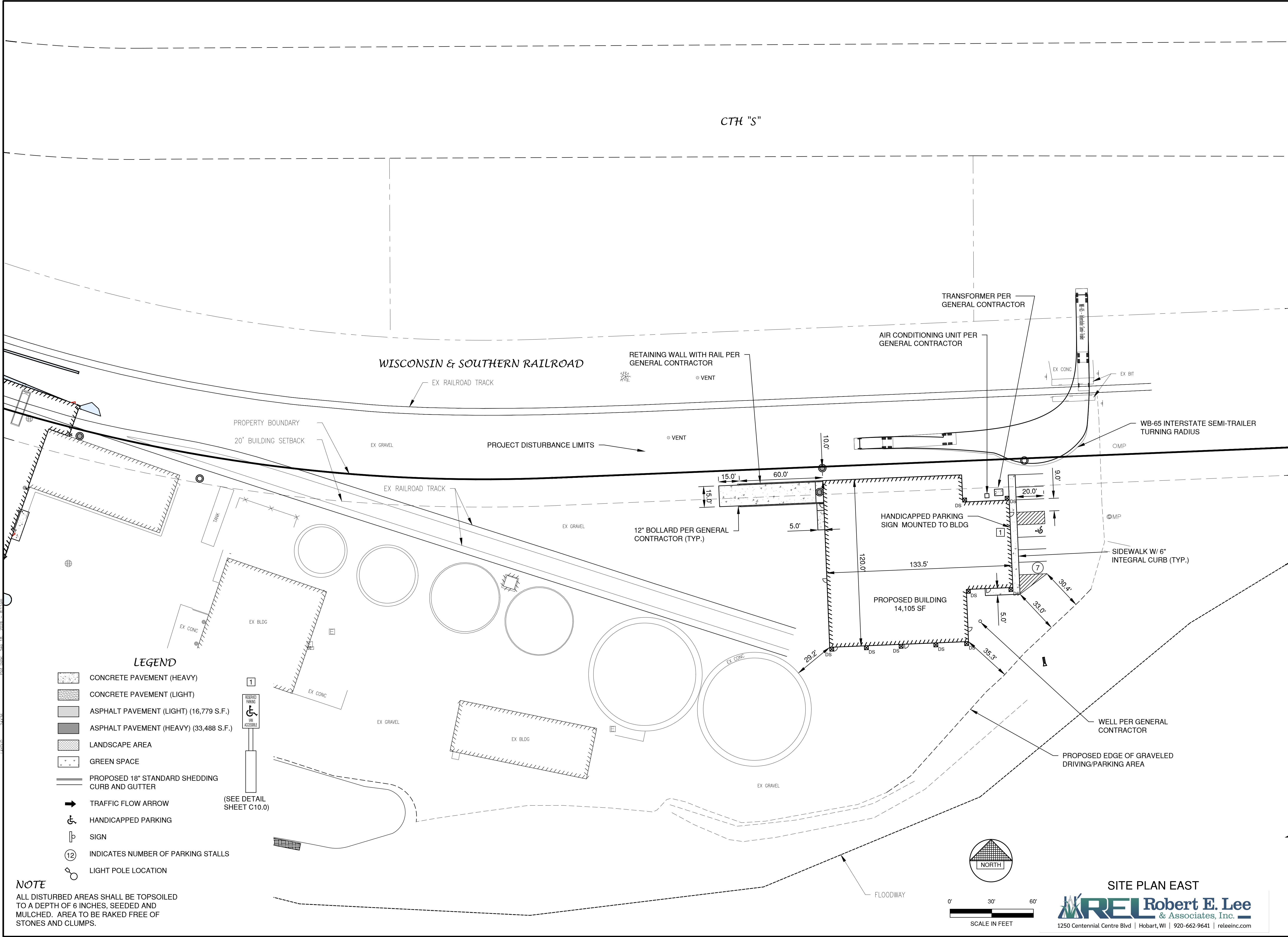
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EXPEDITOR:

C. HOYER

SUPERVISOR:

D. CRAKER

PRELIMINARY NO:

CONTRACT NO:

92043

DATE:

08.27.2026

SHEET:

C6.0

SITE PLAN EAST

REL Robert E. Lee
& Associates, Inc.

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UNITED COOP

WISCONSIN 53946

**W1705 COUNTY ROAD S
MARKESAN**

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PROJECT MANAGER:

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A. BREITENFELDT

DRAWN BY

A. GABLE

EXPEDITOR

C. HOYER

SUPERVISOR

D. CRAKER

PRELIMINARY NO:

CONTRACT NO

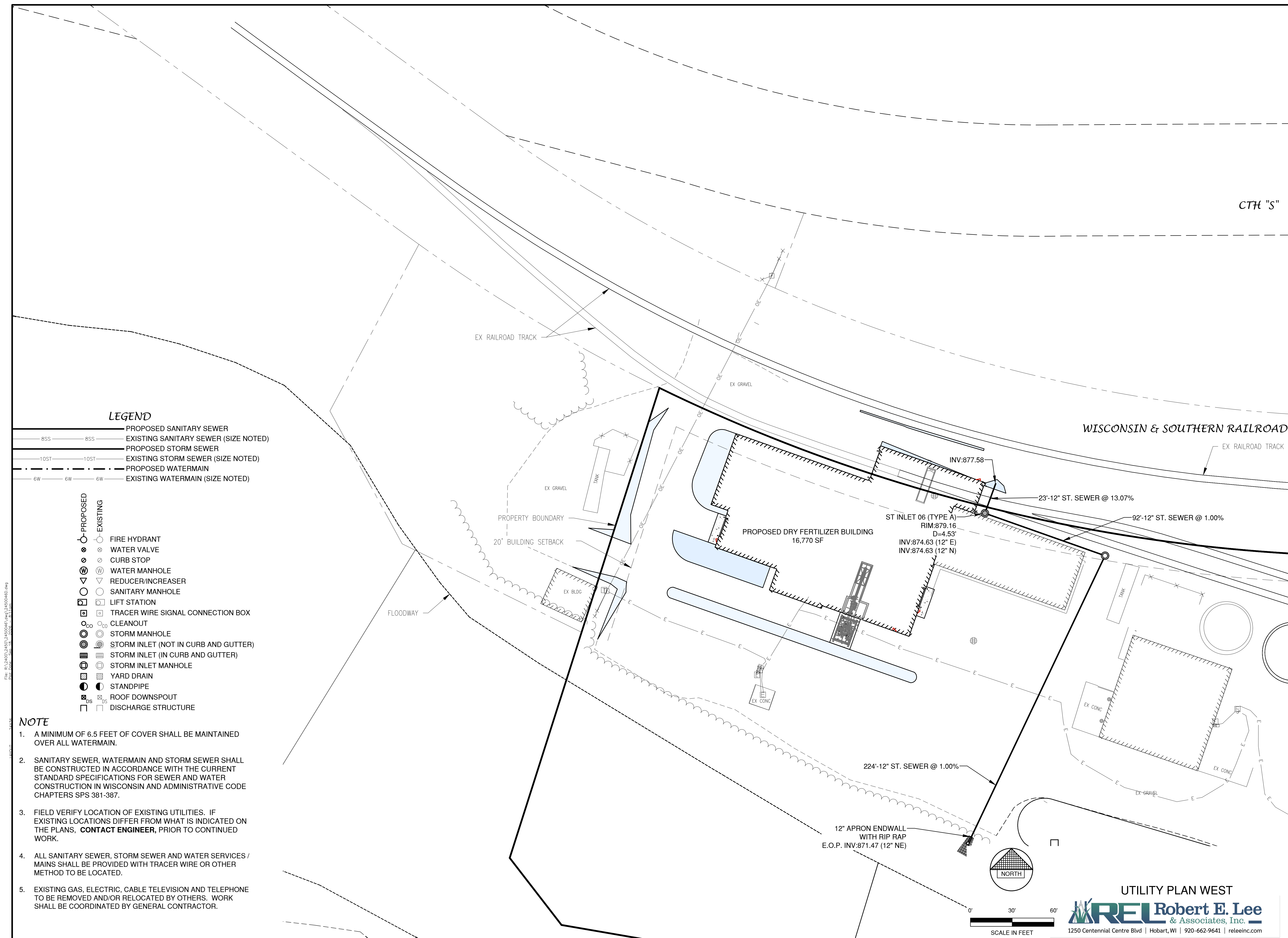
92043

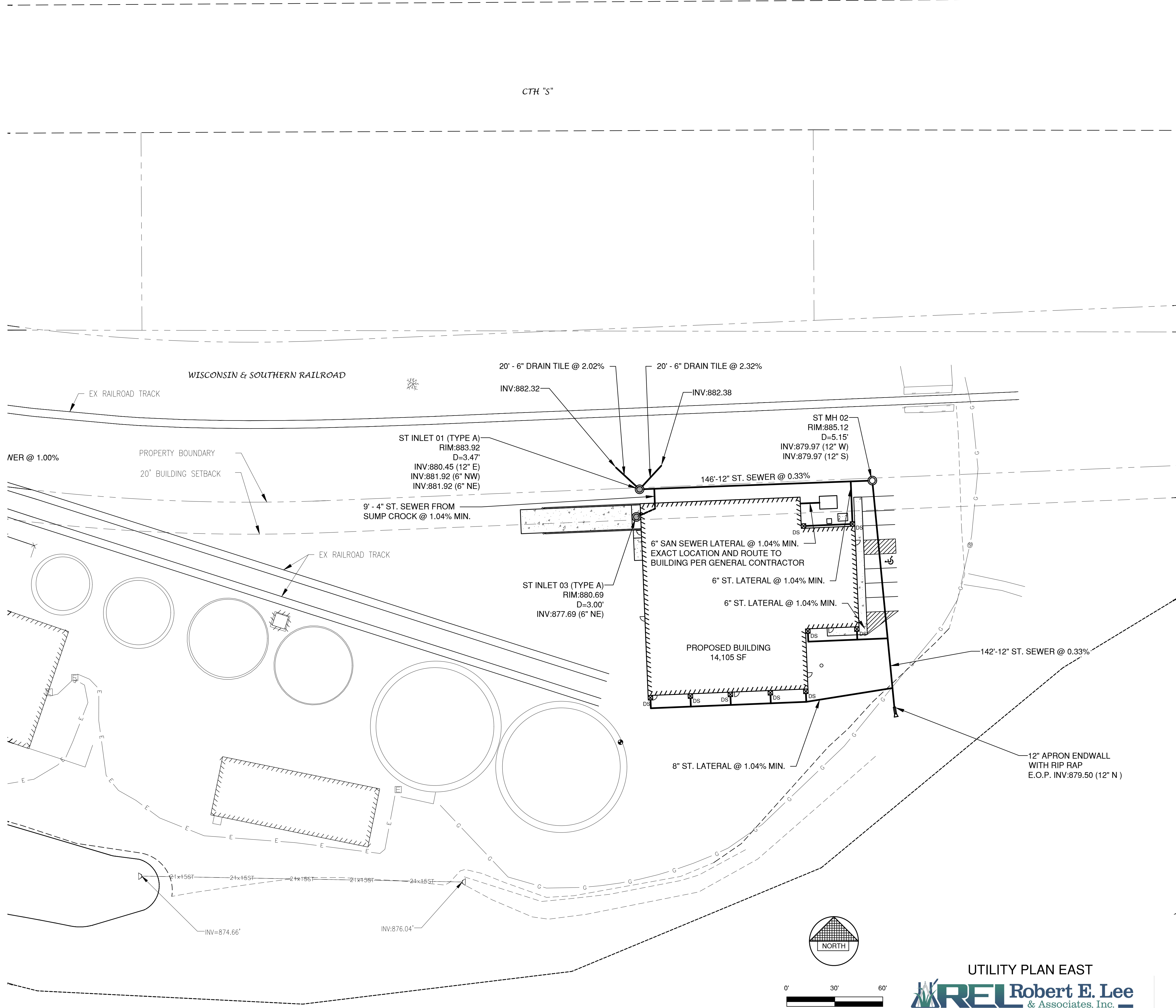
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08.27.2026

SHEET

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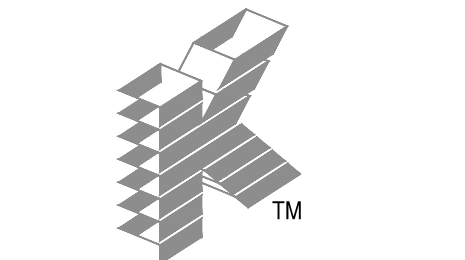




- LEGEND**
- PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER (SIZE NOTED)
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER (SIZE NOTED)
 - PROPOSED WATERMAIN
 - EXISTING WATERMAIN (SIZE NOTED)

- PROPOSED
- EXISTING
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT
- DISCHARGE STRUCTURE

- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
 - EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



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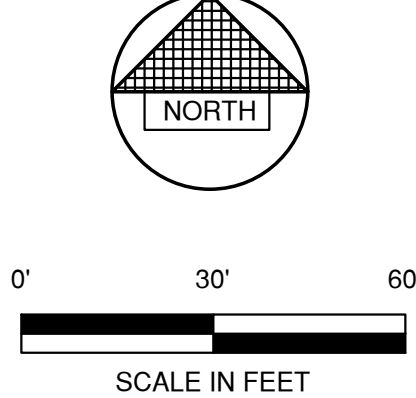
PRELIMINARY NO:

CONTRACT NO:
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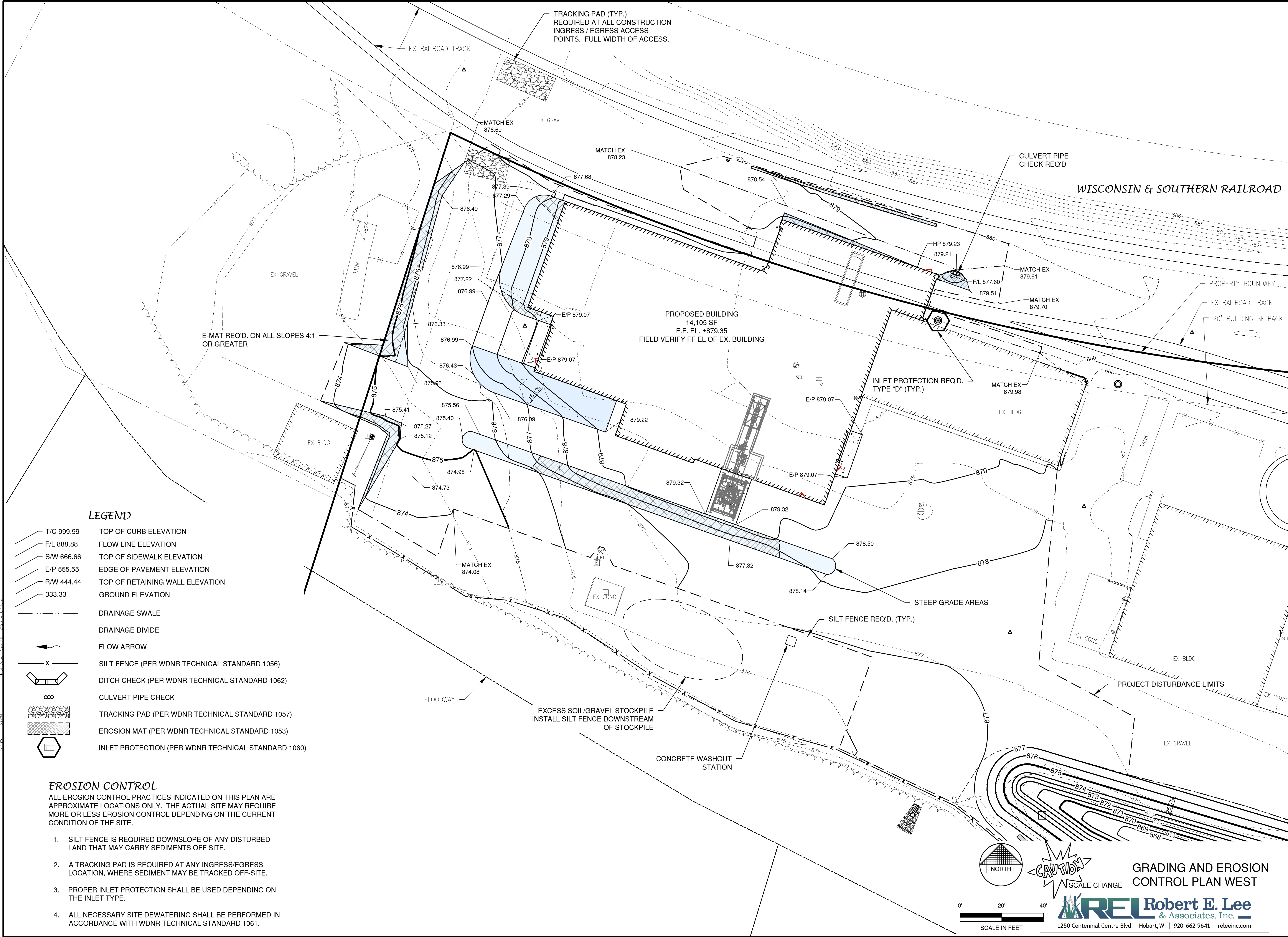
DATE:
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UTILITY PLAN EAST
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Plot Date: Sep 18, 2026 11:11 AM
User: jk



LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- CULVERT PIPE CHECK
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

- SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
- A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
- PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
- ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

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DRAWN BY:
A. GABLE

EXPEDITOR:
C. HOYER

SUPERVISOR:
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DRAWN BY: A. GABLE

EXPEDITOR: C. HOYER

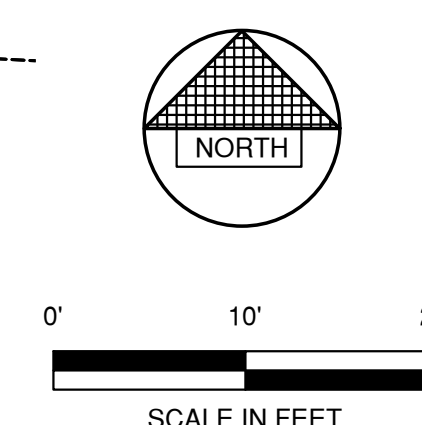
SUPERVISOR: D. CRAKER

PRELIMINARY NO:

CONTRACT NO: 92043

DATE: 08.27.2026

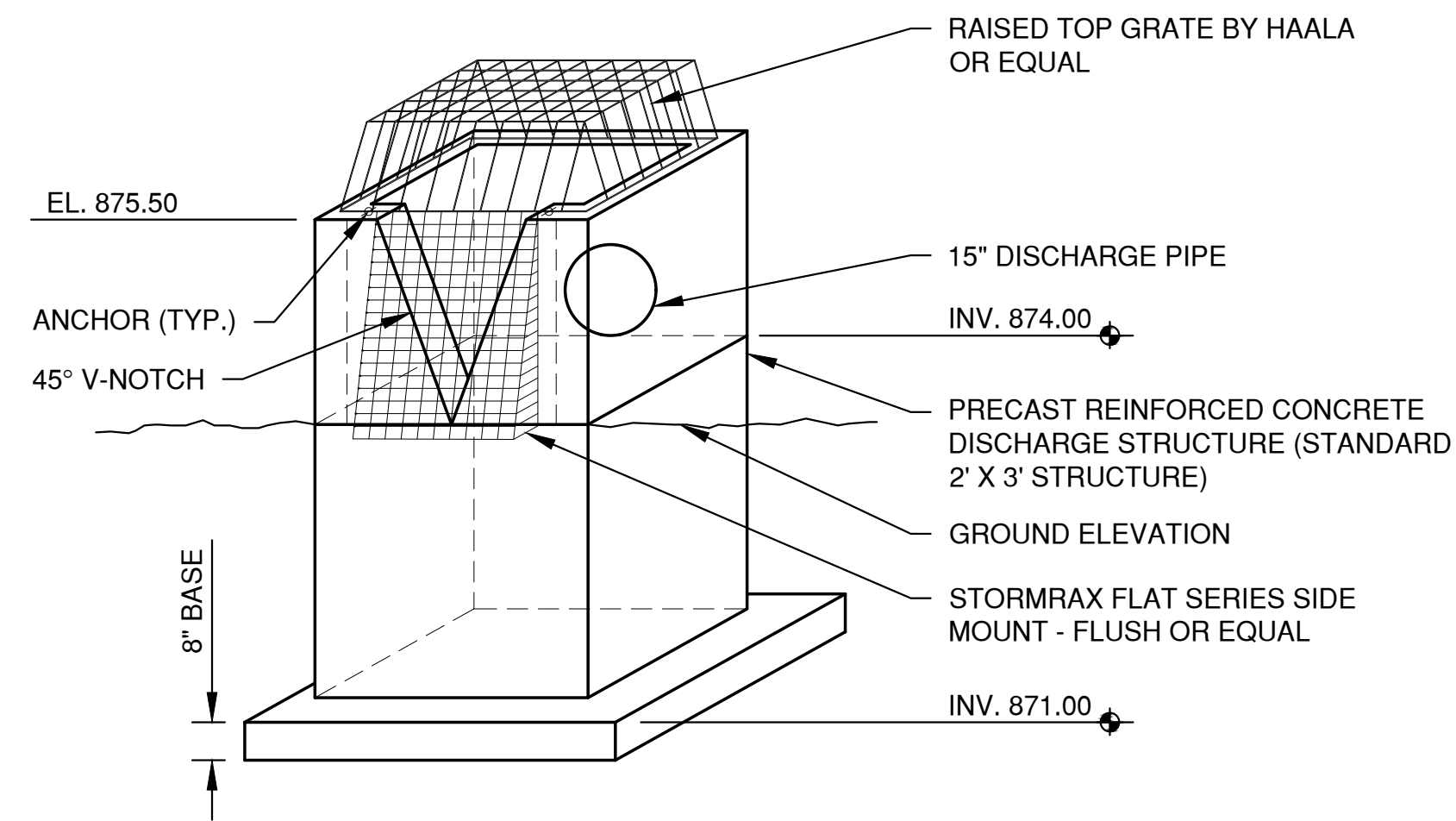
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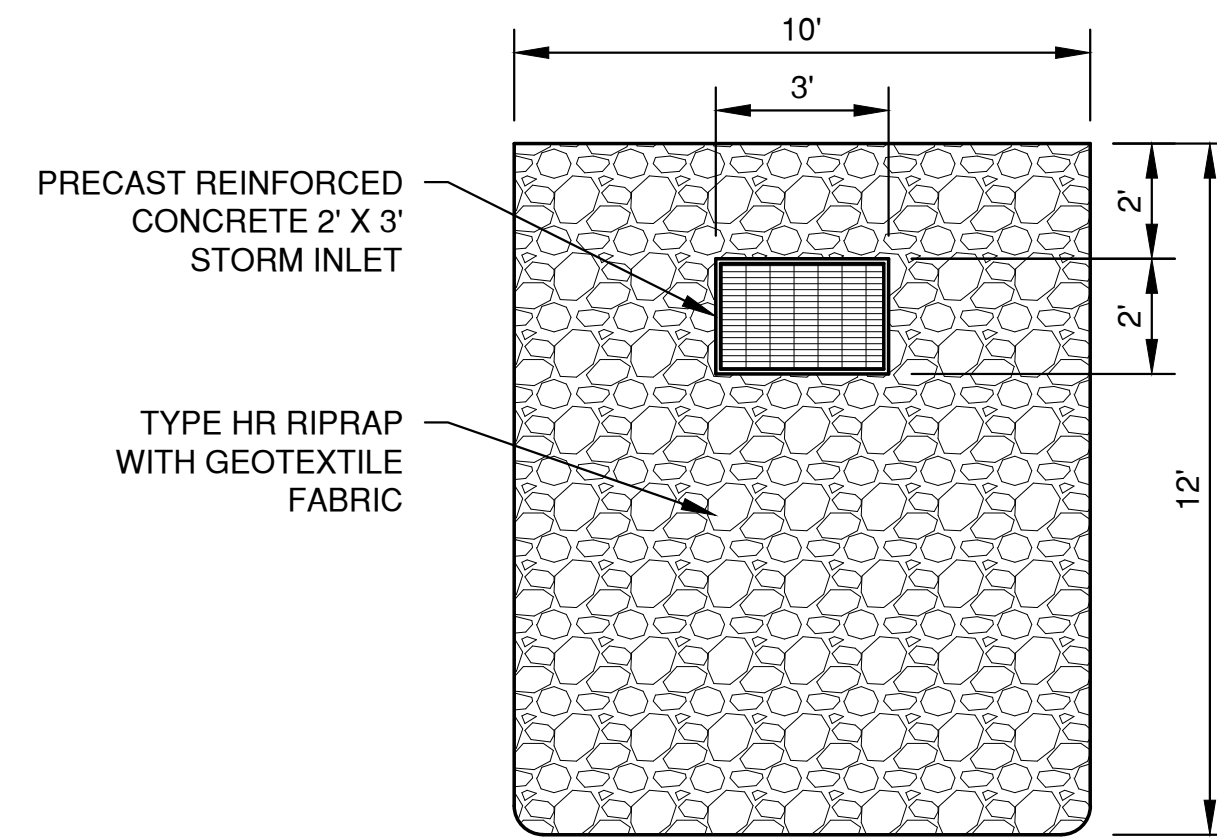
POND PLAN



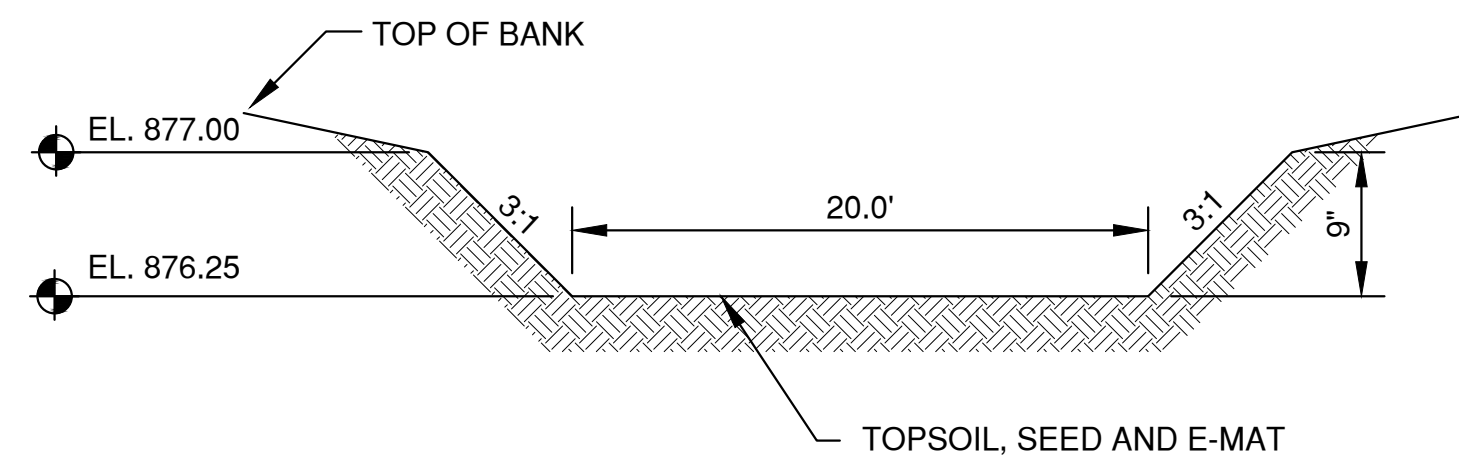
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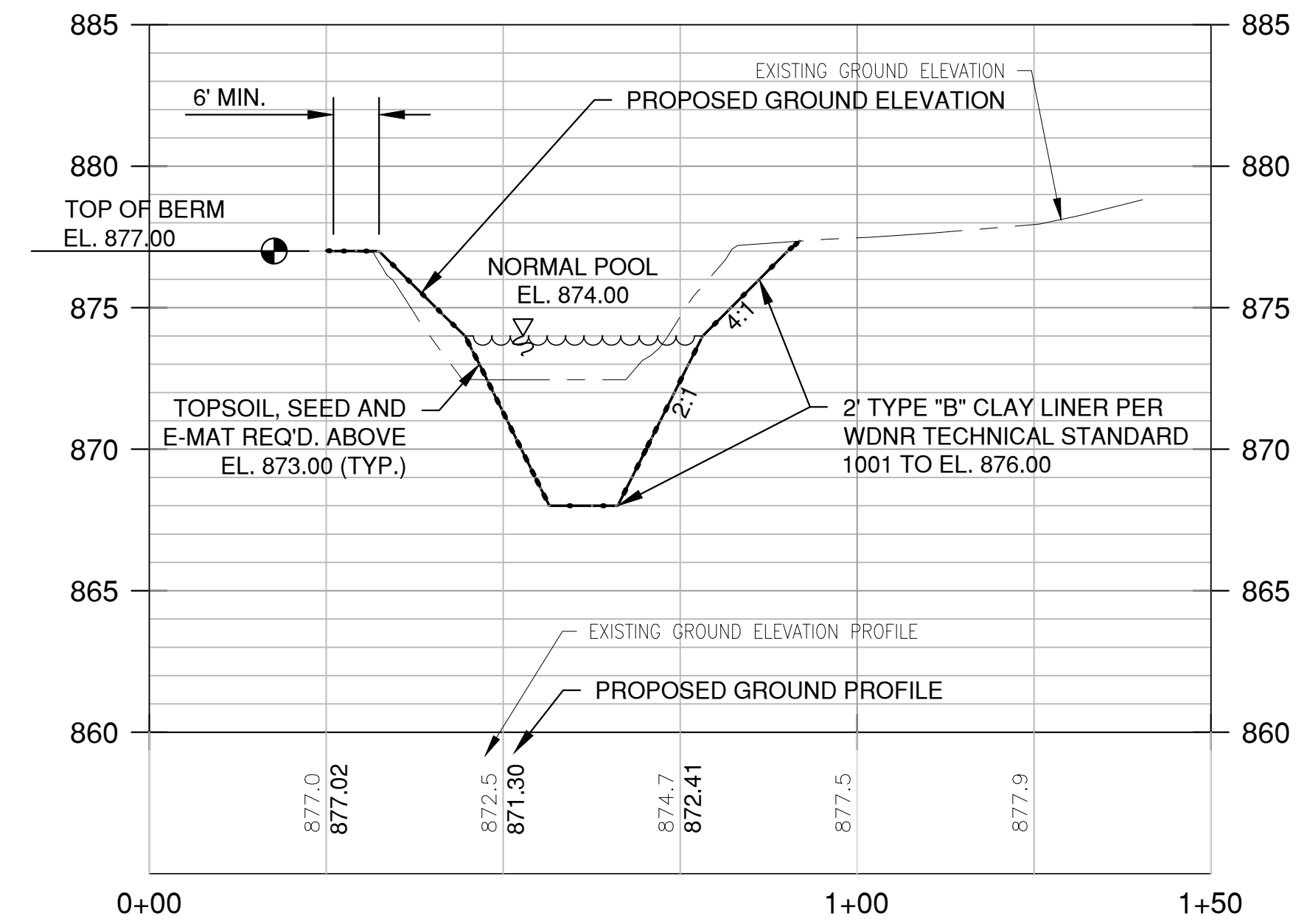
REINFORCED CONCRETE
DISCHARGE STRUCTURE DETAIL (NTS.)



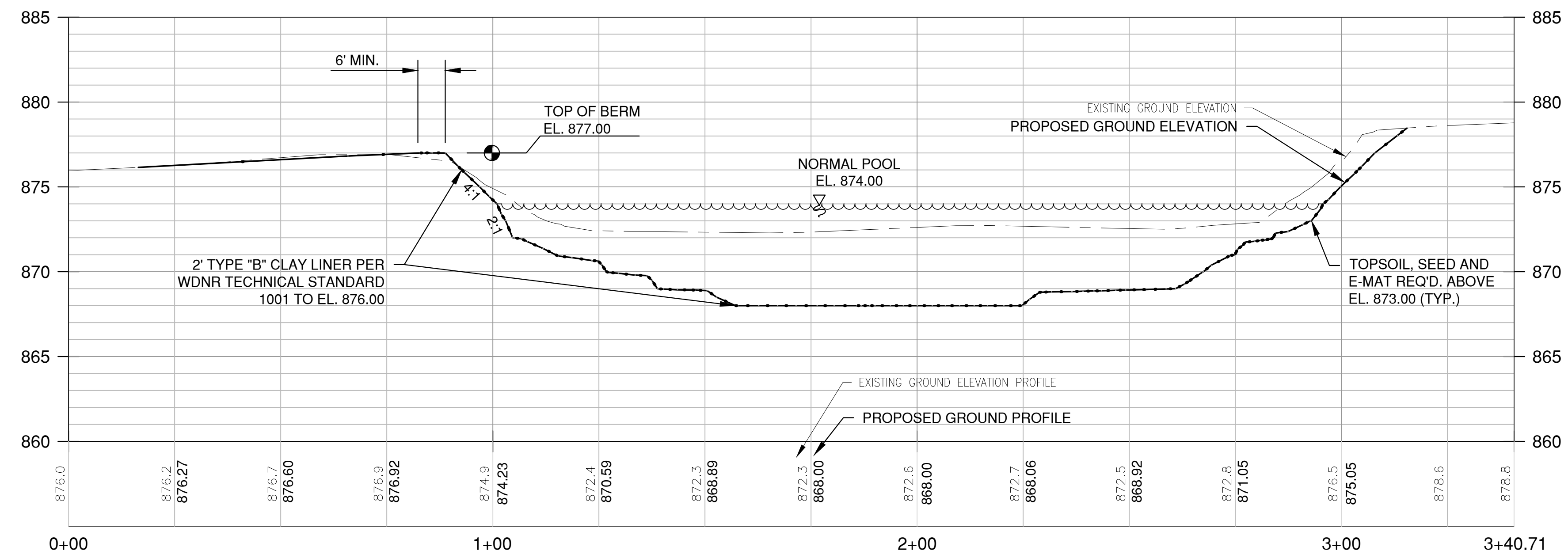
REINFORCED CONCRETE
DISCHARGE STRUCTURE DETAIL



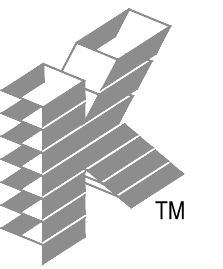
EMERGENCY OVERFLOW STRUCTURE DETAIL (NTS.)



SECTION A-A₁
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'



SECTION B-B₁
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'



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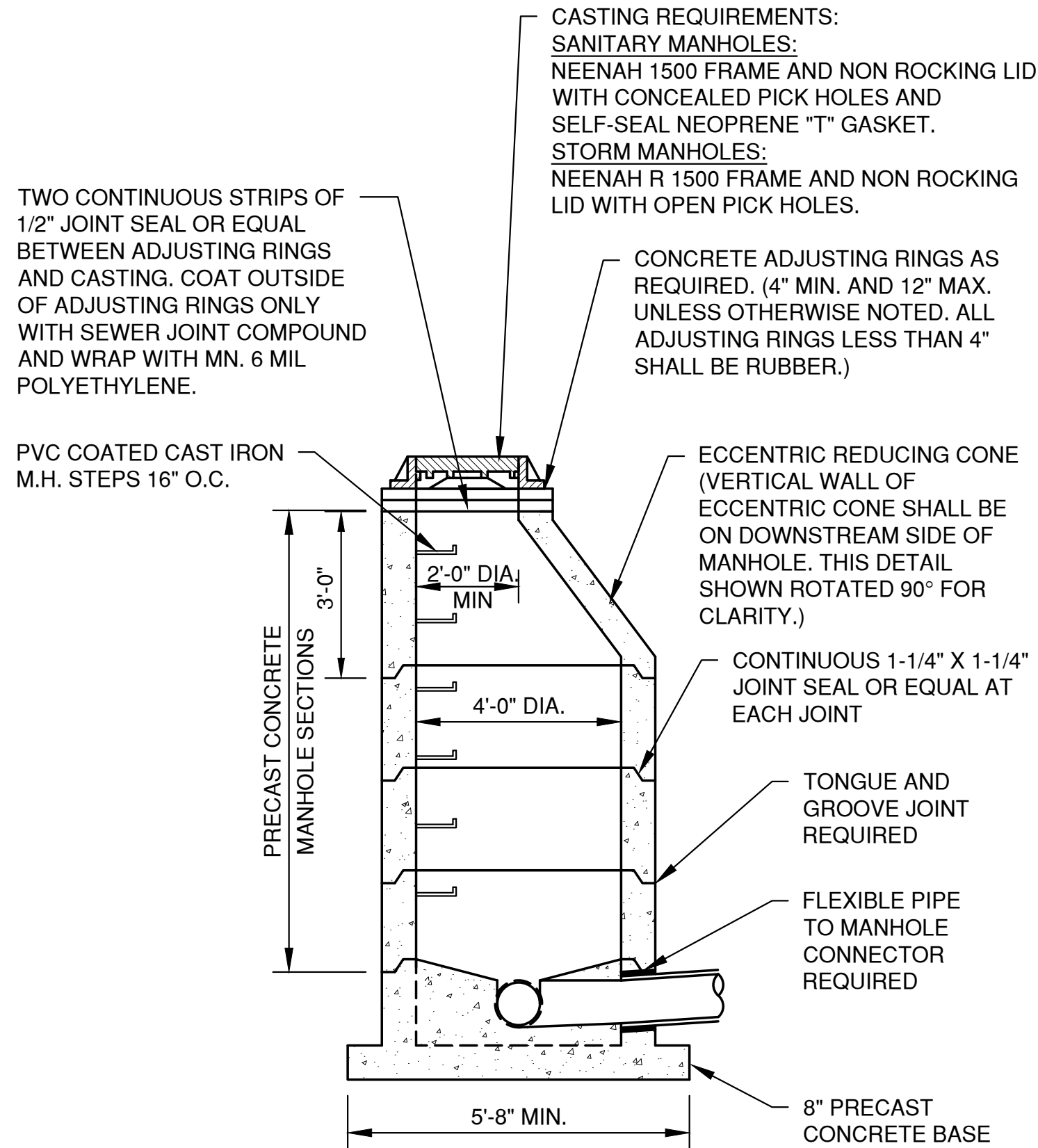
SUPERVISOR:
D. CRAKER

PRELIMINARY NO:

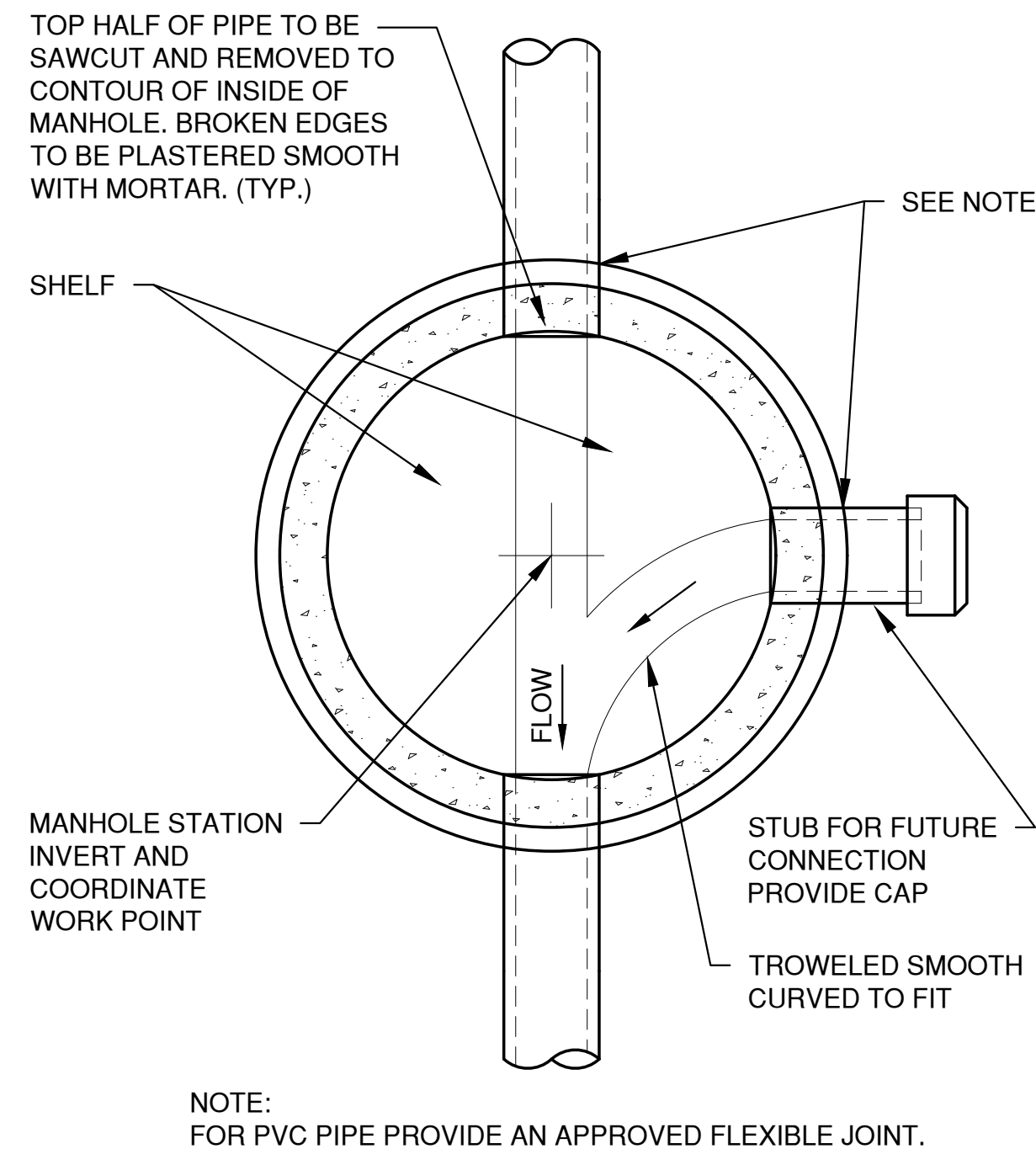
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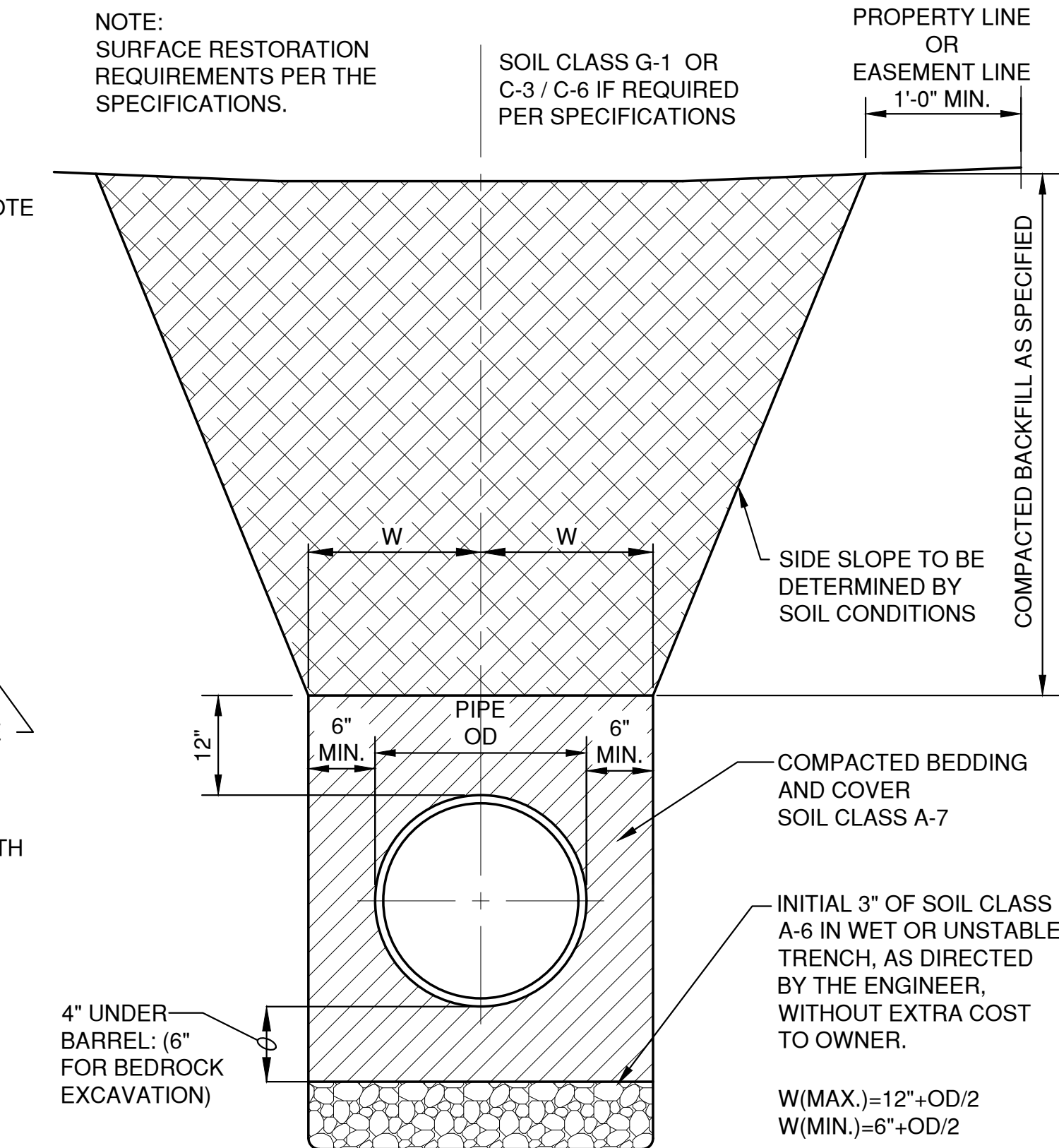
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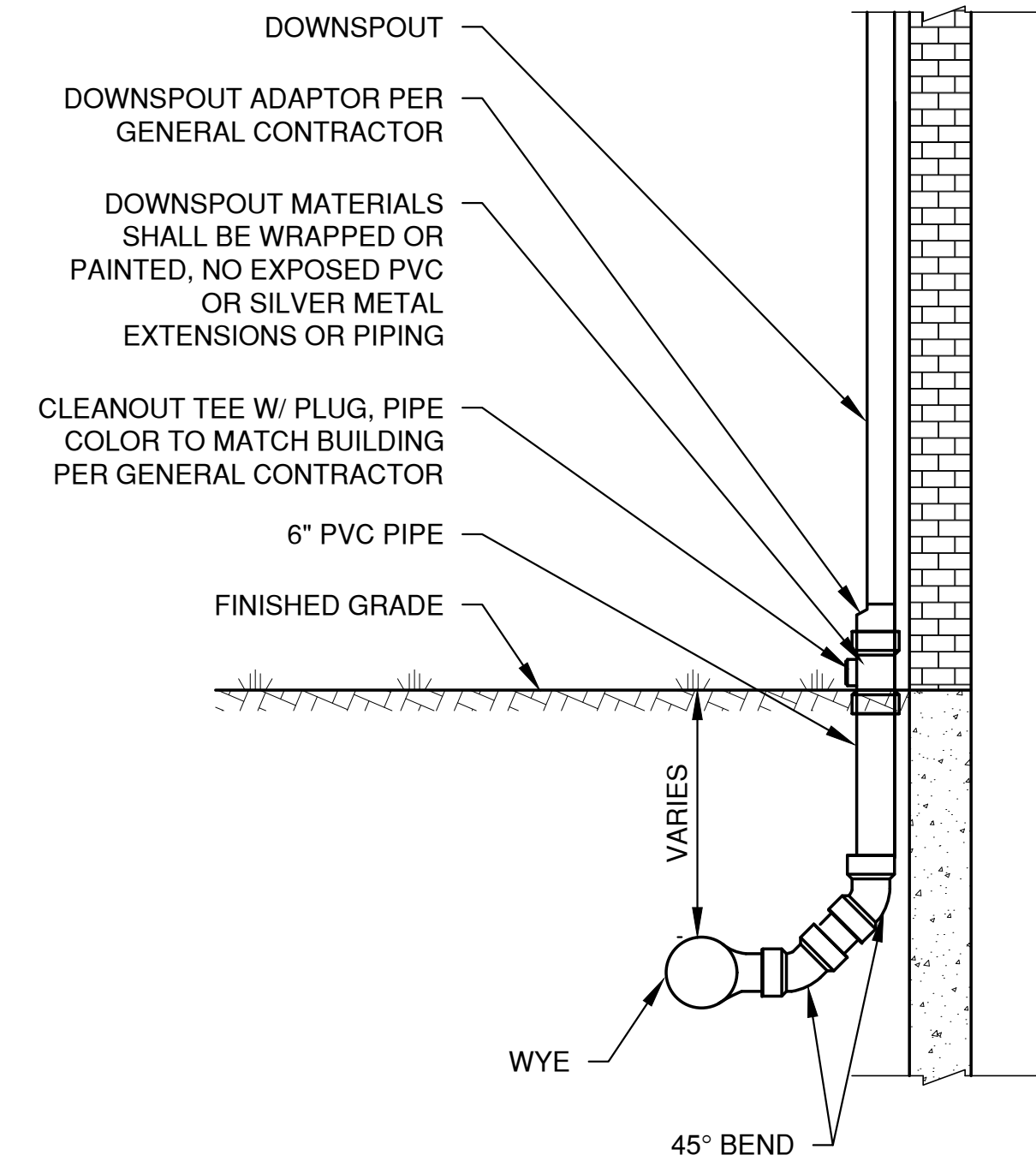
**SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)**



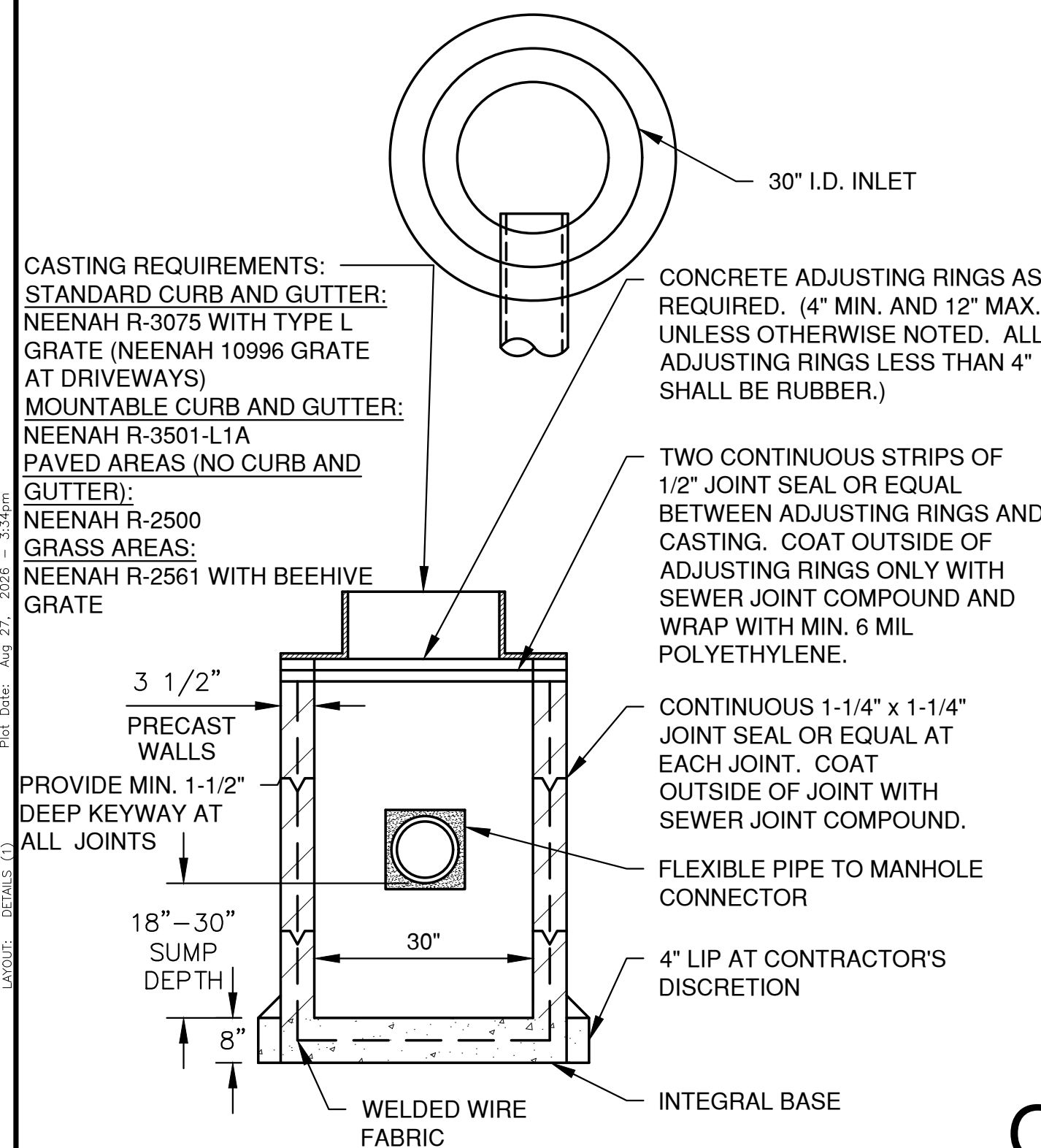
**MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)**



**HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL**

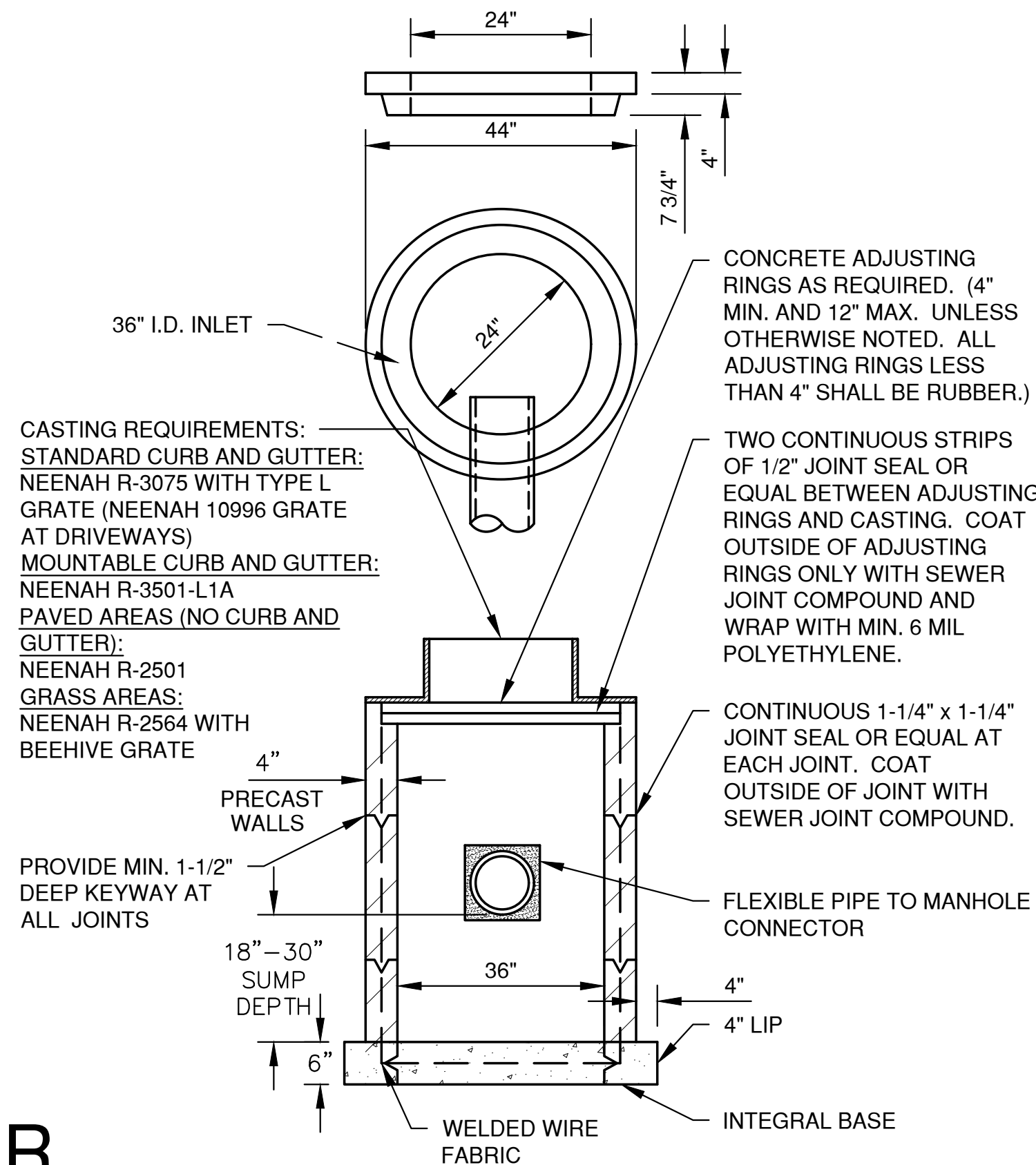


DOWN SPOUT COLLECTOR DETAIL



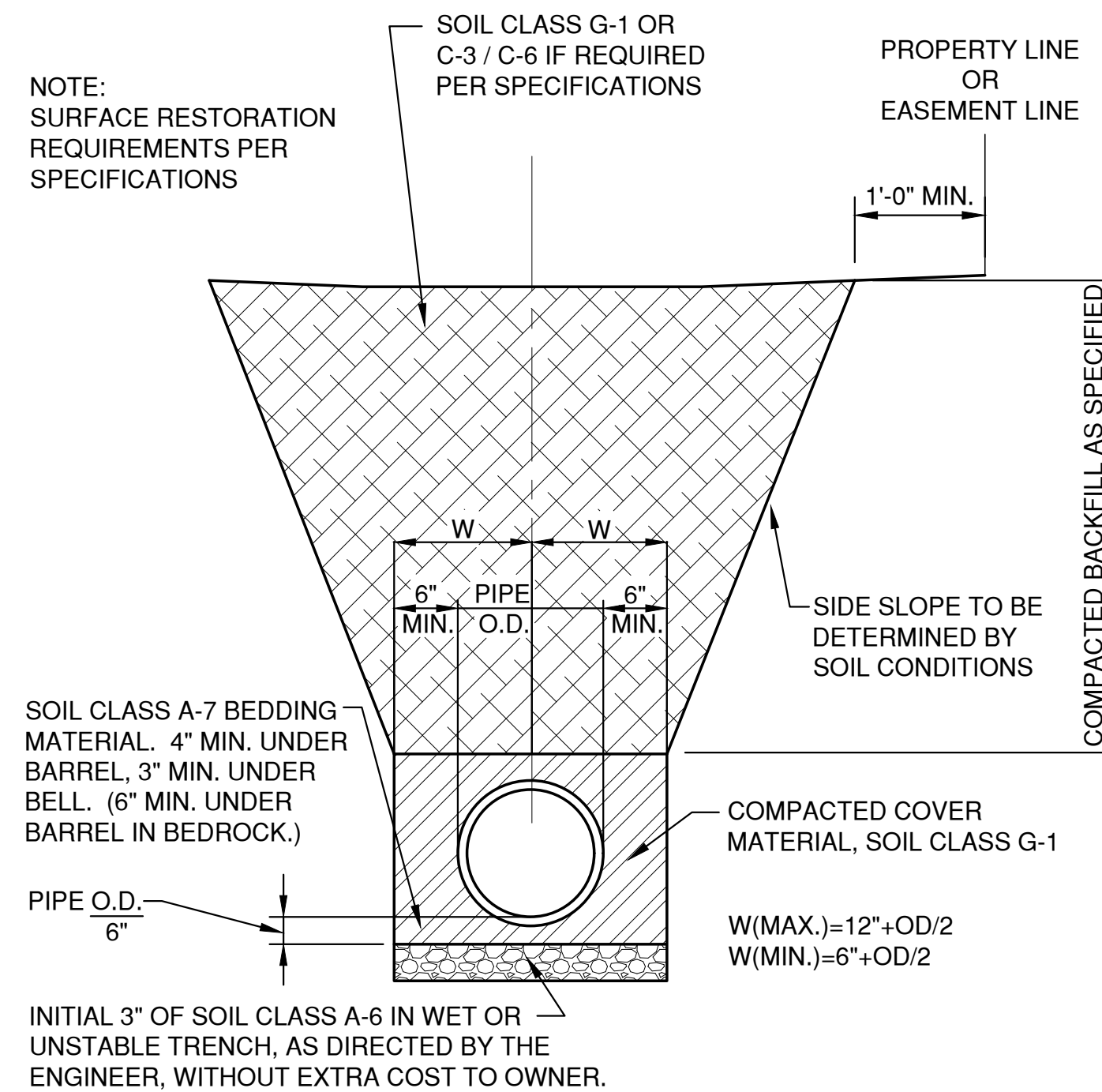
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

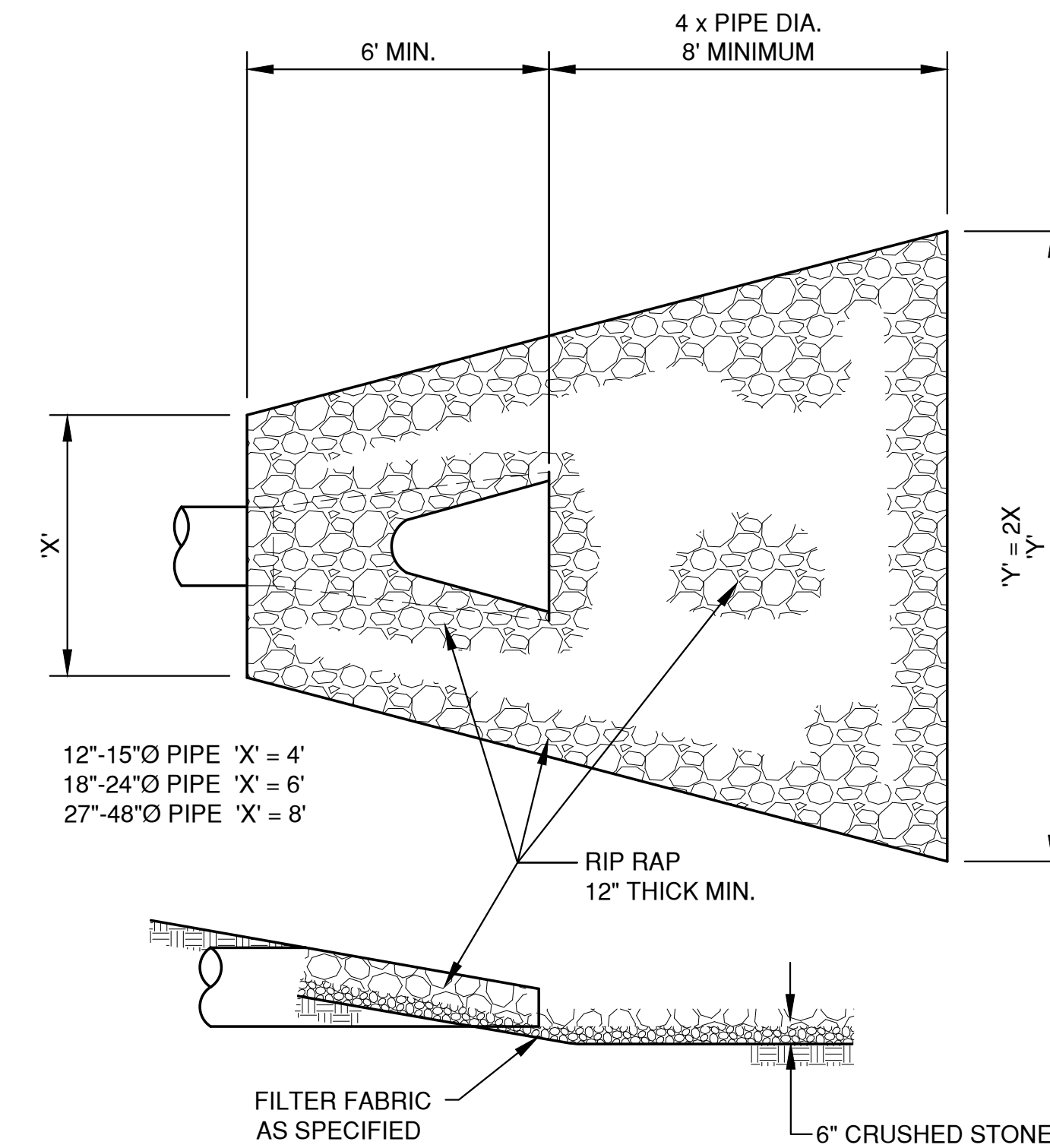


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



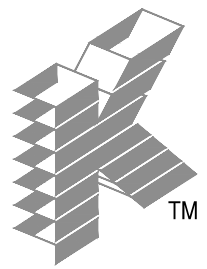
**CONCRETE PIPE BEDDING
AND TRENCH DETAIL**



ENDWALL RIP RAP DETAIL

MISCELLANEOUS DETAILS

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PROJECT MANAGER:

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DRAWN BY:
 A. GABLE

EXPEDITOR:
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SUPERVISOR:
 D. CRAKER

PRELIMINARY NO:

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C13.0

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Plot Date: Aug 23, 2026 11:34:26
User: J. BREITENFELDT

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES:
TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

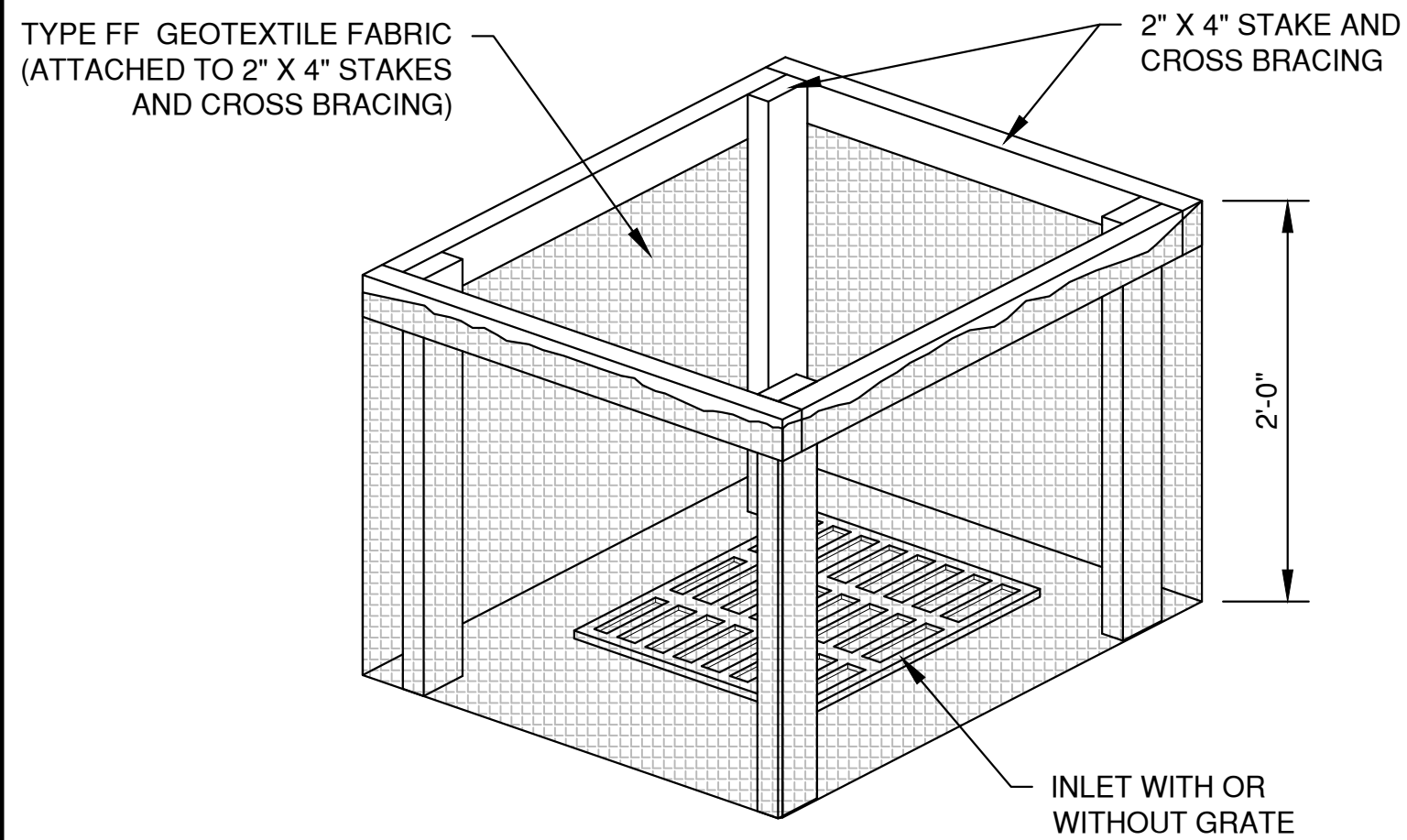
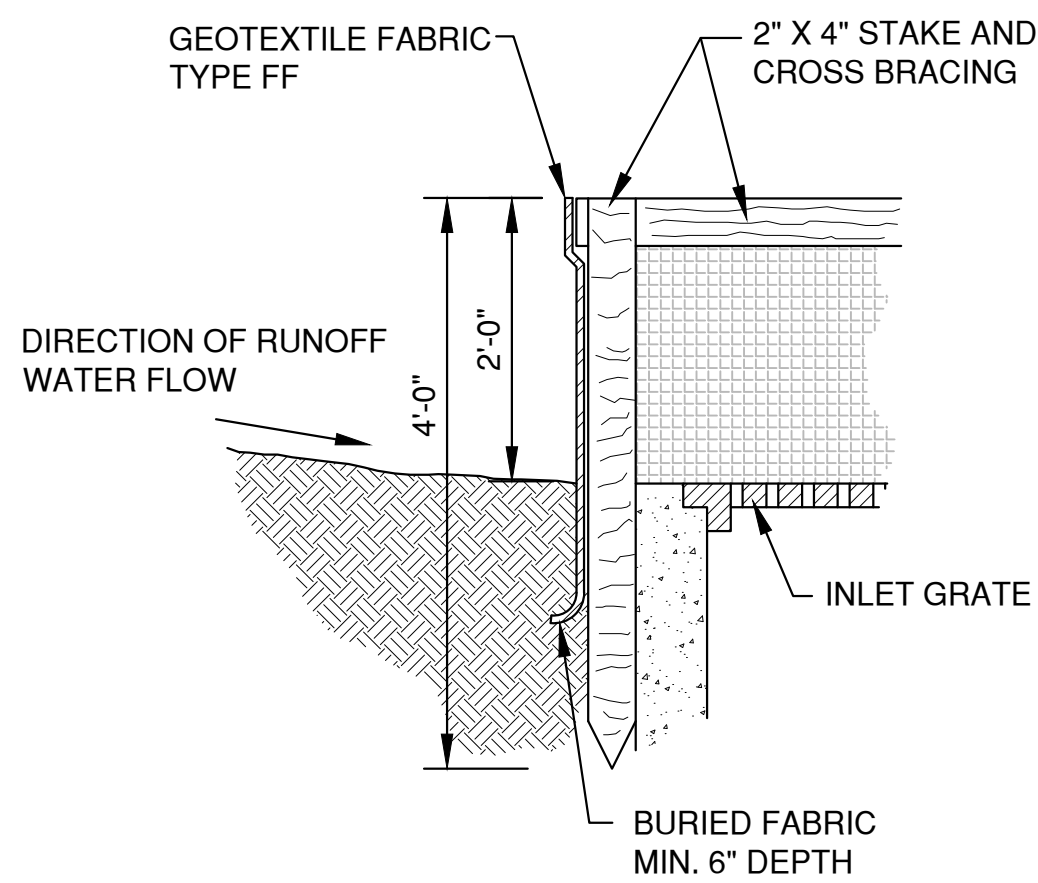
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

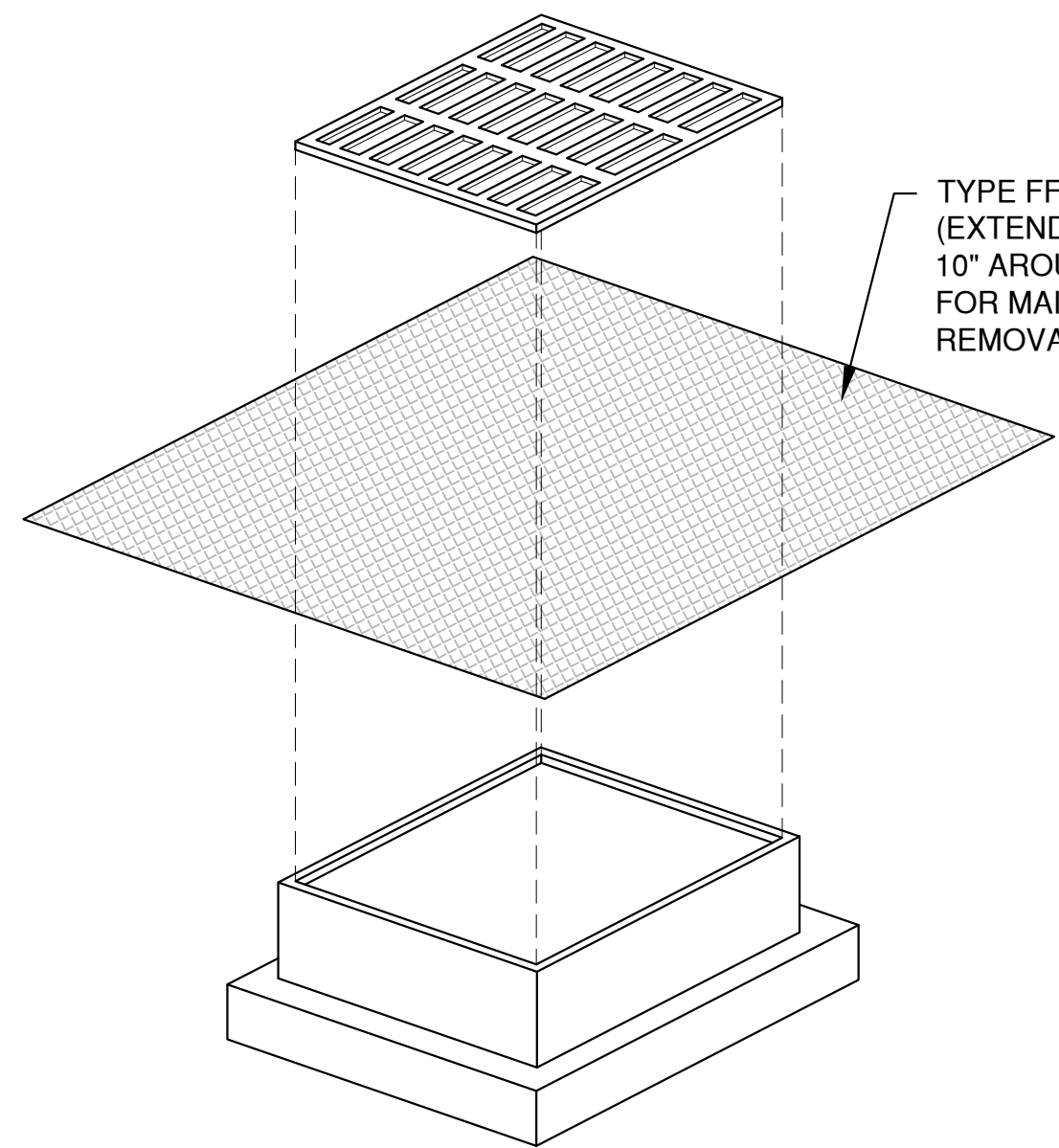
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

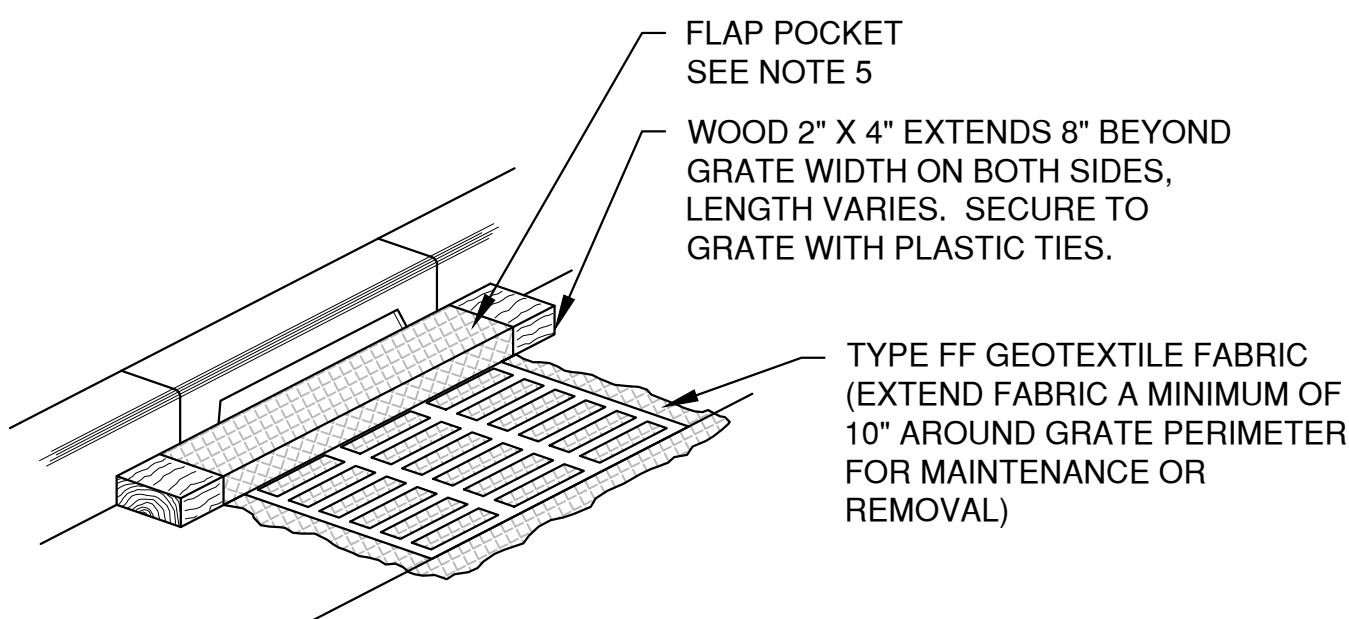
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



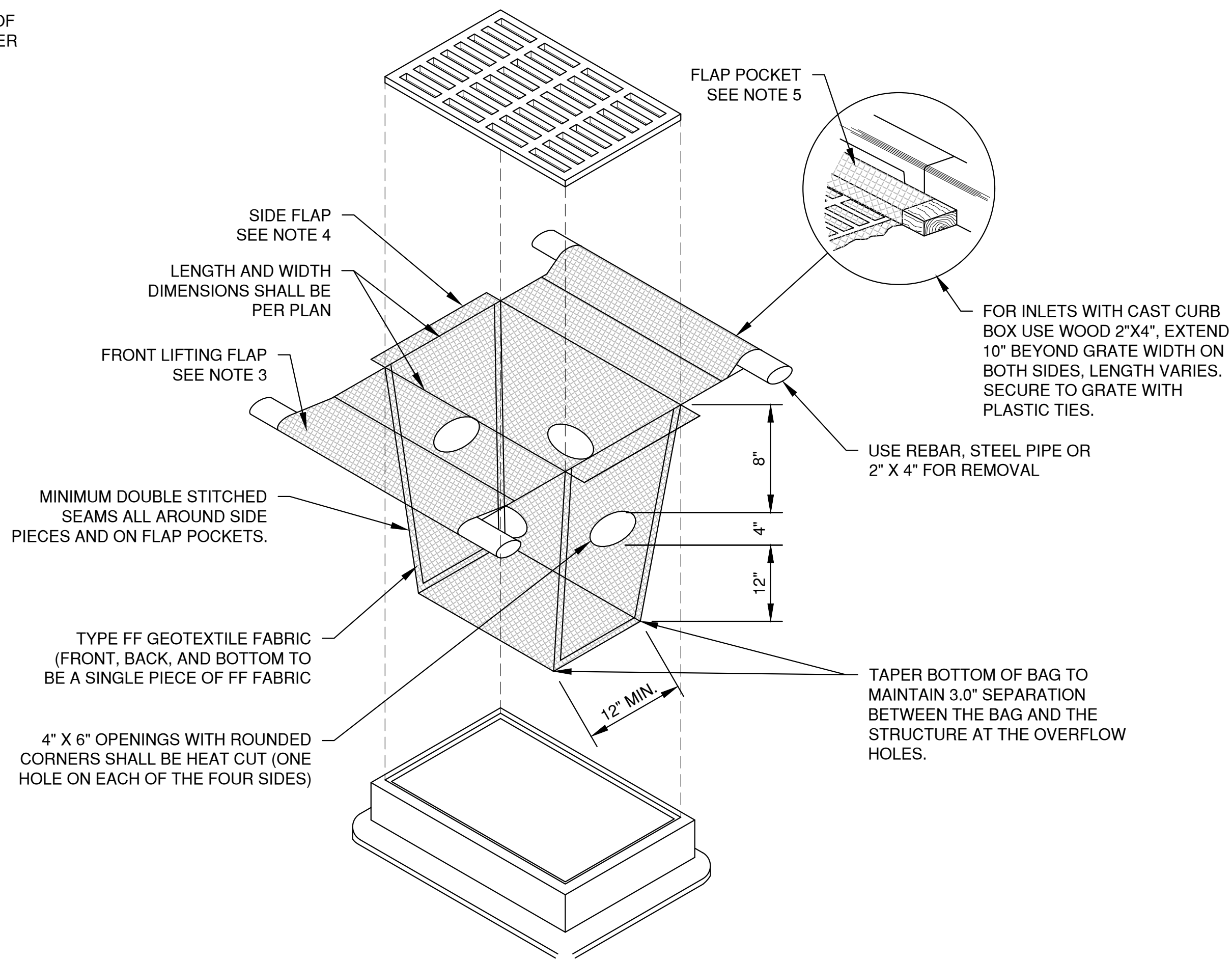
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

EROSION CONTROL DETAILS

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NOTES:

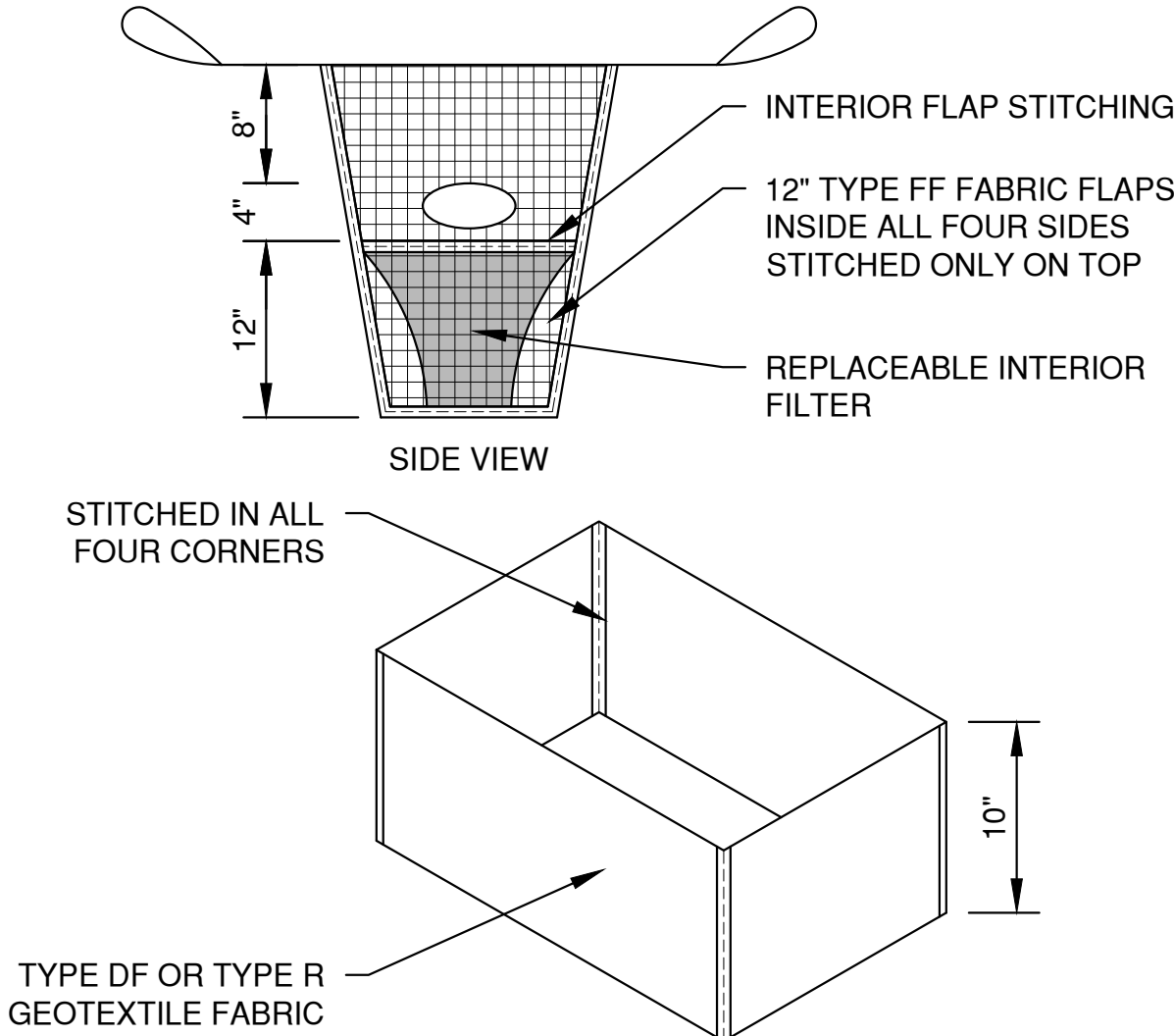
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

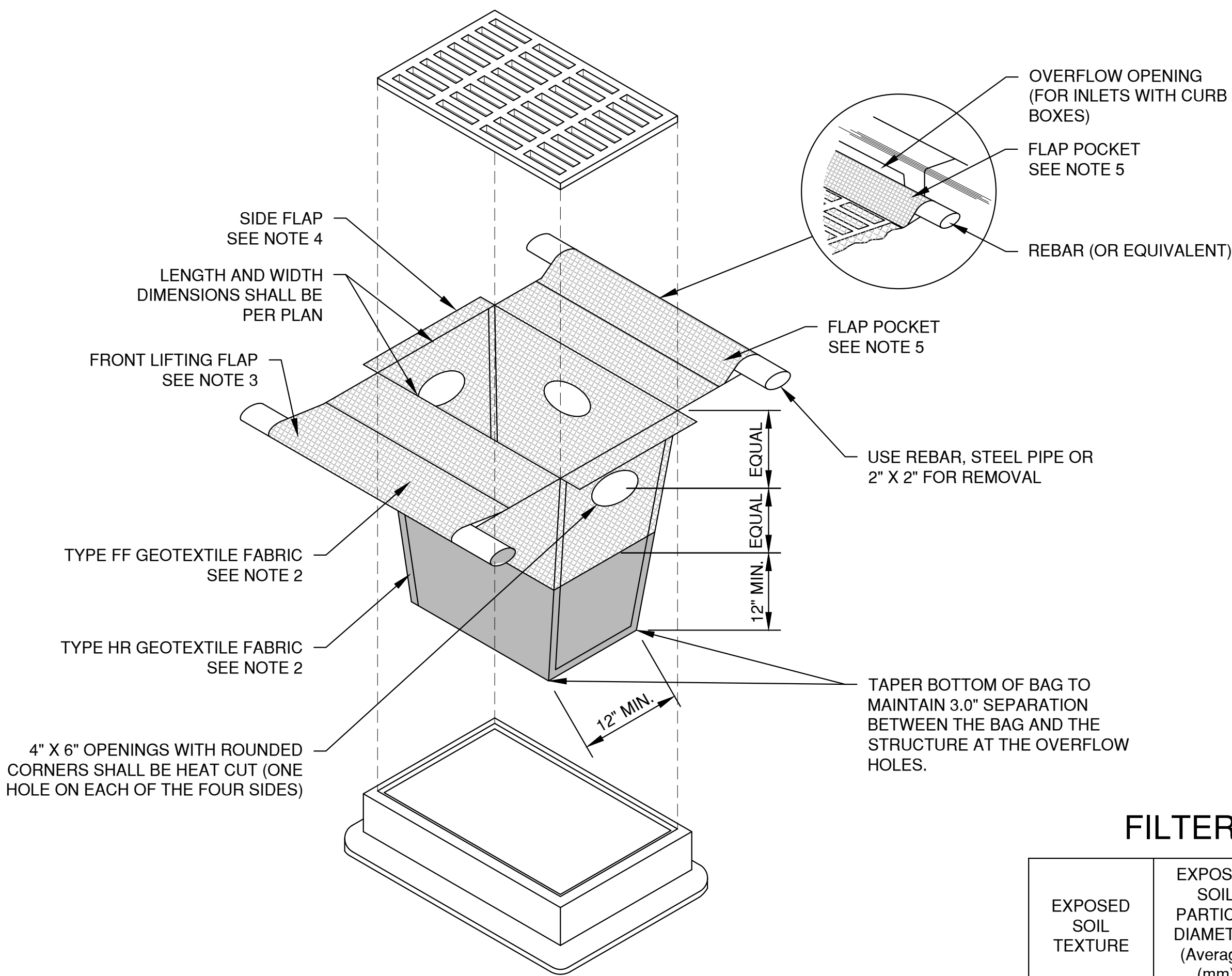
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

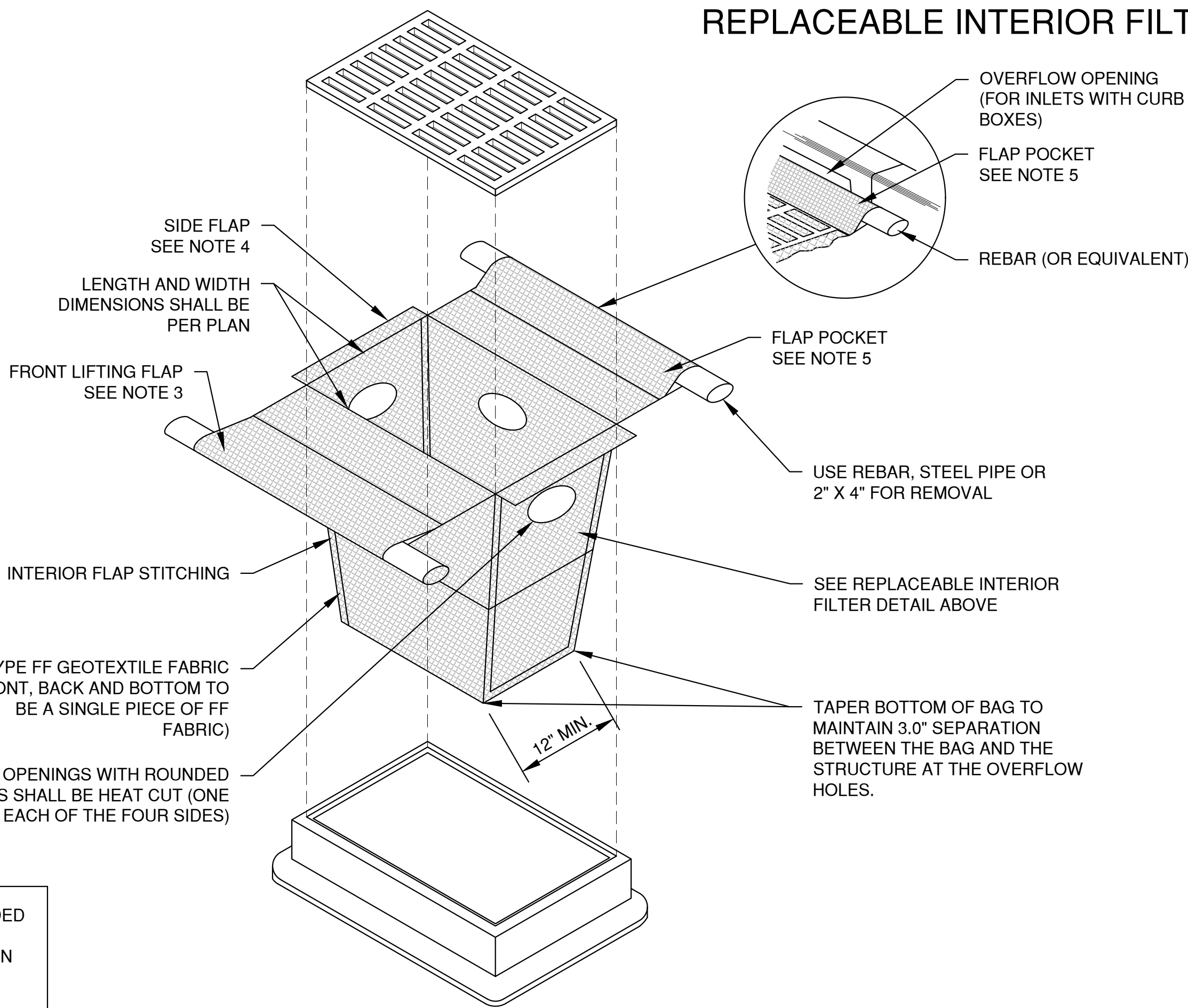


REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

EROSION CONTROL DETAILS



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EXPEDITOR:

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SUPERVISOR:

D. CRAKER

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CONTRACT NO:

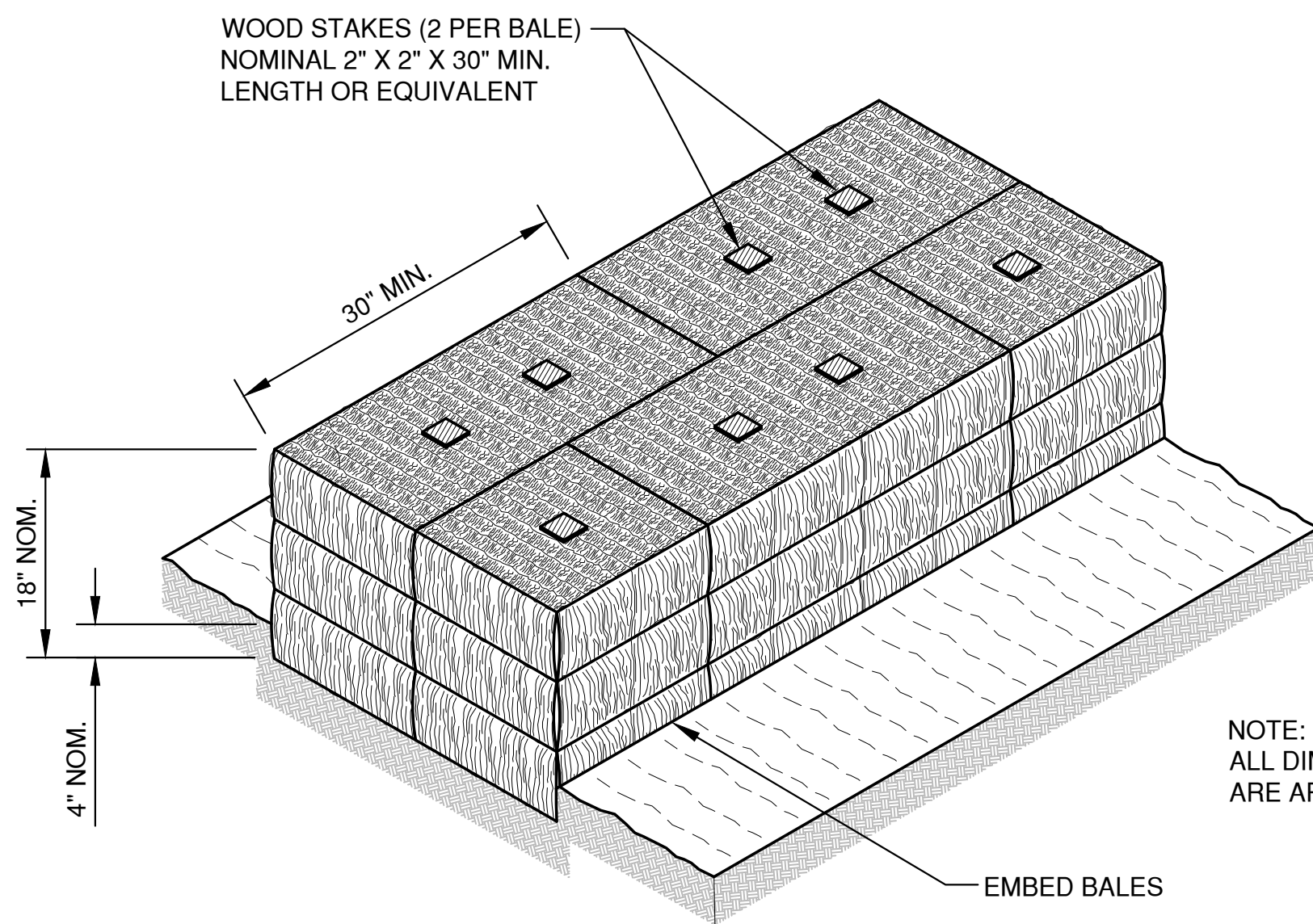
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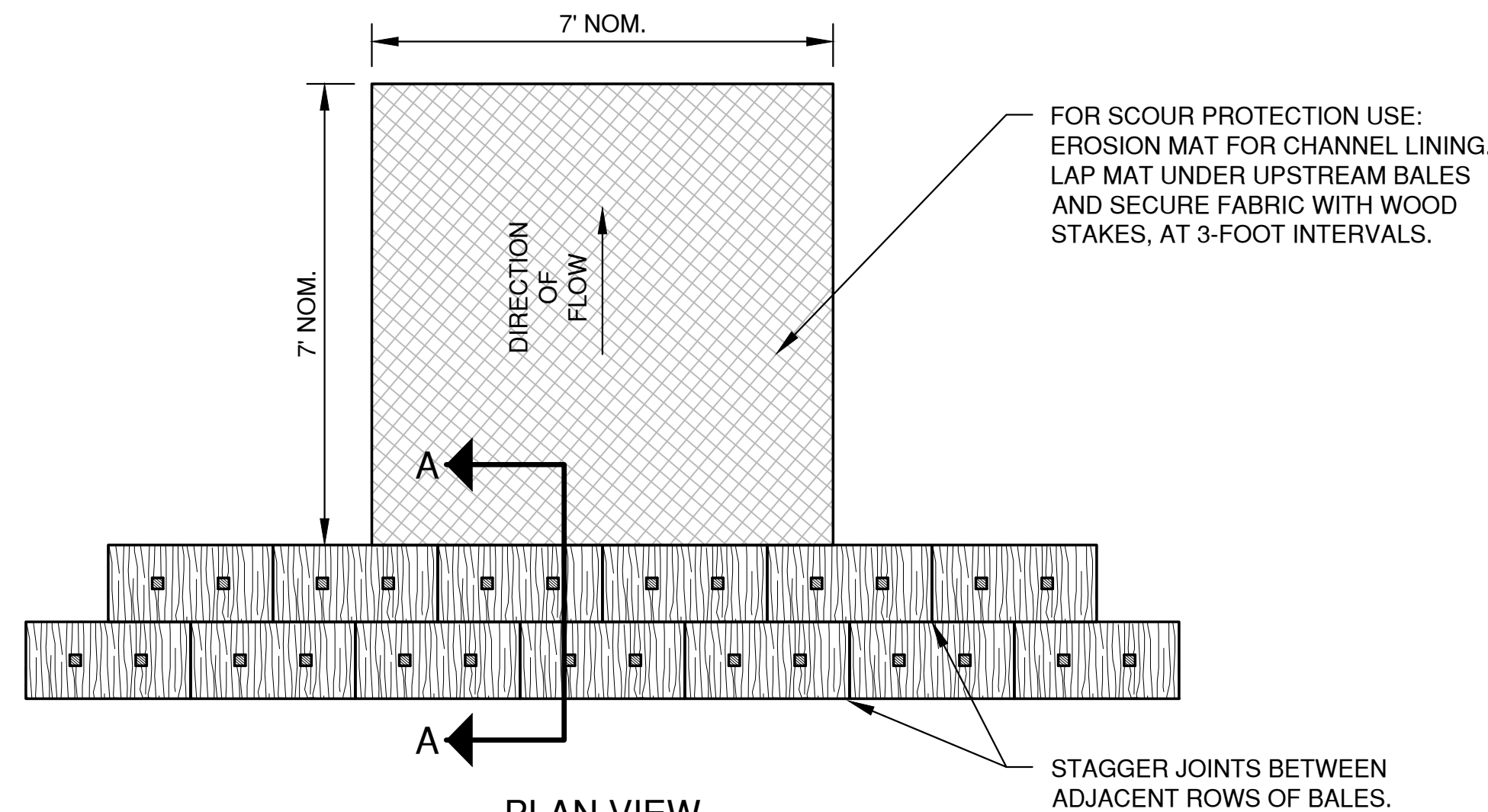
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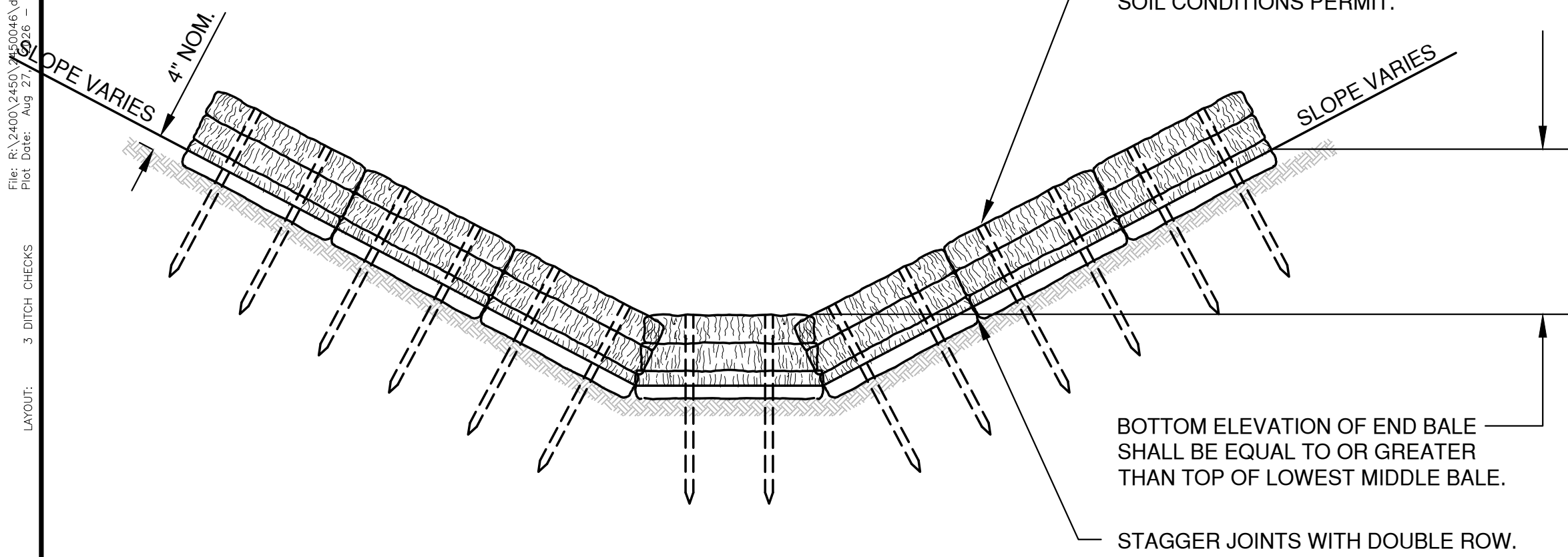
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SECTION A-A



PLAN VIEW



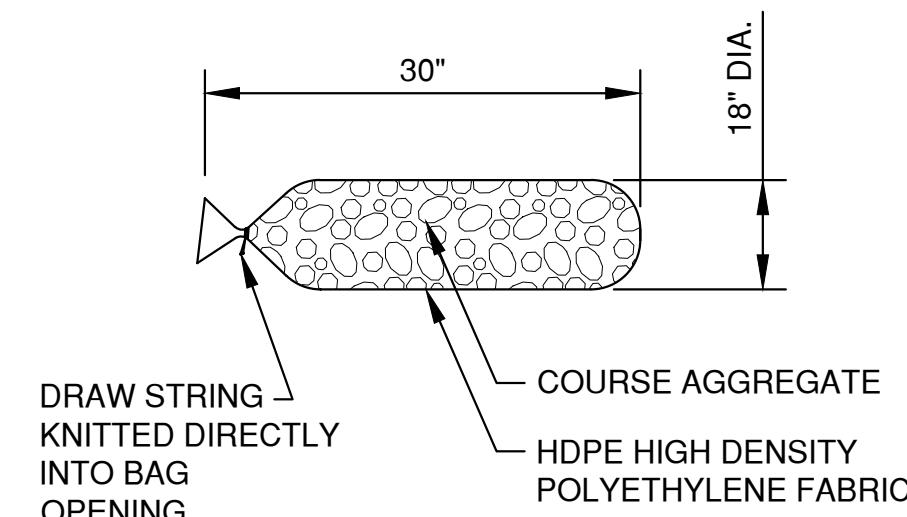
FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.

NOTE:
ALL DIMENSIONS
ARE APPROXIMATE



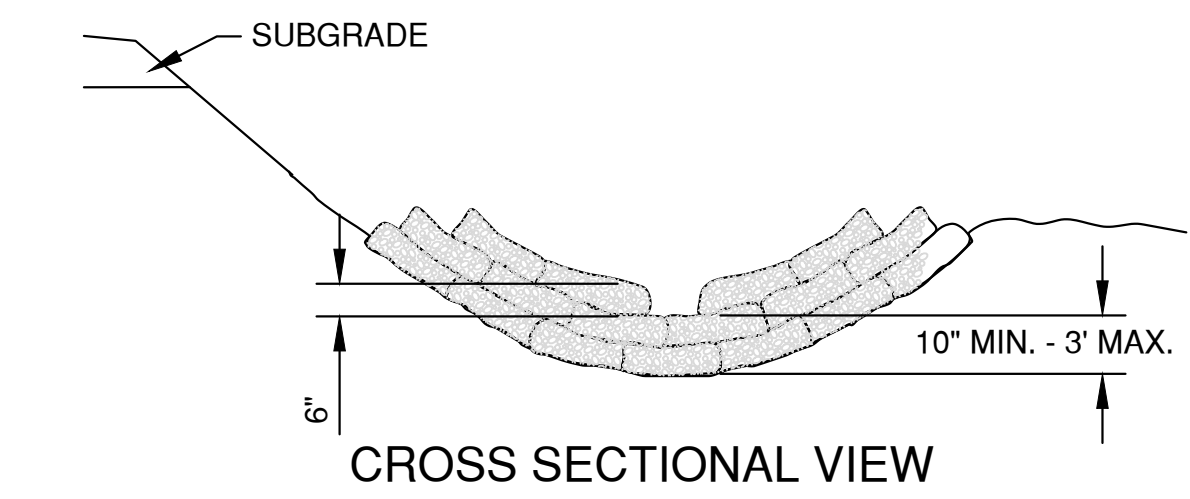
FILTER BAG DETAIL

NOTES:

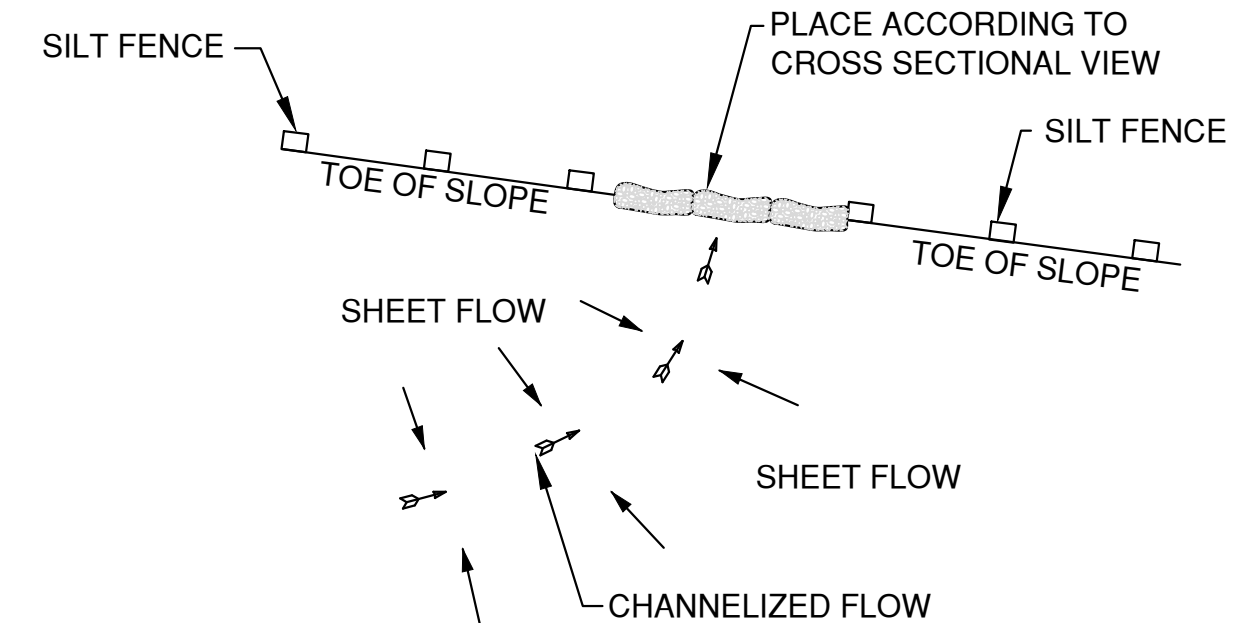
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

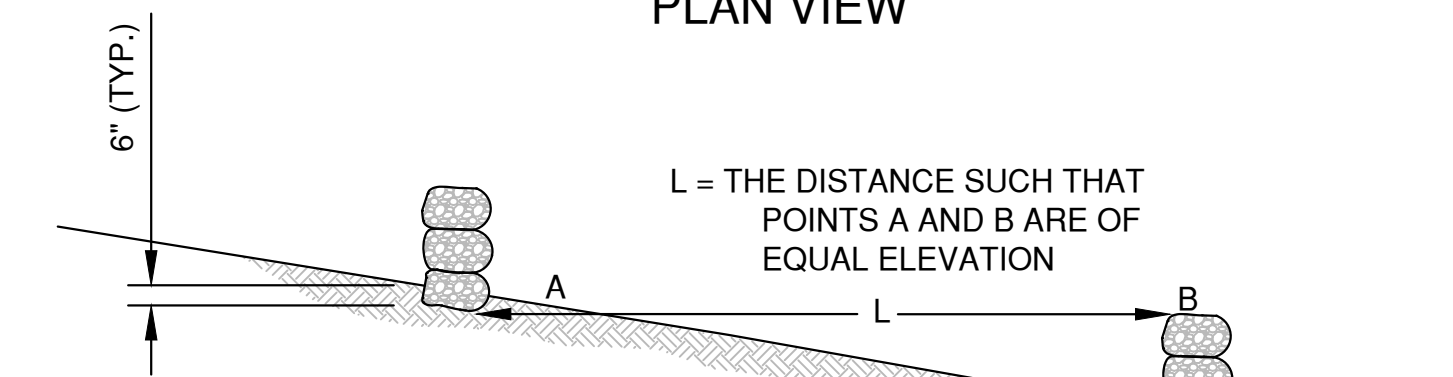
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



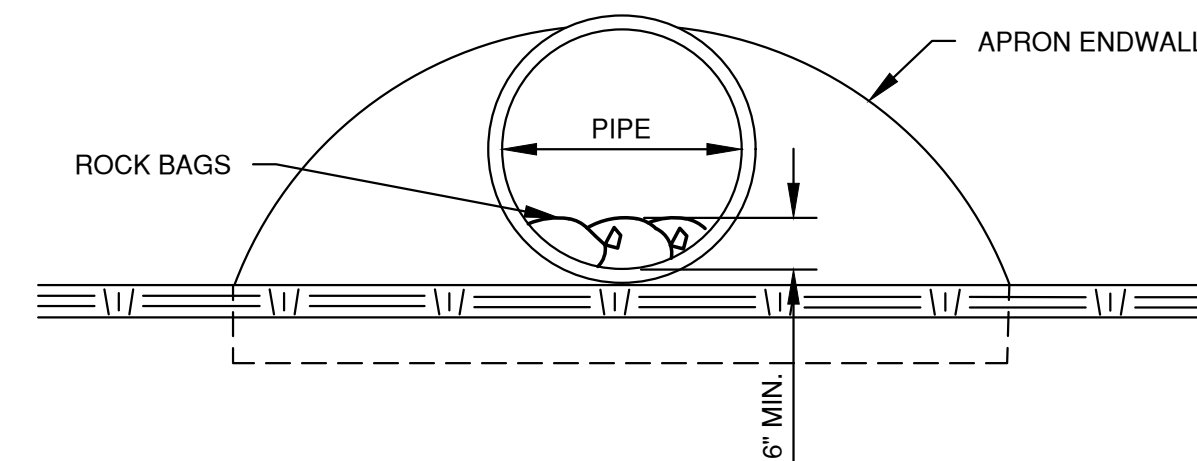
PLAN VIEW



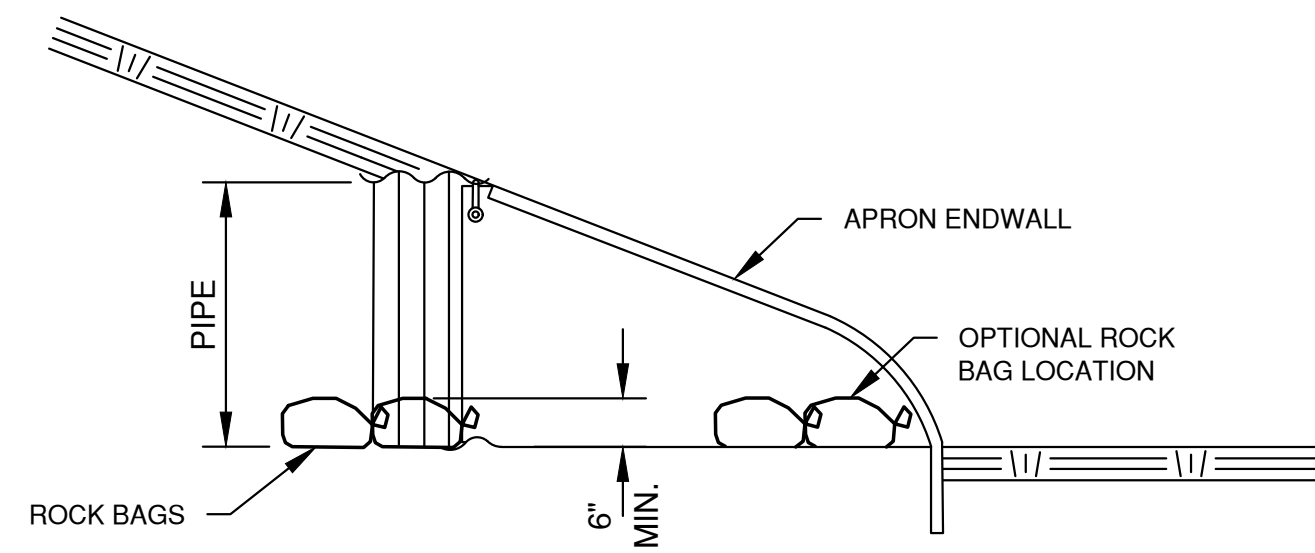
SIDE VIEW

DITCH CHECK DETAIL

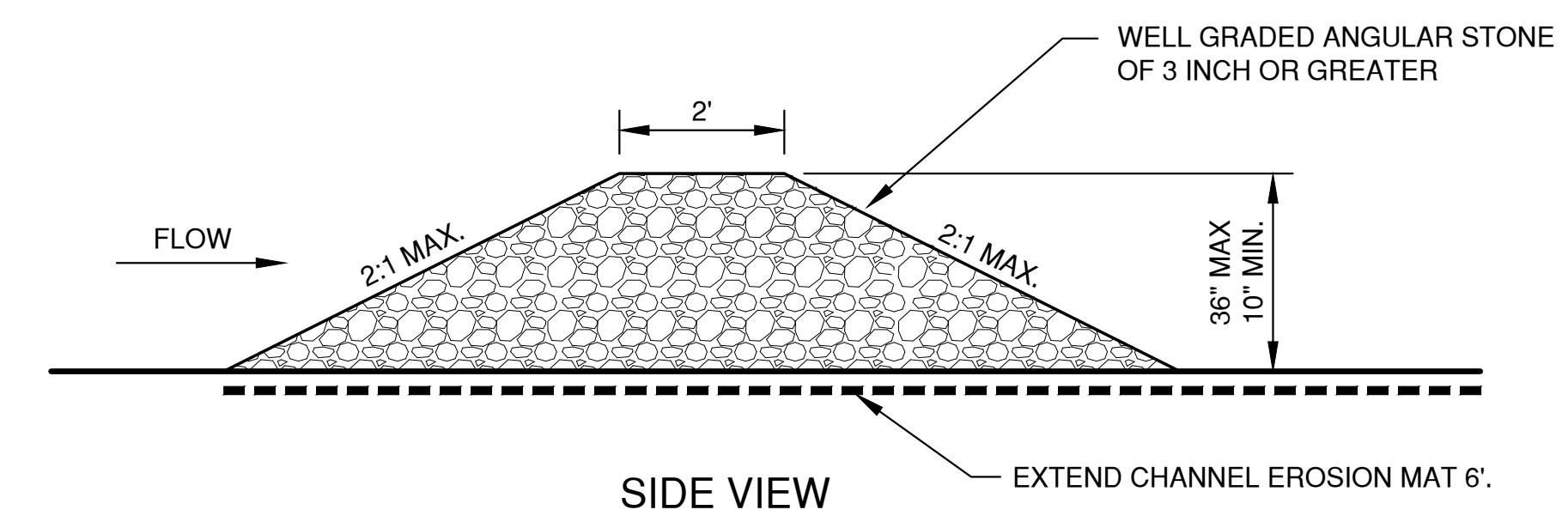
ROCK FILLED EROSION CONTROL BAGS



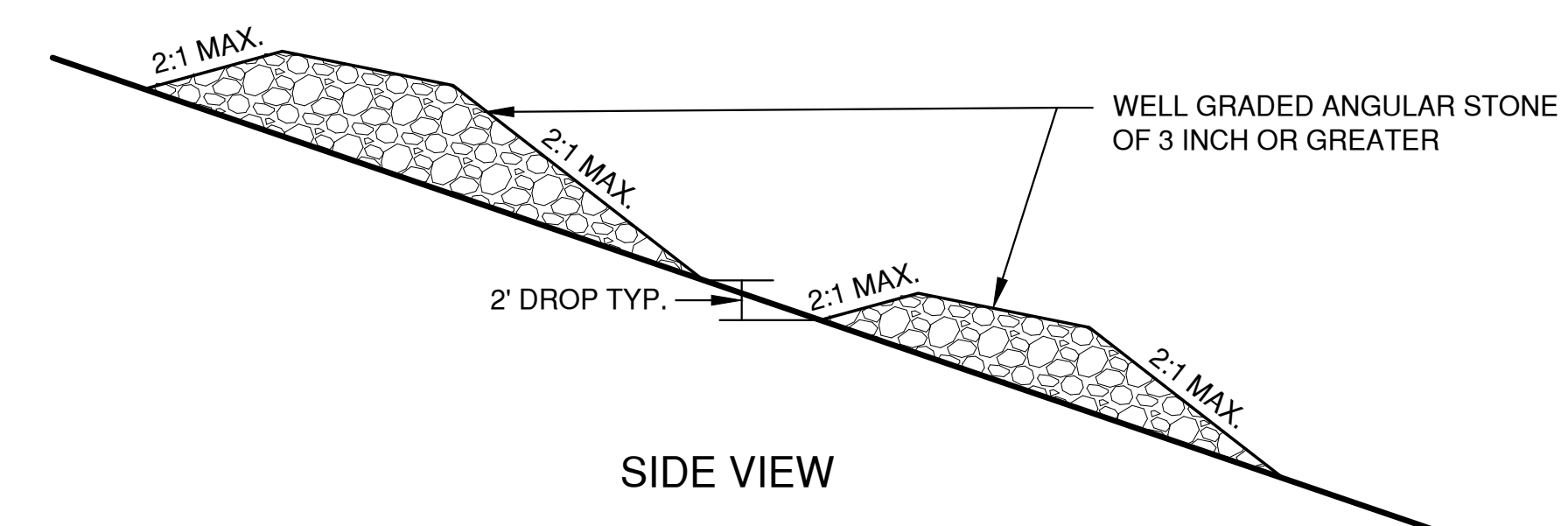
END VIEW



SIDE VIEW
CULVERT PIPE CHECK



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE

EROSION CONTROL DETAILS



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SUPERVISOR:

D. CRAKER

PRELIMINARY NO:

CONTRACT NO:

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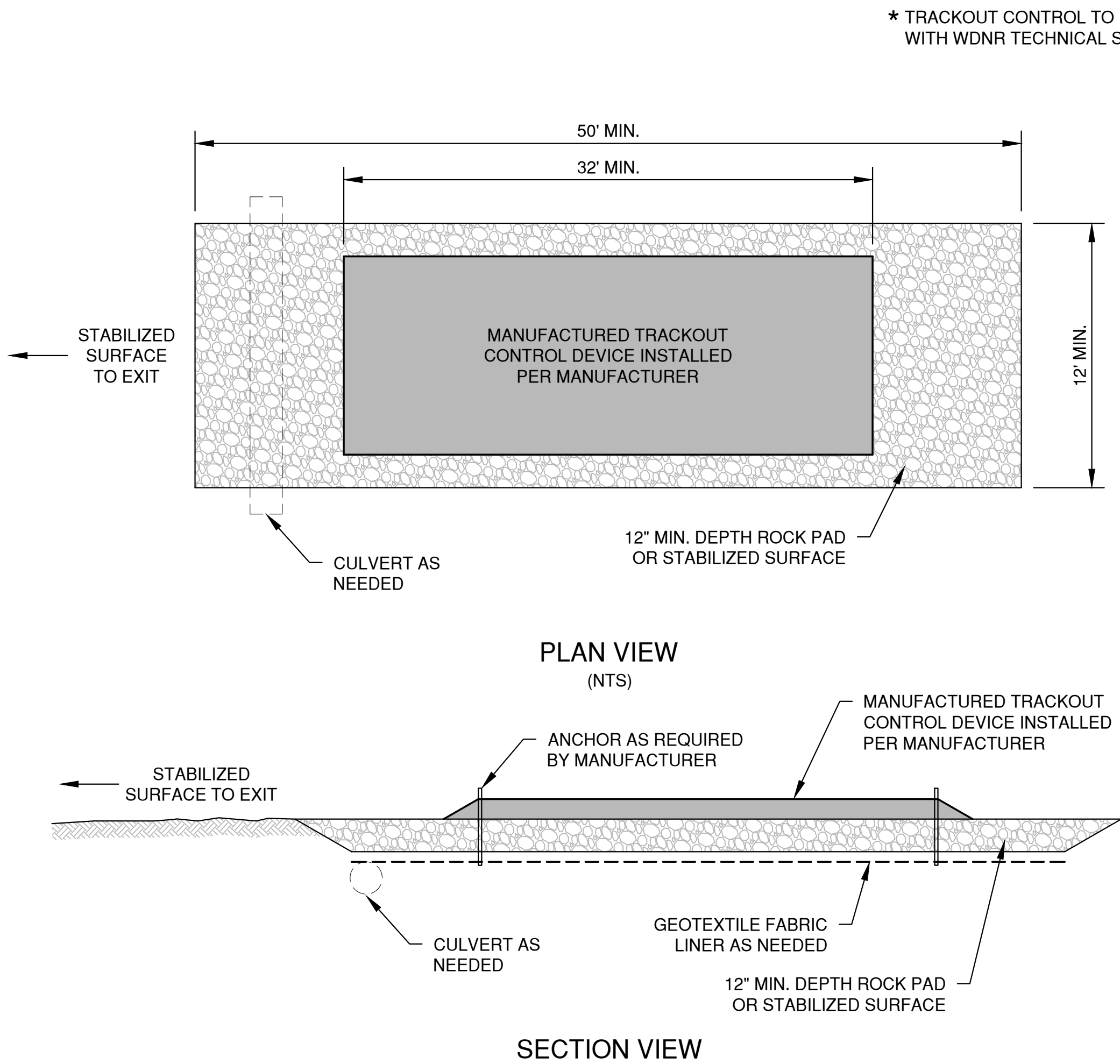
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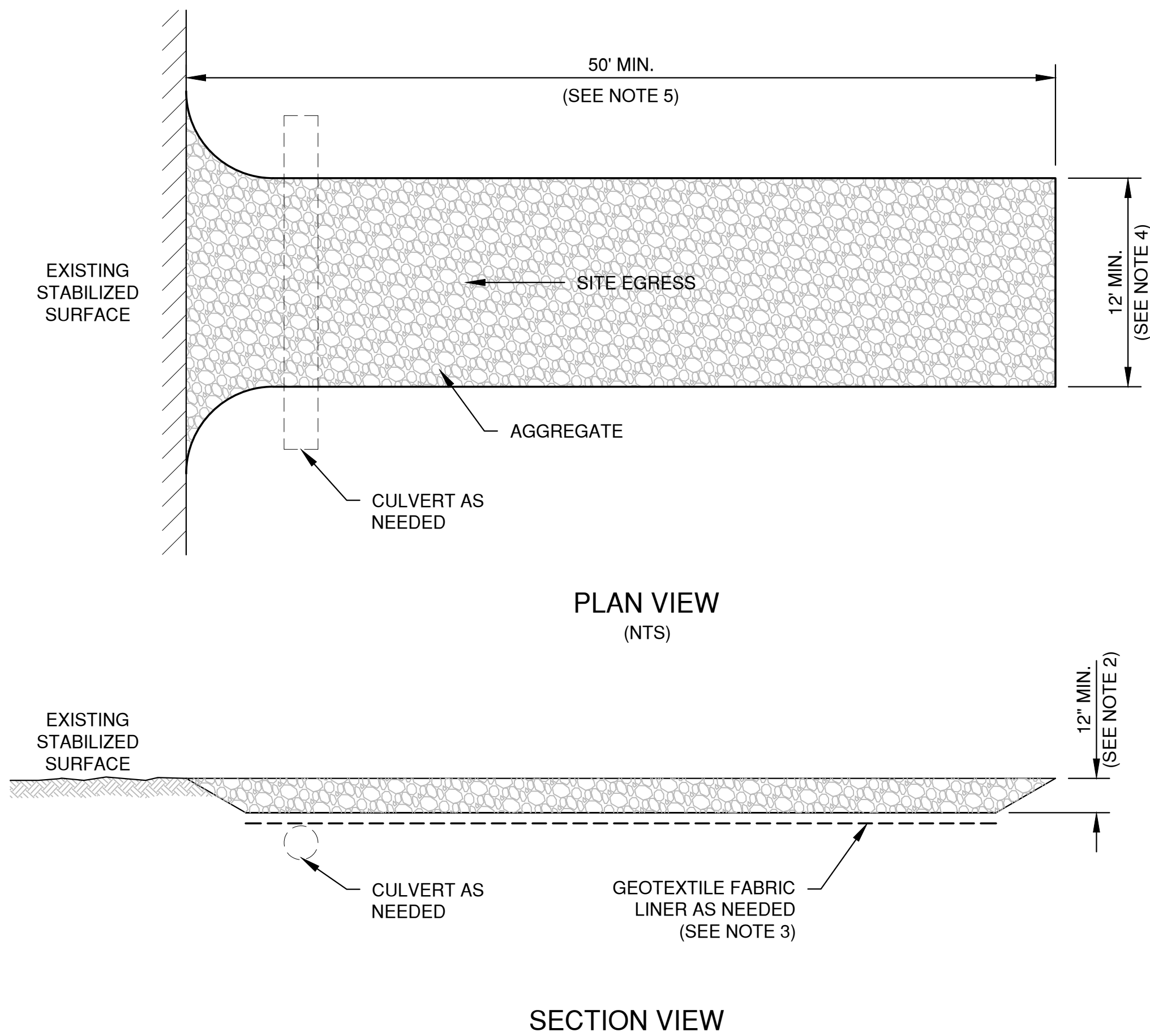
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L:\DWG\5. TRACKOUT



NOTES:

- THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



NOTES:

- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL



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A. GABLE

EXPEDITOR:

C. HOYER

SUPERVISOR:

D. CRAKER

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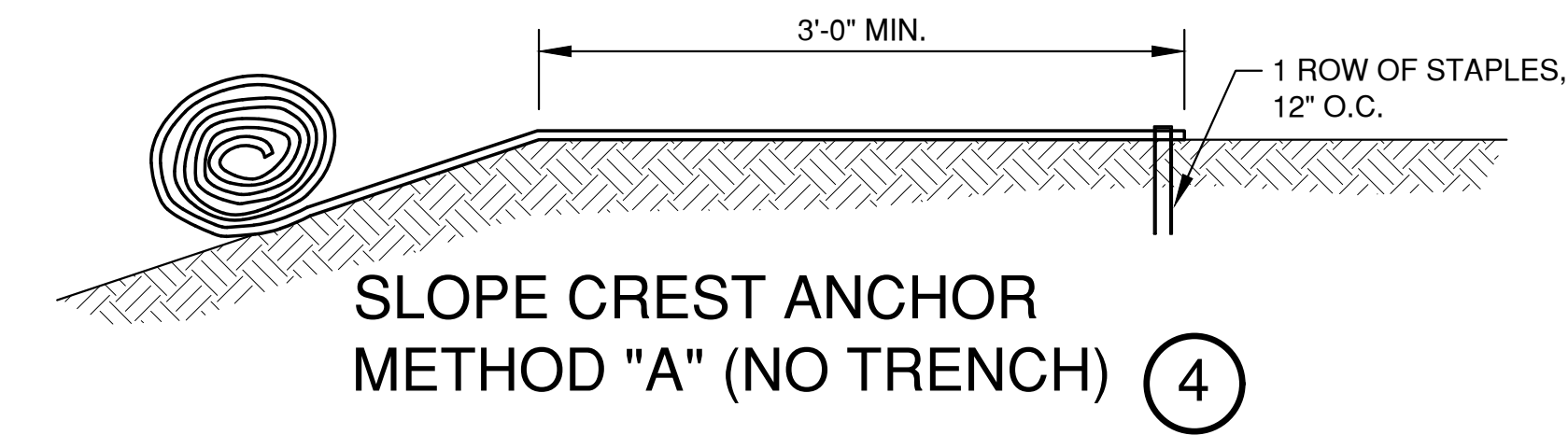
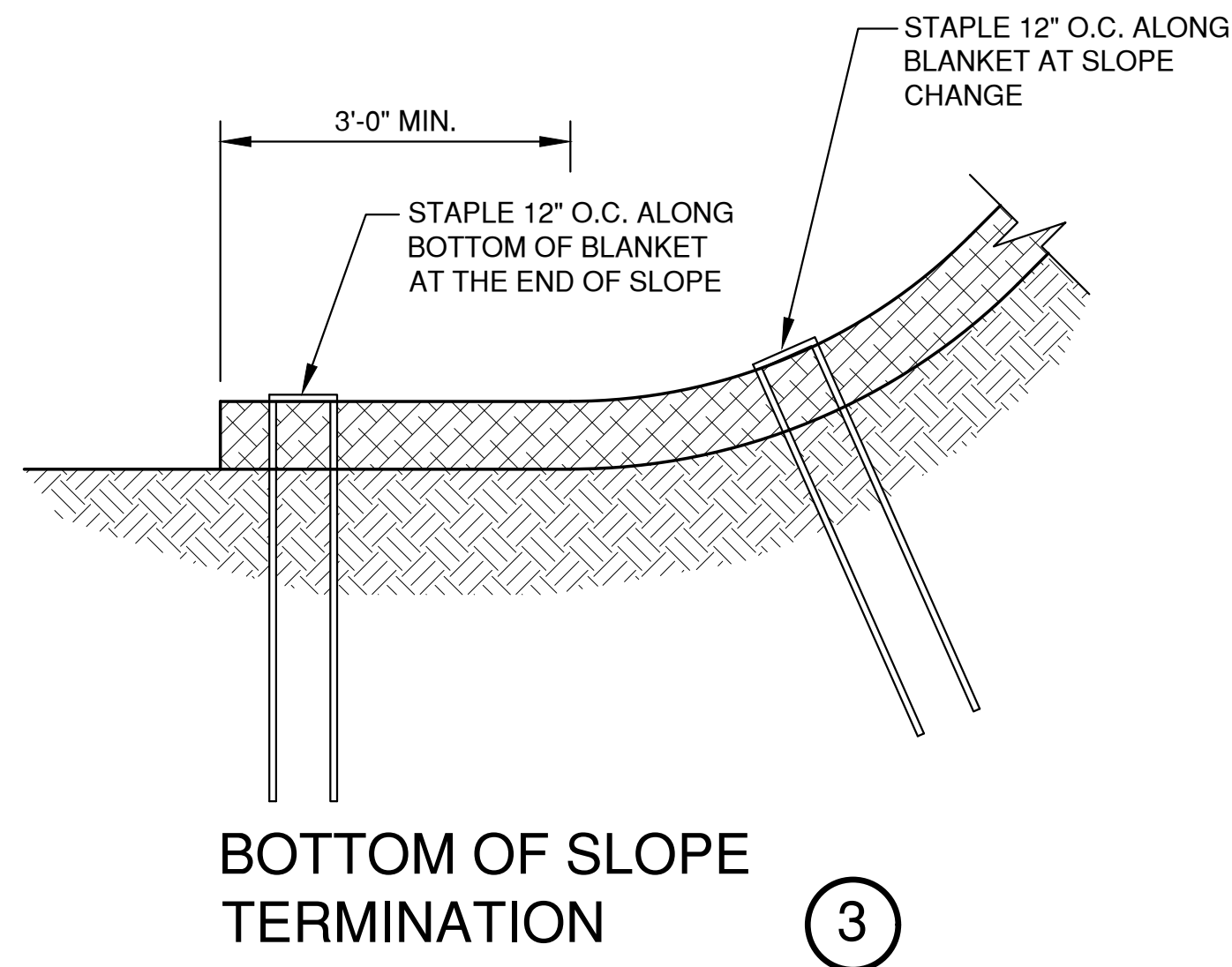
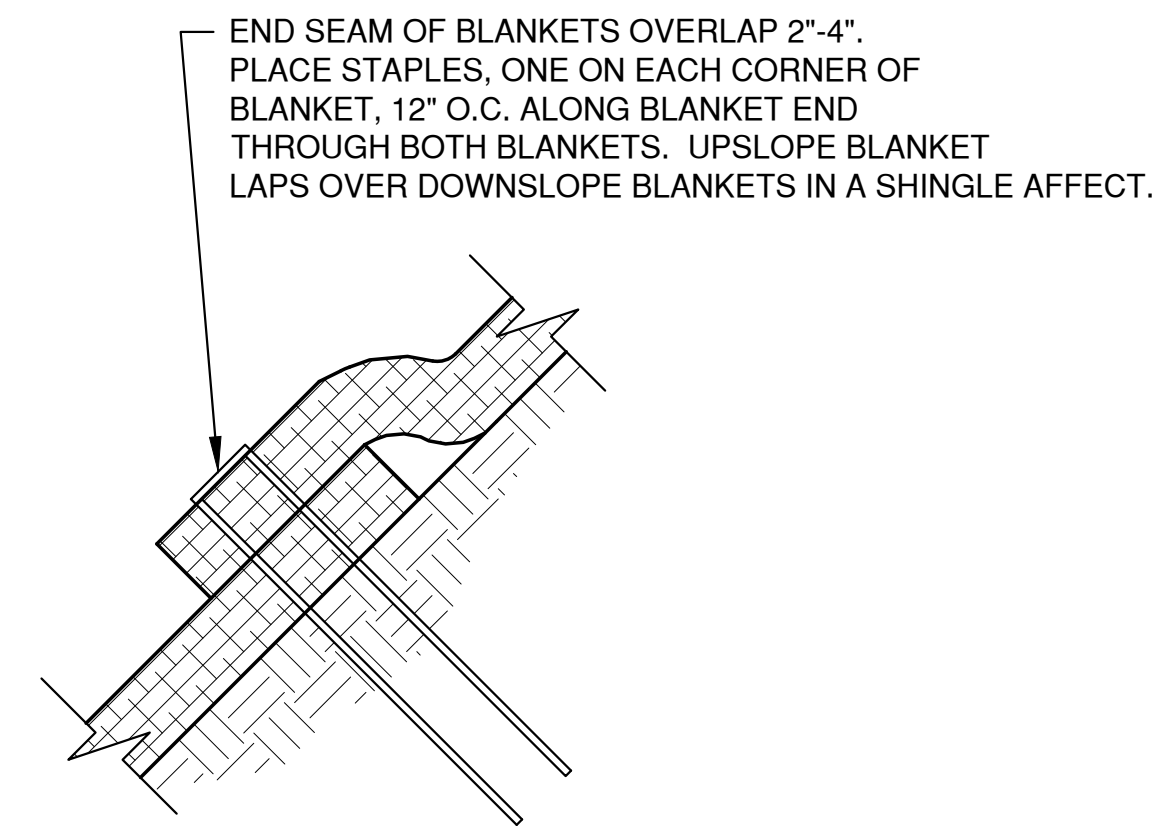
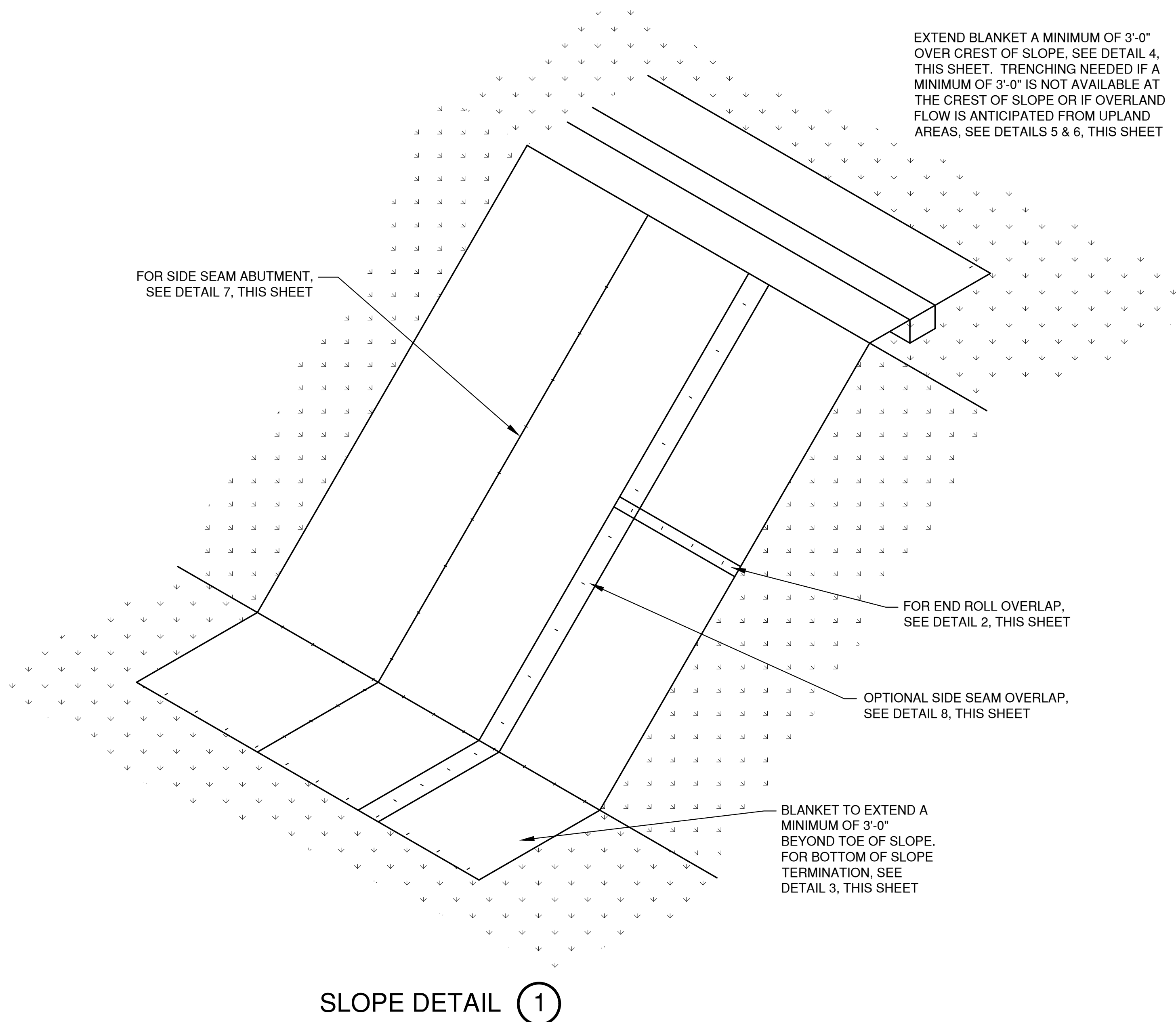
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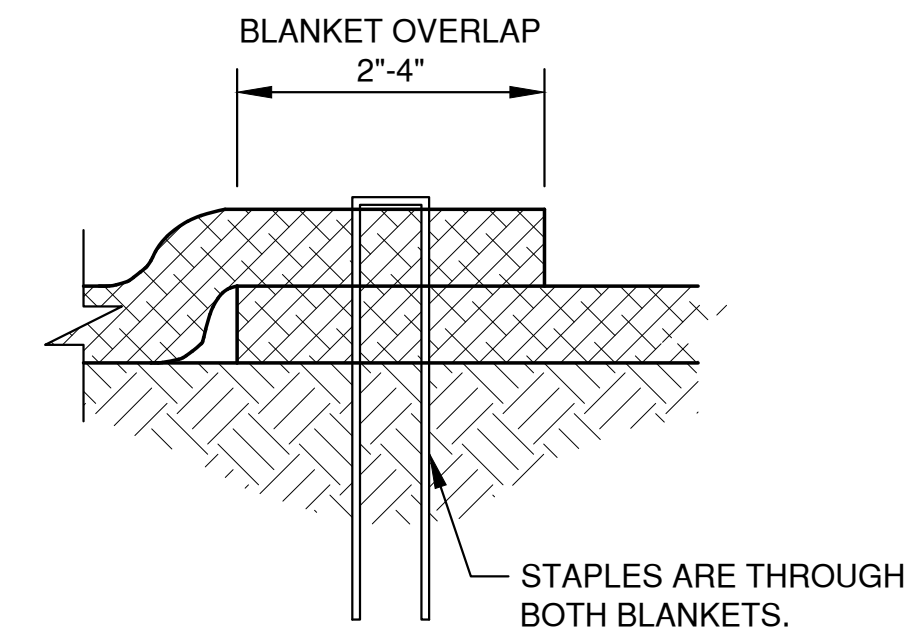
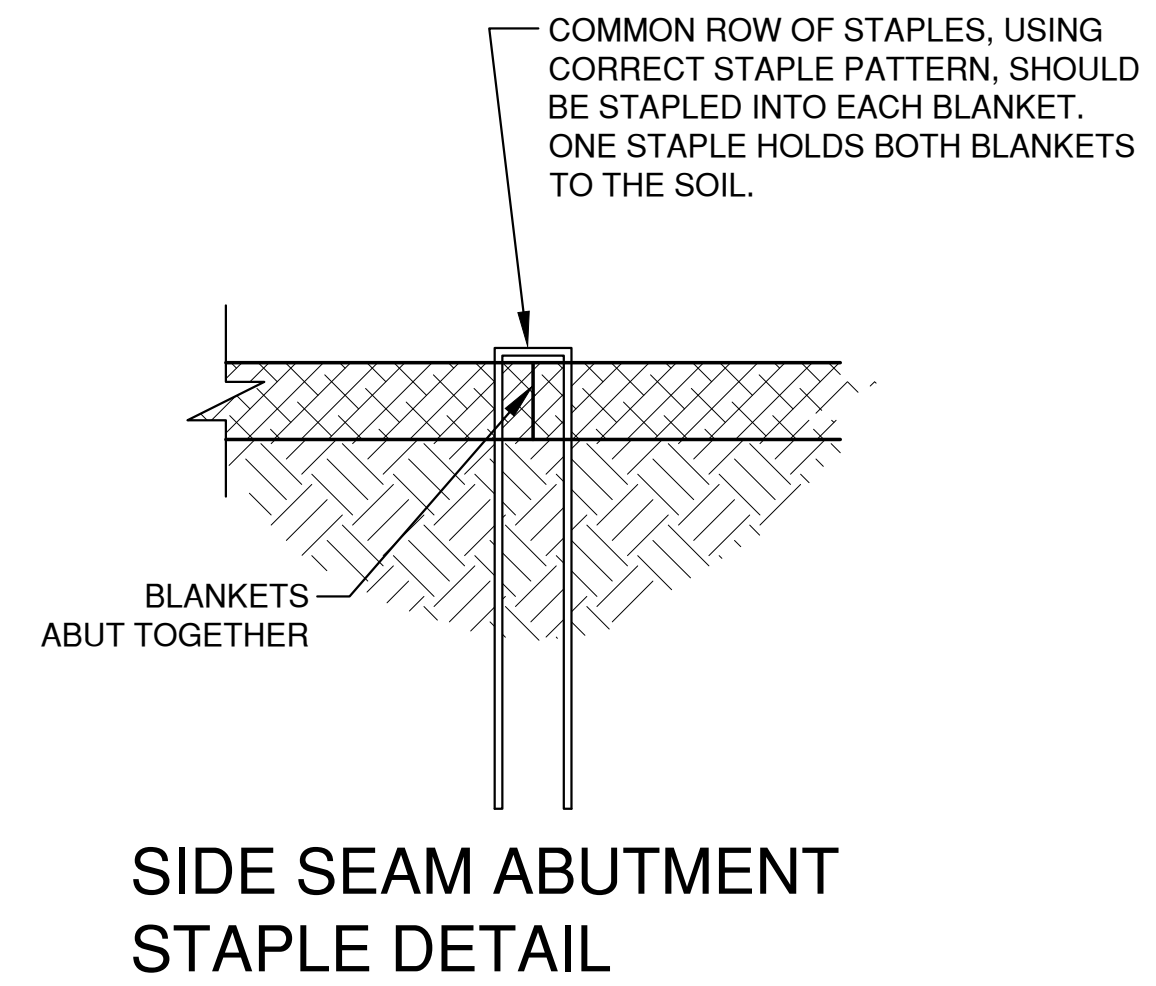
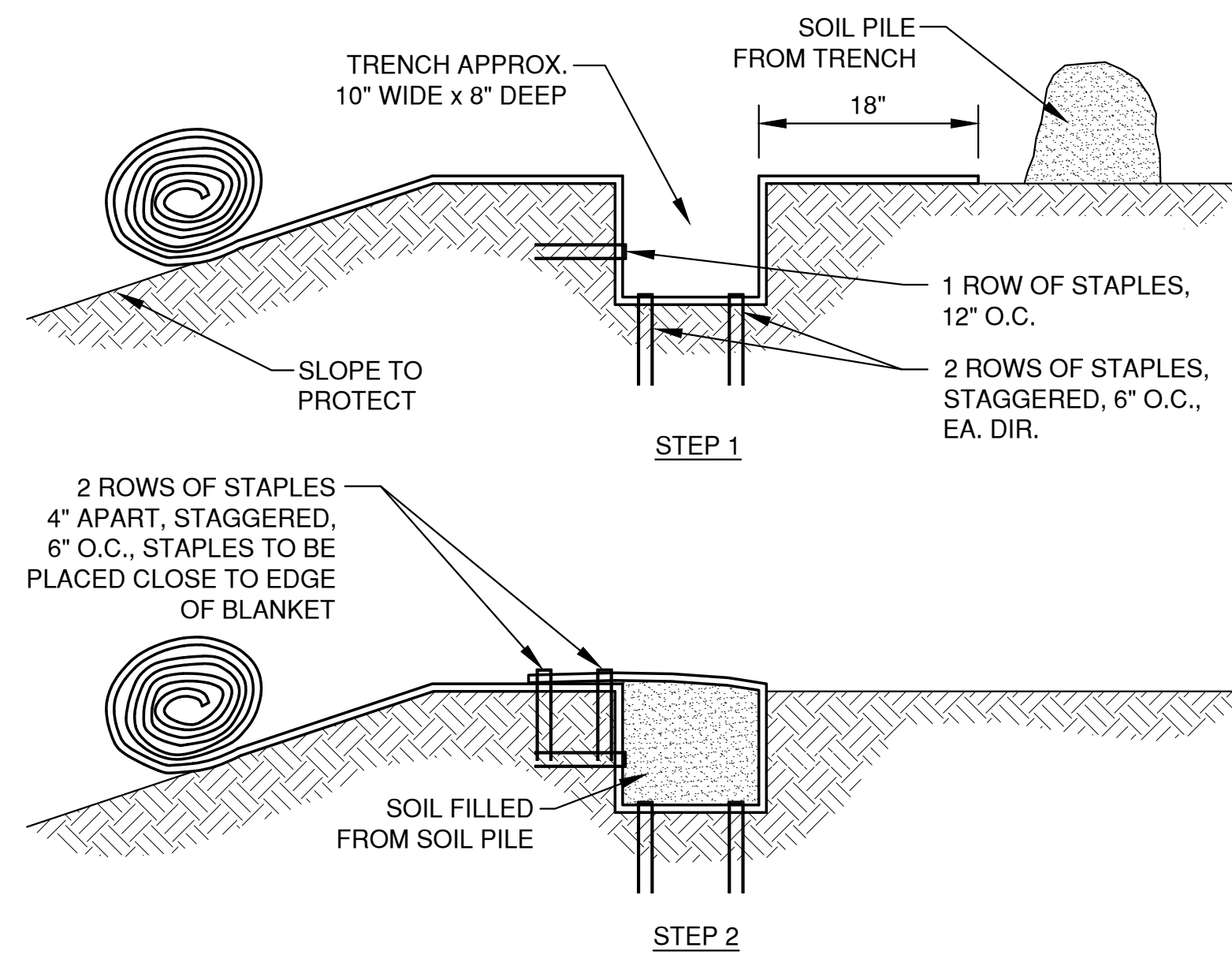
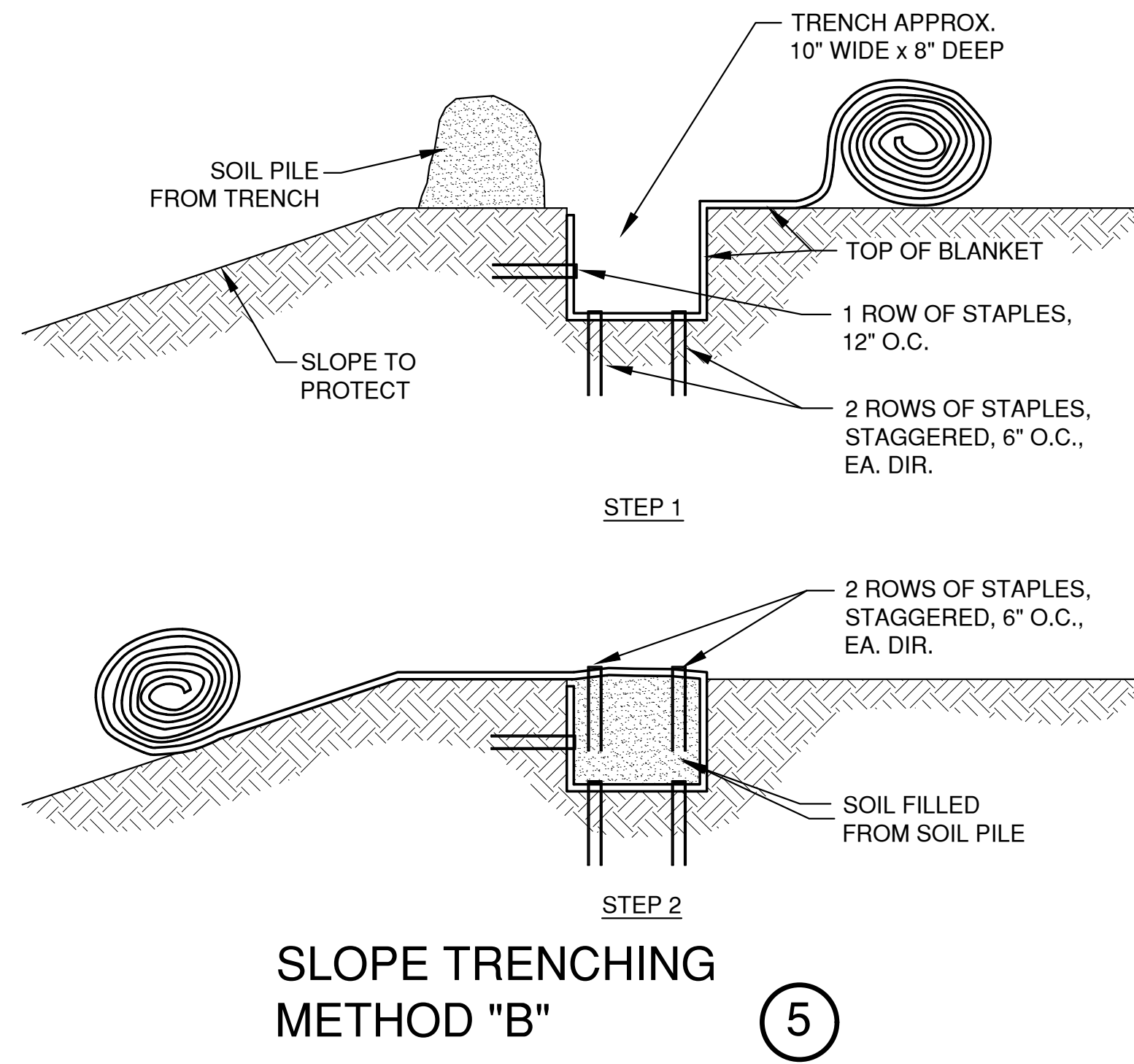
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UNCLD: 6. SLOPE DATE



DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.

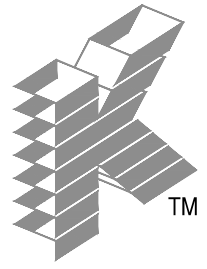


NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

EROSION CONTROL DETAILS

REL Robert E. Lee & Associates, Inc.

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SUPERVISOR:
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CONTRACT NO:
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DATE:
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EXPEDITOR:

SUPERVISOR: D. CRAKER

PRELIMINARY NO:

CONTRACT NO: 92043

DATE: 08.27.2026

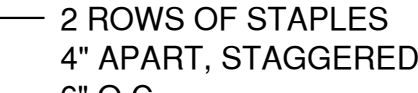
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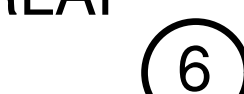
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7



CHANNEL TERMINATION (5)



④



④



CHANNEL DETAIL



— SIDE SEAM OVERLAP,
SEE DETAIL 6, THIS SHEET

CHANNEL BLANKET END
OF ROLL OVERLAP,
SEE DETAIL 7. THIS SHEET

FOR CHANNEL TRENCHING METHOD,
SEE DETAIL 8 & 9 THIS SHEET

SEE DETAILS 2 & 3,
THIS SHEET

NOTES:

1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



CHANNEL INSTALLATION METHOD "A" 2



CHANNEL INSTALLATION METHOD "B" 3

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DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: October 1, 2026

Owner: United Cooperative

Agent: Robert E. Lee & Associates

Parcel: #010-00168-0000, W1705 County Road S, Town of Mackford.

Request: Conditional Use Permit for a new warehouse/office structure and a new dry fertilizer building.

Land Use Planning and Zoning Committee:

Charles Buss, Chair

Luann Mirr-Frank

William Boutwell, Vice Chair

Gene Thom

Brian Floeter

Date signed: October 1, 2026

Committee vote: Ayes ____ Nays ____ Abstain ____ Absent ____

☐ **Approve**

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

☐ **Deny.**

☐ **Modify as follows:**

Conditions of Approval:**Existing Conditions:**

1. The owner/applicant shall apply for and receive a County Land Use Permit prior to commencing any "development" related to this industrial operation.
2. Adequate dust control measures be taken, due to vehicular traffic to and from this site as well as during unloading and loading of dry materials. Ingress (entrance) to and egress (exit) from the subject site shall be paved between County Road S to the mainline of the railroad.
3. That all outdoor lighting installations be located no closer than three feet to an abutting property line and shall be adequately hooded so that no direct light, excessive glare, or illumination is cast upon other properties.
4. Evidence that compliance with Commercial Building Code requirements for structures that are subject to this request is being pursued by the landowner.
5. No expansion of existing use through expanding existing structures, additional structures, and/or expanding the activity area shall occur without review and approval through future Conditional Use Permit(s).
6. The noise produced by the grain drying operation shall not exceed 60 dBA from the hours of 9:00pm to 6:00am, and 65 dBA from the hours of 6:00am to 9:00pm.

New Conditions:

7. A stormwater management plan and a maintenance schedule shall be approved by Green Lake County Land Conservation Department and shall be submitted to the Green Lake County Land Use Planning and Zoning Department prior to land use permit issuance.

Item #3:

Owner: Francis T. & Joan Koos, **Agent:** Cheryl Koos-Abendroth, **Location:** N1848 County Road U, **Parcel:** 010-00097-0300, **Legal Description:** Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, T14N, R13E, Town of Mackford, ± 5.06 acres, **Request:** The owners are requesting a rezone of ± 2.38 acres zoned A1, Farmland Preservation District, to R1, Single Family Residence District. To be identified by Certified Survey Map.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 1, 2026

ITEM III: ZONING CHANGE

OWNER:

Francis T. and Joan Koos

AGENT:

Cheryl Koos-Abendroth

REQUEST: The owner is requesting a zoning change for 2.38 acres from A1, Farmland Preservation District, to R1, Single-Family Residence District to be identified by certified survey map.

PARCEL NUMBER / LOCATION: The request affects parcel number 010-00097-0300 (±5.06 acres). The parcel is located in the NW ¼ of the SW ¼ Section 7, T14N, R13E, Town of Mackford.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the subject parcel is A1, Farmland Preservation and is used agriculturally and residentially in a roughly even split. The agricultural portion is used as a hay field. Most of the surrounding parcels are zoned A1 and are used for agriculture. Some surrounding A1 parcels to the south are used residentially and to the East are also used as an airport. To the North there is the City of Markesan and the lands zoned under city zoning. To the South of the proposed rezone area there is a parcel zoned I, Industrial and a parcel zoned R1.

ADDITIONAL INFORMATION / ANALYSIS: The applicants are requesting a rezone for estate planning. Eventually, the ownership of the subject property could be transferred. In its current configuration, half of the airport runway and a 2-acre tilled and cropped field would be included in that transfer. The owners would like to retain these portions of their land so as to not disrupt their airport and agricultural operations.

Back in 2000, as a way to get family closer to them, the owners of the underlying lands looked into subdividing their lands for their parents to build a new home. At the time, a now defunct exemption in the zoning ordinance, allowed an A1 (Exclusive Ag) district parcel...no greater in area than 5 acres ...to be subdivided for a parent (or child) of the owner. A miscommunication of this ordinance standard resulted in the 5-acre lot being created by CSM. Had the owners been informed that the exemption would also have allowed for a 2.38 acre parcel to be created, this rezone would have never been necessary. Presently, there is no exemption (as described above) and the applicants' only option is to request a rezone to R1, Single-family Residence district. The rezone would eliminate a nonconforming A1 zoned parcel and create a code-conforming R1 zoned parcel.

The current use of the subject site is a residence with a small ag field to the north. There are three soil types that make up the area within the subject parcel. There are 3.78 acres of a Type 2 soil and 1.22 acres of a Type 1 soil and 0.07 acres of a Type 3 soil. Most of the proposed rezone area would be a Type 2 soil which is a soil that has the capacity to grow all the crops commonly grown in the County.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district if all of the following are found after public hearing: **(Staff comments in bold)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The proposed rezone area is almost entirely type 2 soils. The remaining agricultural field to the north is type 1 soils and has been the only area farmed on the subject site ever since the residence was established. Based on the soil types alone, it is hard to say that any of these lands are better suited to uses confined to the R1 zoning district as opposed to agricultural uses. However, looking beyond soil types, the 2.38 acres of this 5-acre lot are recently developed including a dwelling, a POWTS, and a well. Is it reasonable to expect, due to zoning, a property owner to remove these recent improvements in favor of using all 5 acres agriculturally? With this analysis, it could be argued at least this 2.38 acres is better-suited to its current use.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone establishes residential zoning on the portion of the 5-acre lot that contains the pre-existing residential use. A comprehensive plan goal is to promote residential development in areas designate and suitable to the use. With the other residential uses occurring immediately south and the proximity to the City of Markesan, it could be argued that this rezone is substantially consistent with this goal of the comprehensive plan.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the county certified Farmland Preservation Plan is to maintain the integrity and viability of county agriculture without damaging the economic and social environment or the natural resources...” Separating out the residential portion of this lot from the better and traditionally farmed lands to north and then combining them with other A1 zoned lands is consistent with the FP Plan’s overall goal.**
- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or are legally restricted to agricultural use. **The proposed rezone would not further limit the nearby agricultural uses.**

TOWN OF MACKFORD: An Action Form requesting the Town’s input related to this zoning change request was sent to the Town Clerk and at the Town’s meeting the Town did not object to and approves the rezone request.

TOWN BOARD ACTION

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Mackford, County of Green Lake, took the following action on –

(Date) September 21st, 2026

Owner/Applicant: Francis T. & Joan Koos, **Agent:** Cheryl Koos-Abendroth

Site Location: N1848 County Road U

General legal description: Parcel #010-00097-0300, Located in part of the NW ¼ of the SW ¼, Section 7, T14N, R13E, Town of Mackford, ±5.06 acres.

Request: Rezone ±2.38 acres zoned A1, Farmland Preservation District, to R1, Single Family Residence District. To be identified by Certified Survey Map.

Planned public hearing date for the above requests: October 1, 2026

☒ **Town Does Not object to and Approves of request**

☐ **No action taken**

☐ **Objects to and requests denial of request**

NOTE: If denial – please enclose Town Resolution of denial.

If no action taken – please include reason for inaction.

- Reason(s) for objection/inaction:

Steve Dawson Chairman 9/21/24
Town Representative Date Signed

NOTES:

Please return this form to the Land Use Planning & Zoning Office by: **September 18, 2026**

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941

GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 8-24-2026

Zone Change from A-1 to B1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name Francis T. and Joan Koos

Mailing Address N1848 County Rd U, Markesan, WI 53946

Phone Number (920) 896 - 2492 (Dave)

Signature Cheryl Koos Date 8-24-26

POA for Francis T. Koos

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Mackford Parcel Number 010-00097-0300 Acres 5.06

Lot 1 Block _____ Subdivision CSM 2692

Section 7 Town 14 North Range 13 East

Location of Property N1848 County Rd U

Legal Description Lot 1 of CSM 2692, located in the NW1/4 of the SW1/4 of Section 7, Town 14N, Range 13 East, Town of Mackford, Green Lake County, Wisconsin.

Current Zoning Classification A1, Farmland Pres. Current Use of Property Residential / Ag

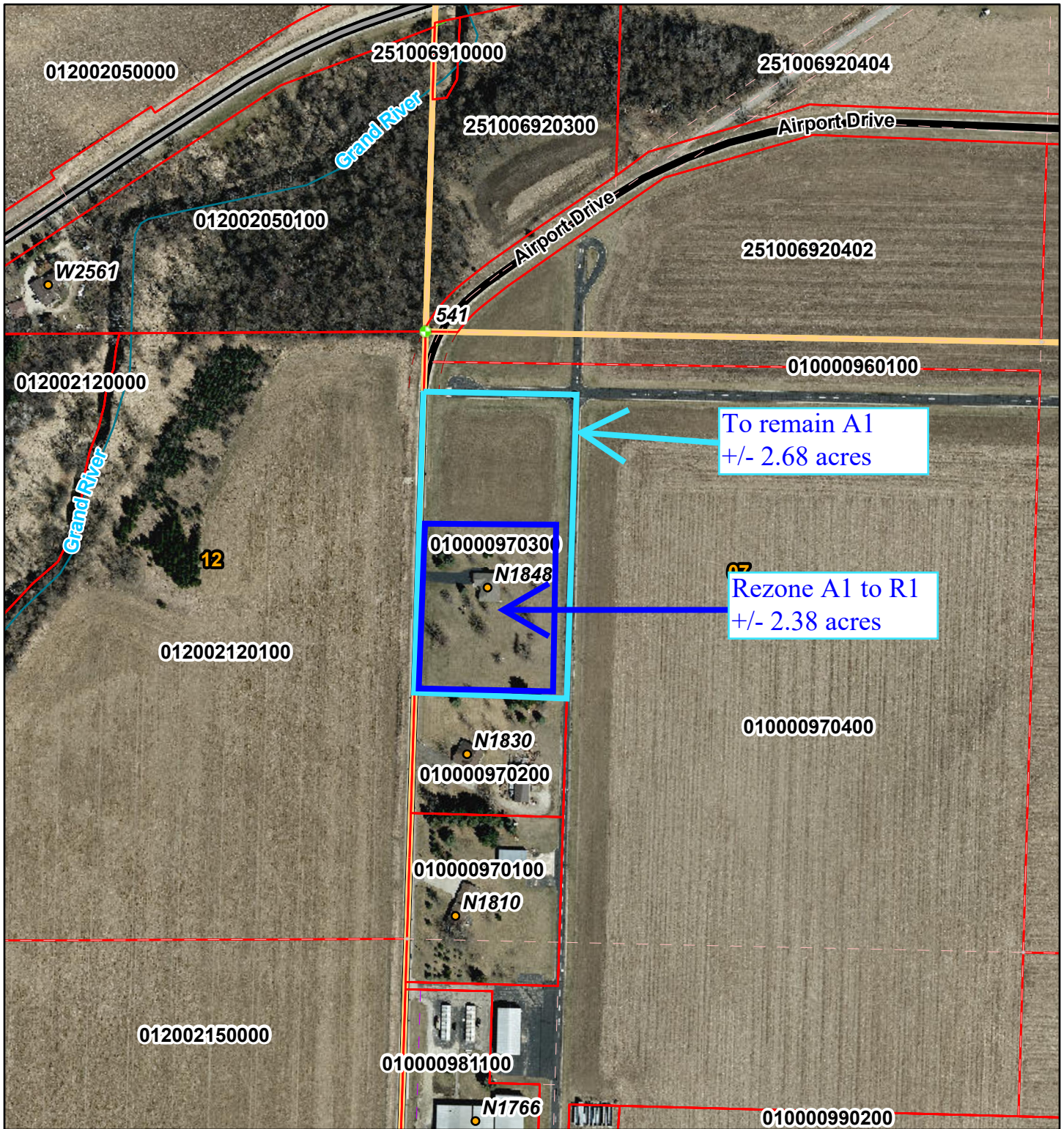
Detailed Description of Proposed Use Estate planning requires that portions of the CSM 2692, related to the airport, be added to the adjacent airport CSM 3305 so as to not negatively impact the operation and maintenance of the airport if the remnant lot of CSM 2692 were sold.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375
Conditional Use Permit \$375.00
Variance \$375.00
Special Exception \$375.00

PZP-010 (04/09)

Koos Rezone Aerial Map



8/26/2026, 10:12:01 AM

● Address ● SUB
 Corner TaxParcel
 ● QUARTER Section



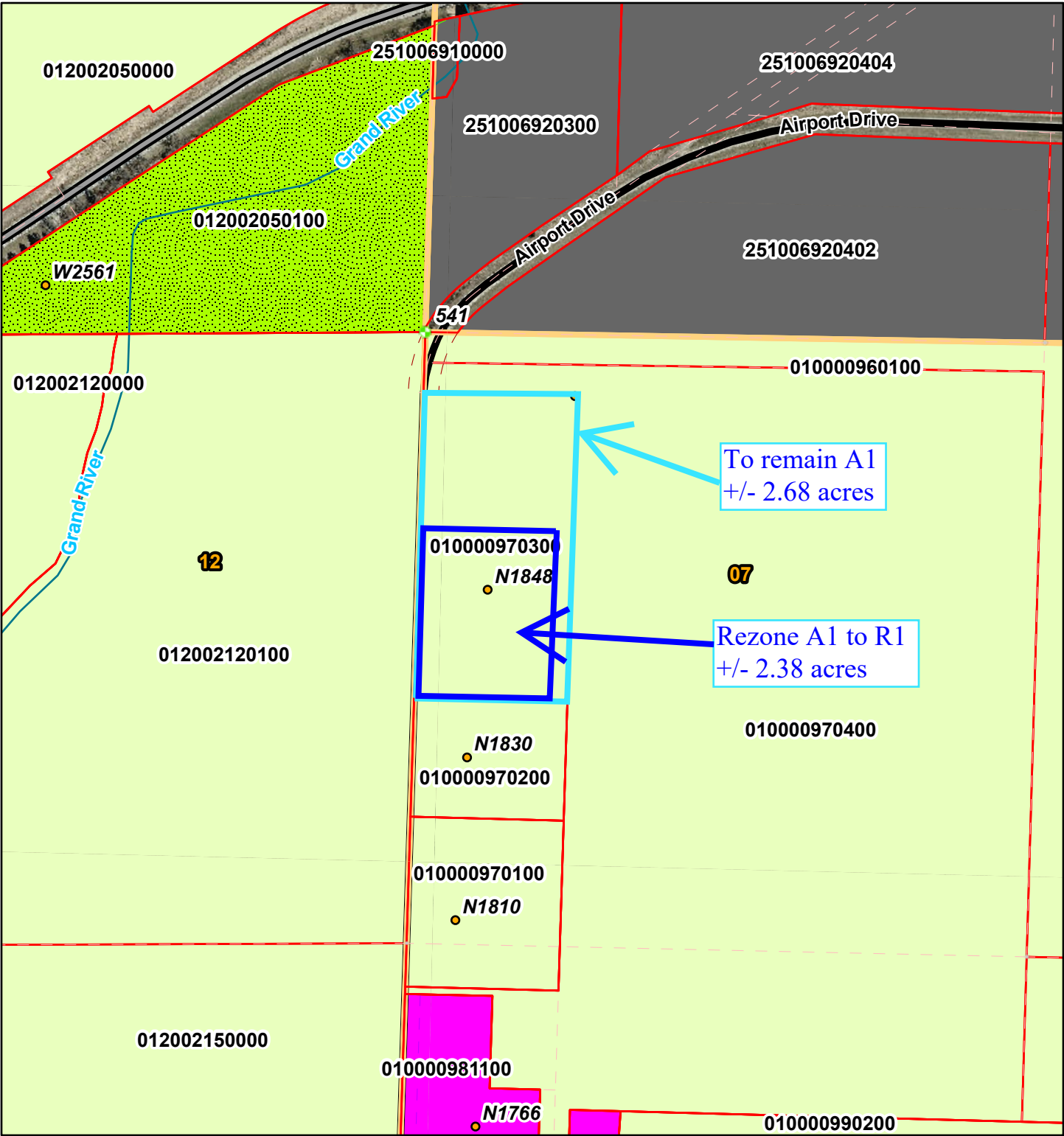
1:3,690

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0 50 100 200 m

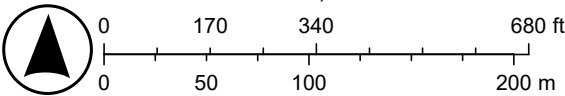
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Koos Rezone Zoning Map



8/26/2026, 10:26:24 AM

- Address
- SUB
- Corner
- ✚ QUARTER
- TaxParcel
- Section



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

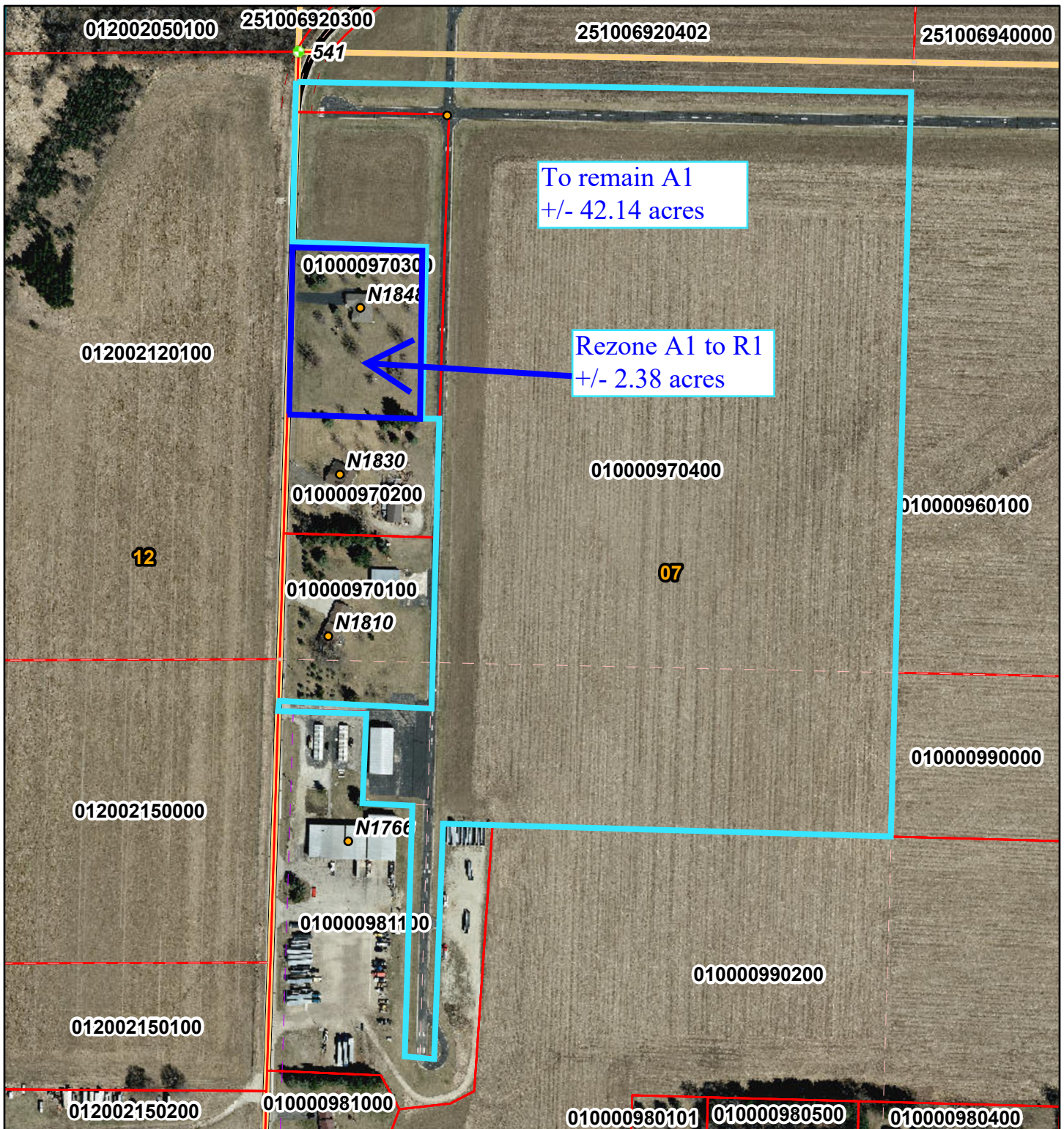


Green Lake County, WI Land Use Planning & Zoning

Zoning Ordinance Map Districts

	A1 Farmland Preservation
	A2 General Agriculture
	C1 General Commercial
	C2 Extensive Commercial
	I Industrial
	M1 Mineral Extraction
	M2 Sanitary Landfill
	NRC Natural Resource Conservancy
	R1 Single Family Residence
	R2 Single Family Mobile Home Residence
	R3 Multiple Family Residence
	R4 Rural Residential
	RC Recreation
	AO Adult Orientated Establishment
	UNZ Unzoned
	MUN Municipality
	SPLIT Split Zoning
	PEND Map Update Pending

Koos Rezone Aerial Map2



8/26/2026, 11:00:20 AM

● Address ● SUB
 Corner □ TaxParcel
 ● QUARTER □ Section



1:3,690

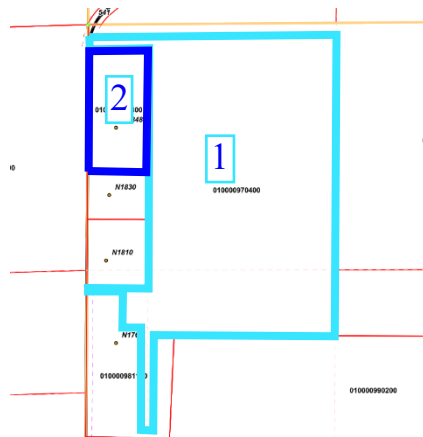
0 170 340 680 ft
 0 50 100 200 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**Francis T. & Joan Koos
Town of Mackford
N1848 County Road U, Parcel #010-00097-0300
Part of the NW ¼ of SW ¼, Section 7, T14N, R13E**

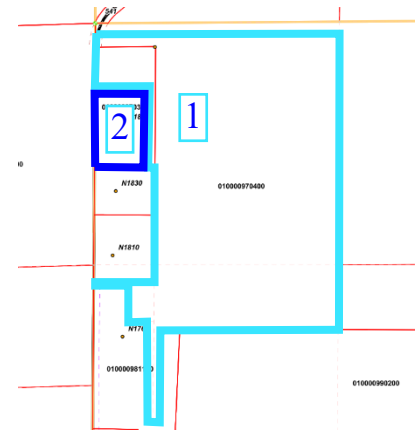
Existing Configuration

- 1 = ±39.46-acre parcel zoned A1, Farmland Preservation District.
2 = ±5.06-acre parcel zoned A1, Farmland Preservation District.



Proposed Configuration

- 1 = ±42.14-acre parcel zoned A1, Farmland Preservation District.
2 = ±2.38-acre parcel zoned R1, Single family Residence District.



Land Use Planning & Zoning Public Hearing 10/1/2026

CONCEPT PLAN

CONCEPT PLAN LOCATED IN PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF MACKFORD, GREEN LAKE COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY
A DIVISION OF GENERAL ENGINEERING COMPANY
Green Lake, Wisconsin

Donald W. Lenz
Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 26th day of August, 2026.

OWNER(S)
DCCM LLC
PO BOX 183
MARKESAN, WISCONSIN 53946

THE PURPOSE OF THIS CONCEPT PLAN
IS TO CREATE A NEW 2-LOT CERTIFIED
SURVEY MAP IS TO CONFORM TO THE
GREEN LAKE COUNTY LAND DIVISION
SUBDIVISION ORDINANCE.

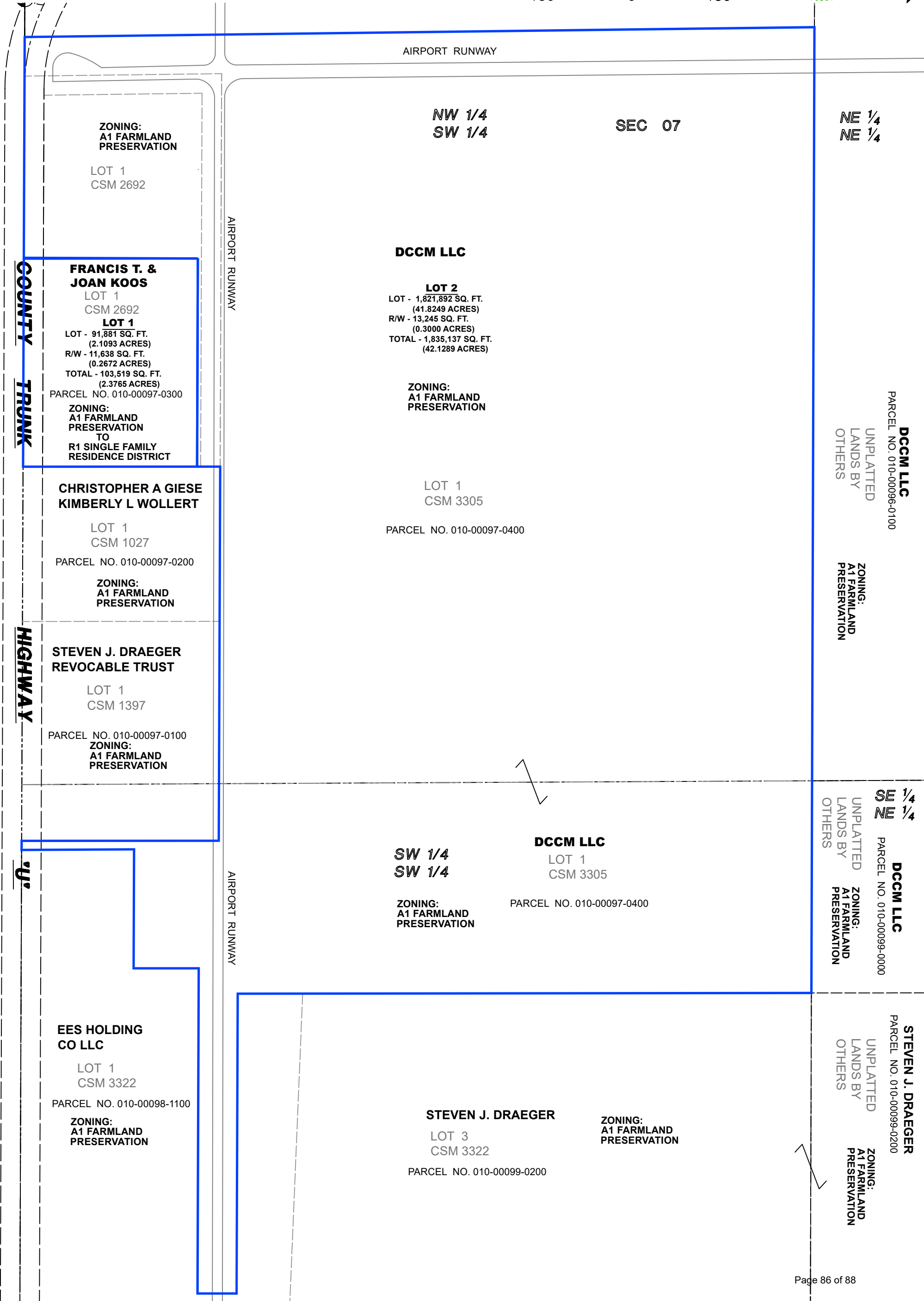
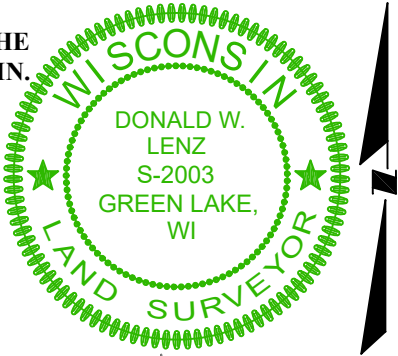
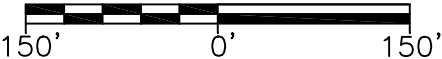
OWNER(S)
FRANCIS T. & JOAN KOOS
N1848 COUNTY ROAD "U"
MARKESAN, WISCONSIN 53946

Green Lake Surveying Company
A Division Of



General Engineering Company
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941
920-294-6666 (Green Lake Office)
dlenz@generalengineering.net

SCALE: 1" = 150'



CONCEPT PLAN

CONCEPT PLAN LOCATED IN PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 13 EAST, TOWN OF MACKFORD, GREEN LAKE COUNTY, WISCONSIN.

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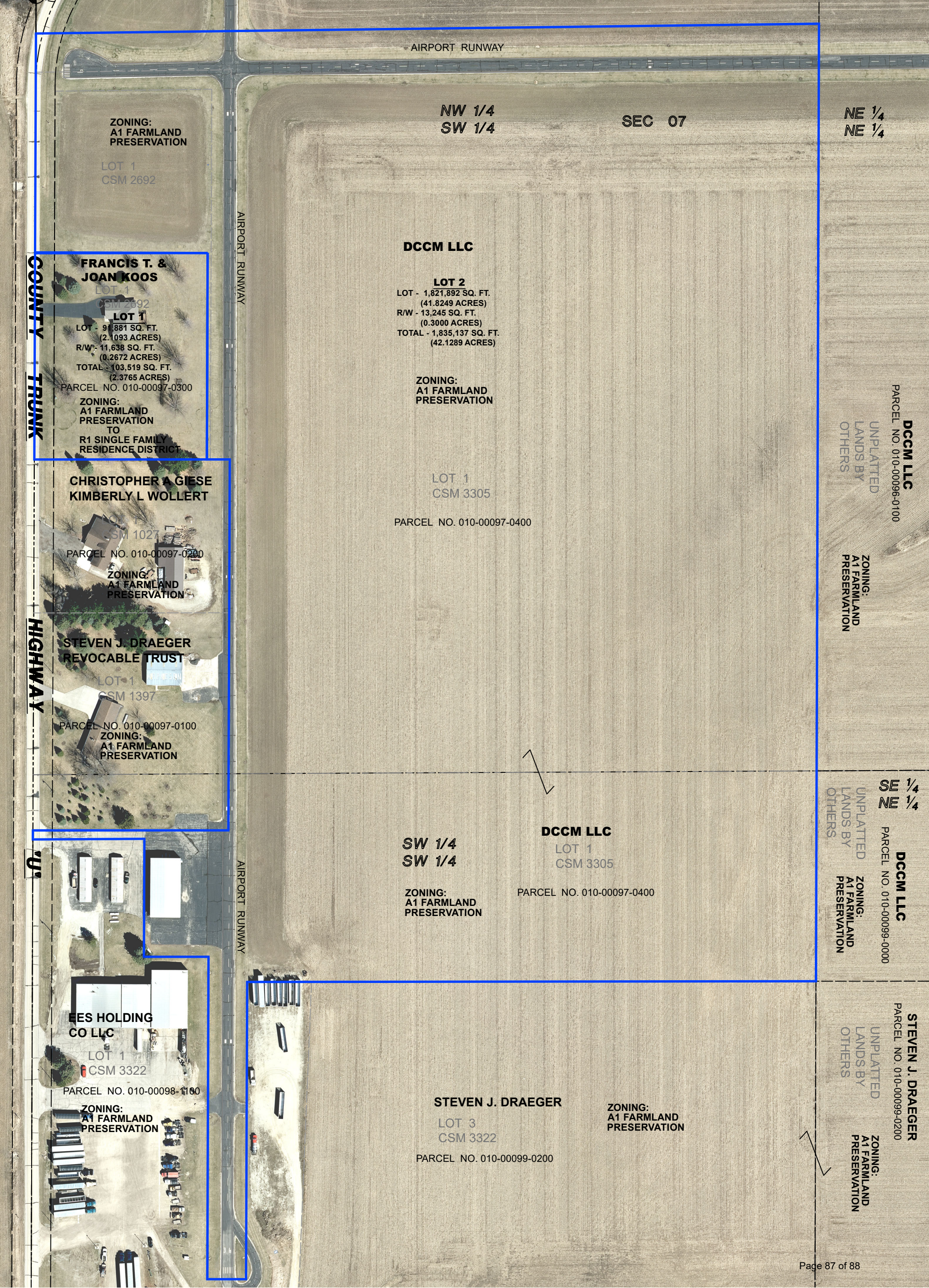
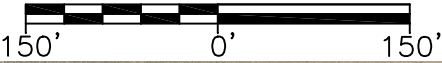
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920-294-6666 (Green Lake Office)
dlenz@generalengineering.net

SCALE: 1" = 150'



ORDINANCE NO. -2026

Relating to: Rezone in the Town of Mackford
Owner: Francis T. & Joan Koos

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 20th of October 2026, does ordain as follows:

NOW, THEREFORE, BE IT ORDAINED that the Green Lake County Zoning Ordinance, Chapter 350 as amended, Article IV Zoning Districts, Section 350-26 Official Map, as relates to the Town of Mackford, shall be amended as follows:

Owner: Francis T. & Joan Koos, **Agent:** Cheryl Koos-Abendroth, **Location:** N1848 County Road U, **Parcel:** 010-00097-0300. **Legal Description:** Part of the NW ¼ of the SW ¼ of Section 7, T14N, R13E, Town of Mackford, ±5.06 acres. **Request:** The owners are requesting a rezone of ±2.38 acres zoned A1, Farmland Preservation District, to R1, Single Family Residence District. To be identified by Certified Survey Map.

BE IT FURTHER ORDAINED, that this ordinance shall become effective upon passage and publication.

Roll Call on Ordinance No. -2026

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 20th
Day of October 2026.

Charles Buss, chair

William Boutwell, vice-chair

County Board Chairman

Brian Floeter

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann, Corporation Counsel

LuAnn Mirr-Frank