



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, November 2, 2017:

Packet Pages:

- 1-2 Agenda
- 3-5 Draft meeting minutes from October 5, 2017
- 6-10 Monthly reports
- 11 List of acronyms
- 12-13 Land use permits and sanitary permits issued in September
- 14-18 Land use and sanitary septic violations
- 19 DATCP email regarding Farmland Preservation Ordinance update
- 20-29 Three proposed options for an Administrative Policy regarding *Comprehensive Plan Amendments*
- 30 Proposed Administrative Policy regarding *Fee Exemptions*
- 31-32 Notice of Budgetary Adjustment Form
- 33 Notice of public hearing
- 34-46 Item I: 1) Wilbur L. & Rachel H. Miller – Rezone from A-1 to A-2, and 2) Chris J. & Vera P. Burkholder – Rezone from R-4 to A-2 Town of Manchester
- 47-59 George P., Jr. and Winnie Vourvoulias – Variance request to modify the 2005 conditional use permit's condition #2 & #3 – Town of Brooklyn
- 60-67 Green Lake County Land Use Planning & Zoning Committee – Comprehensive Plan's *Farmland Preservation Map* amendments
- 68-103 Green Lake County Land Use Planning & Zoning Committee – Amend Code of Green Lake County, *Chapter 350 of the Zoning Ordinance* (zoning maps and various sections within the ordinance)

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



GREEN LAKE COUNTY
Land Use Planning & Zoning Committee

Michael Starshak, Chair Robert Lyon, Vice Chair
Harley Reabe Rich Slate Peter Wallace

AGENDA

Date: Thursday, November 2, 2017 Time: 5:15 p.m.
Government Center, West Wing, Lower Level, County Board Room
All line items are subject to any and all action by this committee, unless noted.

1. Call to order
2. Pledge of Allegiance
3. Certification of open meeting law
4. Roll call
5. Approval of agenda
6. Approval of 10/05/17 minutes
7. Public comments: 3-minute limit
8. Public appearances
9. Correspondence
10. Department activity reports
 - a. Permits & others
 - b. Violation reports
11. Department/Committee Activity
 - a. Administrative Policy for Comprehensive Plan Amendments
 - b. Administrative Policy for Fee Exemptions
 - c. Budget Adjustment Form
12. Future Committee Activities
 - a. Future agenda items
 - b. Meeting date(s)
December 7, 2017
Business meeting 5:15 p.m.
Public hearing 6:30 p.m.

Note: The meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance should contact Carole DeCramer at (920) 294-4156 prior to noon the day before the meeting.

6:30 p.m. Public Hearing

- Item I:** (1) **Owners/Applicants:** Wilbur L & Rachel H Miller **General legal description:** N1998 Hilltop Rd, Parcel #012-00114-0000, Part of the NE¼ of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres **Request:** Rezone from A-1 Exclusive Agriculture District to A-2 General Agriculture District. (2) **Owners/Applicants:** Chris J Burkholder & Vera P Burkholder **General legal description:** N1934 Hilltop Rd, Parcel #012-00120-0100, Lot 2 Certified Survey Map 3195, Part of the NE¼ of Section 8, T14N, R12E, Town of Manchester, ±5.788 acres. **Request:** Rezone from R-4 Rural Residential District to A-2 General Agriculture District.
- a) Public Hearing
 - b) Committee Discussion & Deliberation
 - c) Committee Decision
 - d) Execute Determination Form/Ordinance

Item II: Owners/Applicants: George P Vourvoulias Jr & Winnie Vourvoulias **General legal description:** W3177 Orchard Ave, Parcels #004-01075-0000 & #004-01075-0100, Lots 1 & 2 Certified Survey Map 3055, Government Lot 2 of Section 2, T15N, R12E, Town of Brooklyn, ±1.08 acres **Request:** Variance request to modify their 2005 Conditional Use Permit's condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height.

- a) Public Hearing
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Determination Form/Ordinance

Item III: Applicant: Green Lake County Land Use Planning & Zoning Committee. **Explanation:** Green Lake County wishes to amend the Comprehensive Plan's *Farmland Preservation Map* affecting the Town of Berlin Sections: 1, 2, 5, 6, 7, 8, 11, 13, 14, 17, 22, 25, 29, 33, 36 of T17N R13E; the Town of Brooklyn Sections: 13, 23, 24, 25 of T16N R12E and 03, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 26, 27, 29, 30, 35 of T16N R13E; the Town of Green Lake Sections: 12, 25 of T15N R12E, 02, 03, 08, 09, 23, 29, 30, 31, 32, 35 of T15N R13E, and 32, 33 of T16N R13E; the Town of Mackford Sections: 02, 08, 09, 14, 19 of T14N R13E; the Town of Manchester Sections: 07, 08, 09, 10, 11, 12, 14, 15, 16, 18, 25, 29 of T14N R12E; the Town of Marquette Sections: 02, 23, 31, 35 of T15N R11E and 15, 16, 22, 30, 31 of T15N R12E. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Farmland Preservation Plan Map amendments:

- Go to www.co.green-lake.wi.us
 - Click on Departments
 - Click on Land Use Planning & Zoning
 - Click on (blue tab) Farmland Preservation Plan
 - Click on 2017-11-14 (Recommended)
- a) Public Hearing
 - b) Committee Discussion & Deliberation
 - c) Committee Decision
 - d) Execute Determination Form/Ordinance

Item IV: Applicant: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350 of the Zoning Ordinance; more specifically, to amend the zoning map and various sections within the zoning ordinance to be consistent with Chapter 91 Wis. Stats. as well as other identified changes. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Zoning Ordinance amendments:

- Go to www.co.green-lake.wi.us
 - Click on Departments
 - Click on Land Use Planning & Zoning
 - Under Downloads, click on Zoning Ordinance Amendment 11-14-2017
- a) Public Hearing
 - b) Committee Discussion & Deliberation
 - c) Committee Decision
 - d) Execute Determination Form/Ordinance

13. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, October 5, 2017**

CALL TO ORDER

Committee Vice Chair Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Robert Lyon, Paul Schwandt (Alternate), Rich Slate,

Absent: Harley Reabe, Michael Starshak, Peter Wallace

Also Present: Matt Kirkman, Land Use Planning and Zoning Director

Carole DeCramer, Committee Secretary

Dan Sondalle, Assistant Corporation Counsel

APPROVAL OF AGENDA

Motion by Slate/Schwandt, unanimously carried, to approve the agenda.

APPROVAL OF MINUTES

Motion by Schwandt/Slate, unanimously carried, to approve the minutes of 09/07/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

Kirkman – Explained that the email they received included the planned carryover account spending for 2018. There are, currently, four carryover accounts associated with the Land Use Planning and Zoning Department: (1) Non-metallic mining, \$77,162.00 (2) Vehicle purchase, \$25,907.20, (3) Professional services – land development, \$41,217.97, and (4) Professional services – surveyor, \$79,009.93. The planned purchases for 2018 are as follows:

1. Replace the 2008 Chevrolet Uplander minivan with a 2018 Chevrolet Traverse SUV. The 2008 vehicle will be sold at auction. The new vehicle will be paid for out of the *Vehicle purchase* account and the *Non-metallic mining* funds, since it will also be used to administer the non-metallic mining ordinance/program.
2. \$15,000 will be used from the *Professional services – surveyor* account to complete the PLSS development project, scheduled for 2021.
3. Next year, the county will participate in a federal program designed to provide a national LiDAR topographic data layer. To participate, the Land Information Office has budgeted

\$100,000. Of this, \$50,000 will be covered by federal dollars. The county is responsible for the remaining \$50,000. Since this department relies heavily on LiDAR data layers to administer and enforce the Non-metallic Mining Ordinance/Program, \$25,000 from the *Non-metallic Mining* account will be allocated to this project. The remaining costs will be covered by the Land Information Grant.

The funding of these accounts has been authorized by past, current, and future budgets. The department will continue to keep the committee informed as to the carry-over account balances.

Kirkman also discussed the email that was forwarded to the committee regarding the proposed Administrative Policy “Comprehensive Plan Amendments.” The policy includes a Comprehensive Plan Amendment Flow Chart and three possible written policies: 1) “Limited” Administrative Policy “Comprehensive Plan Amendments,” 2) “Unlimited” Administrative Policy “Comprehensive Plan Amendments,” and 3) “Unlimited 2” Administrative Policy “Comprehensive Plan Amendments.” Since three of the committee members were unable to attend this meeting, this will be placed on the November 2nd agenda for further discussion and a final decision.

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman discussed the monthly financial reports for the month of August.

b. Violations

Kirkman discussed the list of land use violations and septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Proposed Comprehensive Plan Amendments

Kirkman – Brought the committee up to date on where the proposed Comprehensive Plan amendments are in the updating process. Scott Karel, Environmental Analysis and Review Specialist, WI-DATCP, confirmed that the amendments are on the Secretary’s desk and that this department should receive confirmation next week. DATCP will sign off at that time. Mr. Karel had notified Kirkman about the City of Berlin’s ETZA issues and asked if this department would take over that area to get their maps squared away as well. Staff was able to get this done and included with the rest of the amendments. This committee will hold a public hearing on the amendments on November 2nd, and it will go to the County Board for final approval on November 14th.

b. Proposed Zoning Ordinance Amendments

Kirkman – Reported that the proposed zoning ordinance amendments are on the same schedule as the Comprehensive Plan amendments. This is also scheduled as a public hearing item for the November 2nd meeting,

6:01 p.m. The committee recessed prior to the public hearing.

6:30 p.m. The committee reconvened.

PUBLIC HEARING ITEMS

Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.

Item I: Owner: Ione Pischke Irrevocable Income Trust, Sharon Timm, Trustee **Agent:** Michael Timm **General legal description:** W1804 County Road J, Parcel #004-00148-0000, #004-00149-0000, #004-00151-0000, Part of the NE¼ of Section 8, T16N, R13E, Town of Brooklyn, ±92.02 acres **Request:** Rezone ±4.2 acres from A-1 Exclusive Agriculture District to R-4 Rural Residential District.

a) Public hearing

Michael Timm, W1804 County Road J – Spoke in favor of the request.

b) Committee Discussion & Deliberation

Kirkman – Explained that the Comprehensive Plan designates the future land area to be predominantly agricultural. The request is compatible with the plans, objectives, goals, and policies. The Town of Brooklyn recommended approval of the request.

c) Committee Decision

Motion by Slate/Schwandt, unanimously carried on roll call (3-eyes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Proposed Comprehensive Plan Amendments Public Hearing
- Proposed Zoning Ordinance Amendments Public Hearing
- Administrative Policies Regarding Comprehensive Plan Amendments
- Administrative Policy Regarding Waiving Fees
- Budget Adjustment Form

b. Meeting Date

November 2, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

The meeting adjourned at 6:45 p.m.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

FEES RECEIVED		SEPTEMBER				YEAR TO DATE				BUDGET	
		2016		2017		2016		2017		2017	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS											
Residential	New	12	3,350	3	750	53	13,850	32	11,700	-	
	Alterations	15	2,250	12	2,250	49	6,950	60	8,900	-	
Commercial	New	-	-	1	150	10	1,250	4	1,150	-	
	Alterations	3	450	-	-	5	1,750	2	1,100	-	
Agricultural	New	1	150	1	150	15	2,250	19	2,900	-	
	Alterations	2	300	-	-	9	1,050	4	750	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
Total		33	\$ 6,500	17	\$ 3,300	141	\$ 27,100	121	\$ 26,500	\$ 30,000	88%
SANITARY PERMITS (POWTS)											
Residential	New	-	-	1	280	14	4,145	17	5,135	-	
	Replacement	5	1,400	6	1,550	40	11,425	45	13,035	-	
	Reconnect	1	280	-	-	1	280	1	280	-	
	Modify	1	150	-	-	8	1,200	3	300	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	-	-	-	-	1	355	-	-	-	
	Replacement	-	-	-	-	1	280	1	280	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Total		7	\$ 1,830	7	\$ 1,830	65	\$ 17,685	67	\$ 19,030	\$ 17,000	112%
NON-METALLIC MINING PERMITS											
Annual Permit Fees		-	-	-	-	18	14,300	18	14,500	-	
Total		-	\$ -	-	\$ -	18	\$ 14,300	18	\$ 14,500	\$ -	
BOARD OF ADJUSTMENT											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		1	375	2	750	3	1,125	4	1,500	-	
Appeals		-	-	-	-	-	-	-	-	-	
Total		1	\$ 375	2	\$ 750	3	\$ 1,125	4	\$ 1,500	\$ 750	200%
PLANNING & ZONING COMMITTEE											
Zoning Change		-	-	2	750	11	4,125	9	3,750	-	
Conditional Use Permits		-	-	-	-	5	1,875	3	1,500	-	
Ordinance/Comp Plan Amendments		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	2	\$ 750	16	\$ 6,000	12	\$ 5,250	\$ 6,000	88%
MISC.											
Rental Weatherization		-	-	-	-	9	225	14	350	250	
Wisconsin Fund		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	-	\$ -	9	\$ 225	14	\$ 350	\$ 250	140%
SURVEYOR											
Certified Survey Maps		5	840	3	510	26	4,410	3	6,585	4,000	
Preliminary Plats		-	-	-	-	-	-	-	-	-	
Final Plats		-	-	-	-	-	-	31	-	-	
Miscellaneous		-	-	-	-	-	-	2	125	-	
Total		5	\$ 840	3	\$ 510	26	\$ 4,410	34	\$ 6,710	\$ 4,000	168%
GIS (Geographic Information System)											
Map Sales		-	-	-	75	2	295	-	192	500	
Land Records Transfer		-	2,872	-	2,656	2	22,512	-	22,576	25,000	
Land Information Grant		-	-	-	-	-	-	-	9,080	9,080	
Total		-	\$ 2,872	-	\$ 2,731	4	\$ 22,807	-	\$ 31,848	\$ 34,580	92%
GRAND TOTAL		46	12,417	31	9,871	278	93,652	270	105,688	\$ 92,580	114%
POWTS REIMBURSEMENT											
Septic Installation 10/07/15		\$ 6,360.00									
				Year- end 2016		Sep-17		YTD 2017		Balance	
Principal & Interest Payments				\$ 3,344.11		\$ 46.15		\$ 705.52		\$ 2,310.37	

GREEN LAKE COUNTY

For 09/01/17 - 09/30/17

Revenue Summary Report

FJRES01A

Periods 09 - 09

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
17-100-10-43589-000-000 Rental Weatherization	250.00	.00	350.00	-100.00	140.00
17-100-10-44400-000-000 Land Use Permits	30,000.00	3,300.00	26,500.00	3,500.00	88.33
17-100-10-44400-001-000 BOA Public Hearing	750.00	750.00	1,500.00	-750.00	200.00
17-100-10-44400-002-000 PZ Public Hearing	6,000.00	750.00	5,250.00	750.00	87.50
17-100-10-44400-003-000 Misc	.00	.00	125.00	-125.00	.00
17-100-10-44409-000-000 Non-Metallic Mining	.00	.00	14,500.00	-14,500.00	.00
17-100-10-44410-000-000 Sanitary Permits	17,000.00	1,830.00	19,030.00	-2,030.00	111.94
17-100-10-46131-001-000 GIS Map Sales	500.00	75.00	192.00	308.00	38.40
17-100-10-46131-002-000 Strategic Fund	9,080.00	.00	9,080.00	.00	100.00
17-100-10-46762-000-000 Certified Survey Maps	4,000.00	510.00	6,585.00	-2,585.00	164.63
17-100-10-47411-000-000 Interdepartment transfer/Land Records	25,000.00	.00	.00	25,000.00	.00
10 Land Use Planning and Zoning	92,580.00	7,215.00	83,112.00	9,468.00	89.77

GREEN LAKE COUNTY

For 09/01/17 - 09/30/17

Revenue Summary Report

FJRES01A

Periods 09 - 09

Land Use & Zoning Applied Funds

MER101-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
49320 Applied Funds					
17-101-10-49320-000-000 Applied Funds Code Enforcement	225,611.13	46.15	751.67	224,859.46	.33
49320 Applied Funds	225,611.13	46.15	751.67	224,859.46	.33
					.33

For 09/01/17 - 09/30/17

Expenditure Summary Report

FJEXS01A

Periods 09 - 09

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
17-100-10-53610-110-000 Salaries	265,433.17	.00	20,897.60	192,257.92	73,175.25	72.43
17-100-10-53610-140-000 Meeting Payments	1,000.00	.00	.00	.00	1,000.00	.00
17-100-10-53610-151-000 Social Security	20,305.64	.00	1,542.33	15,435.06	4,870.58	76.01
17-100-10-53610-153-000 Ret. Employer Share	18,049.46	.00	1,421.02	14,157.69	3,891.77	78.44
17-100-10-53610-154-000 Health Insurance	41,214.64	.00	4,742.78	47,300.40	-6,085.76	114.77
17-100-10-53610-155-000 Life Insurance	467.92	.00	41.97	356.93	110.99	76.28
17-100-10-53610-210-001 Professional Services-LD	5,000.00	.00	305.50	3,757.00	1,243.00	75.14
17-100-10-53610-210-002 Professional Services-SRV	5,000.00	.00	700.00	6,575.00	-1,575.00	131.50
17-100-10-53610-210-003 Miscellaneous Fees	1,000.00	.00	.00	200.00	800.00	20.00
17-100-10-53610-310-000 Office Supplies	200.00	.00	.00	94.79	105.21	47.40
17-100-10-53610-312-000 Field Supplies	300.00	.00	.00	.00	300.00	.00
17-100-10-53610-320-000 Publications-BOA Public Hearing	1,000.00	.00	609.50	609.50	390.50	60.95
17-100-10-53610-320-001 Publications-PZ Public Hearing	2,000.00	.00	427.25	2,174.75	-174.75	108.74
17-100-10-53610-321-000 Seminars	1,000.00	222.00	300.00	562.44	215.56	78.44
17-100-10-53610-324-000 Member Dues	800.00	.00	.00	740.00	60.00	92.50
17-100-10-53610-330-000 Travel	1,000.00	.00	.00	284.09	715.91	28.41
17-100-10-53610-352-000 Vehicle Maintenance	1,000.00	.00	36.05	909.84	90.16	90.98
17-100-10-53610-810-000 Capital Equipment-CEO Vehicle Purchase	2,000.00	.00	.00	.00	2,000.00	.00
53610 Code Enforcement	366,770.83	222.00	31,024.00	285,415.41	81,133.42	77.88
10 Land Use Planning and Zoning	366,770.83	222.00	31,024.00	285,415.41	81,133.42	77.88

GREEN LAKE COUNTY

For 09/01/17 - 09/30/17

Expenditure Summary Report

FJEXS01A

Periods 09 - 09

Land Use & Zoning Carryover

MEE101-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
53610 Code Enforcement						
17-101-10-53610-999-000 Carryover Non-Metallic Mining	77,162.00	.00	.00	.00	77,162.00	.00
17-101-10-53610-999-001 Carryover Code Enforcement Veh Purchase	25,907.20	.00	.00	.00	25,907.20	.00
17-101-10-53610-999-004 Professional Services - Land Development	43,532.00	.00	1,770.20	4,611.63	38,920.37	10.59
17-101-10-53610-999-007 Professional Services - Surveyor	79,009.93	.00	.00	.00	79,009.93	.00
53610 Code Enforcement	225,611.13	.00	1,770.20	4,611.63	220,999.50	2.04

You will find many acronyms on each of the monthly reports. This key will, hopefully, aid you in deciphering the abbreviations that staff uses.

Municipalities are abbreviated using three letters:

CBE = City of Berlin	TBY = Town of Brooklyn
CGL = City of Green Lake	TKG = Town of Kingston
CMS = City of Markesan	TMC = Town of Mackford
CPR = City of Princeton	TMN = Town of Manchester
VKG = Village of Kingston	TMQ = Town of Marquette
VMQ = Village of Marquette	TPR = Town of Princeton
TBE = Town of Berlin	TST = Town of St. Marie
TGL = Town of Green Lake	TSE = Town of Seneca

Other abbreviations:

Prn = principal structure
Acc = accessory structure
Alt = alterations
Res = residential
Com = commercial
Ag = agricultural
Repl = replace
Recn = reconnect
LUP = land use permit
Mncp or Muni = municipality
WRP = wetland restoration project
Fam = family

Land Use Permits: 09/01/17 - 09/30/17



Parcel Number	Site Address	Property Owner	Project Cost	Permit Fee	Project
004-00280-1400	W768 State Road 23 49	Jeffery A/Michelle R Hermes	5,000.00	150.00	Detached garage
004-00650-0000	N5696 Klaver St	Jack W Lenox Trust	25,000.00	150.00	Guesthouse alterations; replace 2 boat houses with 1
004-00917-0000	W2955 Hillside Rd	Michael J White	20,000.00	300.00	Garden shed
004-00917-0000	W2955 Hillside Rd	Michael J White	20,000.00	300.00	Garden shed
004-01025-0000	N6188 N Lawson Dr	Letty Jane Kinas	190,000.00	150.00	Single-family dwelling
006-00215-0100	N4185 Prairie Rd	Timothy D Chyma	2,000.00	150.00	Enclose screen porch; replace doorway with window
006-00542-0300	N3025 State Road 44	Jacob R Larson	33,000.00	150.00	Alteration to principal structure
006-01272-0000	N2913 State Road 44	John Rozek	27,500.00	150.00	Detached garage
008-00107-1702	W5217 County Road B	Devon R/Laura W Schlabach	125,000.00	300.00	Single-family dwelling
012-00163-0200	W3699 Heritage Rd	Ervin Miller	55,000.00	150.00	New bakery
012-00552-0300	N749 County Road M	Eli Ray/Fannie S Schrock	25,000.00	150.00	Agricultural shed
014-00336-0000	W6528 Puckaway Rd	Bruce/Judith A McGriff	56,000.00	150.00	Detached garage
014-00368-0000	W6670 Marine Ct	Daniel C Krueger	19,000.00	150.00	Front entry with patio; fire ring; detached garage
014-00399-0000	W6880 Jolin Rd	Donna L Holmes	120,000.00	300.00	Single-family dwelling with attached deck
016-00334-0000	W3451 Orchard Ave	Michael P Lehner	90,000.00	150.00	Repairs to single-family dwelling
016-00540-0000	N4326 S Lakeshore Dr	Christopher Elko	11,000.00	150.00	Storage type accessory building
016-01031-0000	Orchard Ave	John Lukashewich	123,000.00	300.00	Pole building with workshop space & boat storage
Totals			\$ 946,500.00	\$ 3,300.00	

Sanitary Septic Permits: 09/01/17 - 09/30/17



Parcel Number	Town	Site Address	Property Owners	Permit Fee	Permit Type
004-00058-0100	TBY	W1103 Town Line Rd	Travis/Christine Sonnentag	280.00	Replacement System
018-00133-0100	TST	W4875 Old St Marie Rd	Adam M Dorsch	280.00	New System
012-00491-0000	TMN	W3010 Carter Rd	Darrell D/Sandra L Fenske	150.00	Replacement Tank Only
016-00910-0900	TPR	W5783 Bend Rd	Paul D Wagner	280.00	Replacement System
010-00164-0000	TMC	W1519 County Road S	Sharon Sauerbrei	280.00	Replacement System
002-00338-0500	TBE	N8453 River Rd	Garrell G Kempf	280.00	Replacement System
004-00974-0000	TBY	N5687 Klaver St	Five Friends LLC	280.00	Replacement System
TOTAL				\$ 1,830.00	

Land Use Planning & Zoning Land Use Violations: 11/02/17



Town	Original Name	Site Address	Type	Description	Date
TBY	Stamm, James	N5647 Hickory Hill Ln	Junk	Piled materials/construction materials being stored on a R-1 zoned property.	2017-05-24
TGL	Barbin, Chris	W1966 Tuleta Hill Rd	Shoreland	338-32 A.(b) - Patio/open-sided structure in 75ft setback	2017-07-21
TGL	Barbin, Chris	W1966 Tuleta Hill Rd	Shoreland	338-63 A. - LUP req'd for any new development	2017-07-21
TGL	Wilke, David	W326 Center Rd	Junk	Generated alert	2017-05-11
TGL		W968 Spring Grove Rd	Shoreland	338-63A - No permit applied for or issued for a patio in shoreland jurisdiction (2017-10-02
TMQ	Markesan State Bank	N3169 Lakeview Dr W	Junk	Substantial garbage, junk, and tires on abandoned property with garbage litter	2017-04-24
TMQ	Sueann M Okpalaek-Hu	W6853 Puckaway Rd	Zoning	The site visit on July 25, 2017, revealed that three vehicles are located on the	2017-08-03
TPR		N4442 S Lakeshore Dr	Shoreland	338-63A - No land use permit applied for or issued for a patio in the shoreland	2017-10-02
TPR		N4442 S Lakeshore Dr	Shoreland	338-32 A - Patio constructed in shoreland setback (75ft from OHWM, patio is	2017-10-02

Land Use Planning & Zoning POWTS Violations: 11/02/17



Town	Original Name	Site Address	Type	Description	Violation Date
CBE	Doro, Richard	459 Hallman St	POWTS Violation	Tank failure, not structurally sound.	2017-05-10
TBE	Krebs, Christopher	W925 W Forest Ridge Rd	POWTS Failure	Probable surface discharge.	2017-06-06
TBE	Krebs, Christopher	W925 W Forest Ridge Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-06
TBY	Green Lake Conf Center	N5325 Lawson Dr	POWTS Violation	Holding tank overflowing to ground.	2017-05-09
TBY	Green Lake Conf Center	N5325 Lawson Dr	POWTS Violation	Faulty alarms/floats in tank.	2017-05-09
TBY	Heritage Farm Apts LLC	N6057 Robin Ln	POWTS Violation	Filter not functioning properly.	2017-07-20
TBY	Kelma, Bruce	N6219 Sunnyside Rd	POWTS Violation	Tank failure, not structurally sound.	2017-06-06
TBY	Yukon Storage LLC,	W1734 North St	POWTS Violation	Alarm/floats/pump failure in dose tank.	2017-06-12
TBY	Pischke, Alfred	W1773 County Road J	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-07-24
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	1916-07-13
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-08-08
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-09-29
TBY	Ahlbom, Ragnar	W1969 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-06-07
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-07-24
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	1916-07-13
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-08-08
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2016-09-29
TBY	Ahlbom, Ragnar	W1973 S Lawson Dr	POWTS Violation	Tank lid not properly secured.	2017-06-07
TBY	Chier, Sharon	W2005 Irving Park Rd	POWTS Failure	Probable surface discharge.	2017-05-19
TBY	Wickman, Dean	W2035 Taylor Lee Ln	POWTS Violation	Filter not functioning properly.	2017-04-21
TBY	Robert Bostelmann	W2136 State Road 23	POWTS Violation	Tank failure, not structurally sound.	2017-05-16
TBY	Robert Bostelmann	W2136 State Road	POWTS Violation	Tank baffles not present or secure.	2017-05-16
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Holding tank overflowing to ground.	2017-06-29
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Faulty alarms/floats in tank.	2017-06-29
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Holding tank overflowing to ground.	2017-08-29
TBY	Hynes, James	W2201 Hickory Rd	POWTS Violation	Faulty alarms/floats in tank.	2017-08-29
TBY	Werner, Robert	W2354 State Road 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-16
TBY	Werner, Robert	W2354 State Road 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
TBY	Werner, Robert	W2354 State Road 23	POWTS Violation	Tank overfull and discharging to ground surface.	2017-07-06
TBY	Machkovich, Steven	W239 Prairie Rd	POWTS Violation	Tank lid not properly secured.	2017-08-21
TBY		W2466 Princeton Rd	POWTS Failure	Top of drywell collapsed.	2017-06-27
TBY		W2466 Princeton Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-27
TBY		W2466 Princeton Rd	POWTS Violation	Tank lid not properly secured.	2017-06-27
TBY	Hobba, Walter/Mary	W516 Brooklyn J Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-10

TBY	Schrader, Robert	W586 State Road 23 49	POWTS Violation	Tank failure, not structurally sound.	2017-07-21
TBY	Wilkes, Fred	W740 State Road 23 49	POWTS Violation	Tank baffles not present or secure.	2017-04-26
TGL	Kemnitz, Irving	N4253 County Road N	POWTS Failure	Surface Discharge of Effluent	2017-08-29
TGL	Kemnitz, Irving	N4253 County Road N	POWTS Failure	Probable surface discharge.	2017-08-29
TGL	Kemnitz, Irving	N4253 County Road N	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-29
TGL	Hess, Vic	W1128 Scott Hill Rd	POWTS Violation	Tank failure, not structurally sound.	2017-06-19
TGL	Mills, Thomas	W2710 County Road K	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-09
TGL	Amend, Matthew	W2899 County Road K	POWTS Failure	Surface discharge of sewage/effluent	2017-05-05
TGL	Amend, Matthew	W2899 County Road K	POWTS Violation	Tank lid not properly secured.	2017-05-05
TKG	Zellmer, Mark	W7291 County Road B	POWTS Violation	No vents on dispersal cell to check system for functionality.	2017-06-09
TMC	Larmay Construction Inc	N1842 N Brave Rd	POWTS Violation	DSPS 382.10(2)(d); Section 145.135(1); Section 334-4C(1)(b)	2016-11-18
TMQ	Schwandt, Schultz	W5620 Pine Rd S	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-22
TMQ	Trussel, Wayne	W6260 Lakeview Dr N	POWTS Violation	Tank lid not properly secured with locking device.	2017-07-25
TMQ	Martin, Susan	W6848 Jolin Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-09-03
TPR	Purtero, Joe	N4570 Elm St	POWTS Violation	Tank failure, not structurally sound.	2017-07-10
TPR	Smith, Earl	N4611 Oak Rd	POWTS Violation	Tank lid not properly secured with locking device.	2017-08-07
TPR	Smith, Earl	N4611 Oak Rd	POWTS Violation	Tank lid not properly secured.	2017-08-07
TPR	Sumanis, Robert	N4621 Oak Rd	POWTS Violation	Tank lid not properly secured.	2017-08-21
TPR	Joseph Kallas	N4682 County Road D	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-01-27
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-01-27
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-01-27
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-03-13
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-03-13
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-03-13
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-04-14
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-04-14
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-04-14
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-05-08
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Lid on tank not properly secured.	2017-05-08
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-05-08
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Holding tank overflowing to ground.	2017-06-22
TPR	Kieck, William	N5141 Fox River Ln	POWTS Violation	Faulty alarms/floats in tank.	2017-06-22
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Failure	Surface Discharge of Effluent	2017-06-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Failure	Probable surface discharge.	2017-06-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Failure	Surface Discharge of Effluent	2017-08-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Failure	Probable surface discharge.	2017-08-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-05-11
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Violation	Tank lid not properly secured.	2017-05-11
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Violation	Tank lid not properly secured.	2017-06-09
TPR	Kamedulski, Raymond	N5579 Lock Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09

TPR	Uerling, Karla	N6140 Pleasant Dr	POWTS Failure	Probable surface discharge.	2017-03-17
TPR	Uerling, Karla	N6140 Pleasant Dr	POWTS Violation	Tank overfull and discharging to ground surface.	2017-03-17
TPR	Kitchen, Dennis	No Address Available	POWTS Violation	Filter not functioning properly.	2017-05-04
TPR	Home of Divine Mercy	W3464 Old Green Lake Rd	POWTS Violation	No vents on dispersal cell to check system for functionality.	2017-05-04
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Failure	Probable surface discharge.	2017-06-12
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Failure	Probable surface discharge.	2017-08-09
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Violation	Tank lid not properly secured.	2017-06-12
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Leinweber, Joe	W4016 Old Green Lake Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Failure	Probable surface discharge.	2017-06-12
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Failure	Probable surface discharge.	2017-08-09
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-23
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-04-25
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-12
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank lid not properly secured.	2017-06-12
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-08-09
TPR	Leinweber, Joe	W4022 Old Green Lake Rd	POWTS Violation	Tank lid not properly secured.	2017-08-09
TPR	Sorensen, Patrick	W4537 State Road 23 73	POWTS Failure	Surface discharge of sewage/effluent	2017-05-16
TPR	Sorensen, Patrick	W4537 State Road 23 73	POWTS Violation	Tank lid not properly secured.	2017-05-16
TPR	Gagne Auto Body,	W4706 State Road 23 73	POWTS Violation	Holding tank overflowing to ground.	2017-05-01
TPR	Gagne Auto Body,	W4706 State Road 23 73	POWTS Violation	Faulty alarms/floats in tank.	2017-05-01
TPR	Giese, Glen	W4860 Kristine Ct	POWTS Violation	Tank overfull and discharging to ground surface.	2017-02-27
TPR	Swanson, Jerry D	W5431 Oxbow Trl	POWTS Violation	Tank lid not properly secured.	2017-06-26
TPR	Schultz, Ed	W5482 Losinski Rd	POWTS Violation	Tank failure, not structurally sound.	2017-09-05
TPR	Schultz, Ed	W5482 Losinski Rd	POWTS Violation	Tank baffles not present or secure.	2017-09-05
TST	Witte, John	N6425 River Rd	POWTS Violation	Tank baffles not present or secure.	2017-07-11
TST	Wolter, Kenneth	N6736 Puchyan Marsh Rd	POWTS Violation	Tank overfull and discharging to ground surface.	2017-06-20
TST	Hammen, Martin	N7335 Lock Rd	POWTS Violation	Lid on tank not properly secured.	2017-08-15
TST	Hammen, Martin	N7335 Lock Rd	POWTS Violation	Lid on tank not properly secured.	2017-02-13
TST	Hammen, Martin	N7335 Lock Rd	POWTS Violation	Lid on tank not properly secured.	2017-05-22

Kirkman, Matt

From: Karel, Scott R - DATCP <Scott.Karel@wisconsin.gov>
Sent: Tuesday, October 03, 2017 8:24 AM
To: Kirkman, Matt
Cc: Ken Jaworski (ken@martenson-eisele.com)
Subject: RE: FP Ordinance Update

Matt,

The map amendment and ordinance are waiting to be signed by the interim secretary. He will be at the World Dairy Expo for a good portion of this week so I'm hopeful to have this approved by early next week.

Scott Karel
(608)224-4604
Scott.karel@Wisconsin.gov

Please complete this [brief survey](#) to help us improve our customer service. Thank you for your feedback!

From: Kirkman, Matt [mailto:mkirkman@co.green-lake.wi.us]
Sent: Tuesday, October 03, 2017 8:07 AM
To: Karel, Scott R - DATCP <Scott.Karel@wisconsin.gov>
Cc: Ken Jaworski (ken@martenson-eisele.com) <ken@martenson-eisele.com>
Subject: FP Ordinance Update

Scott,
Any update on certification? I have a Committee meeting Thursday. I'd love to update them.

Matthew E. Kirkman, MS
Director of Land Use Planning & Zoning
Land Use Planning & Zoning Department
Green Lake County
Wisconsin
mkirkman@co.green-lake.wi.us
1(920) 294-4175

"Legal maxims are not so legal, as they are moral. I believe in the eternal truth of 'sic utere tuo ut alienum non loedas' (Use thy own property so as not to injure thy neighbour's)." Mahatma Gandhi



Land Use Planning & Zoning Department

County Government Center
571 County Road A P.O. Box 3188
Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

"Limited" Administrative Policy "Comprehensive Plan Amendments" - Proposed

As it relates to Rezones that are Inconsistent with the County Comprehensive Plan's Future Land Use Map

On February 16, 2016, the Green Lake County Board of Supervisors adopted an updated comprehensive plan. A comprehensive plan serves as a blueprint for the physical development of a County governmental unit; therefore, future land-use decisions and actions such as rezones shall be consistent with that governmental unit's comprehensive plan.

This administrative policy will assist Department staff in situations where an amendment to the comprehensive plan is required in order to fulfill a rezone request. Under this policy, the Land Use Planning and Zoning Committee shall hold public hearings to amend the comprehensive plan biannually (June and November). The State Law that governs comprehensive planning is Chapter 66.1001 Wis. Stats. In extraordinary cases, as determined by the Land Use Planning & Zoning Director, an out-of-schedule public hearing may be scheduled to review a proposed amendment to the comprehensive plan. In the event that a comprehensive plan amendment is requested, the Department will:

First: CEO (code enforcement officer) needs to identify the need for a comprehensive plan amendment. This will present itself during the CEO's rezone consultation with a property owner. The CEO will compare the comprehensive plan's future land-use map with the current zoning map. If the proposed rezone is *consistent* with the comprehensive plan, e.g., the rezone furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan, then, there is no need for a comprehensive plan amendment. If the rezone request is not *consistent* with the comprehensive plan (including the future land-use map) then an amendment is required in order to rezone a property.

Second: If the rezone is inconsistent with the comprehensive plan and if after the CEO informs the applicant (for rezone) that their request is inconsistent with the comprehensive plan, and the applicant (for rezone) is still interested in going through with the rezone request, the CEO will have the applicant complete a general application form. The applicant will check "Other" and write in "Comprehensive Plan Amendment." The applicant must fill out the application, pay the appropriate fee, and provide a narrative addressing whether:

1. The proposed change's consistency with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change's consistency with the Farmland Preservation Plan's goals, objectives and strategies (if applicable).
3. Whether the proposed change would fit the predominant uses and development pattern in the surrounding area.
4. Whether the site is of adequate size and shape to support the future land-use designation.
5. Whether conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

Third: The CEO forwards the comprehensive plan amendment application to the Administrative Assistant. The Administrative Assistant shall prepare the application for public hearing including placing the request on the Land Use Planning & Zoning Committee's agenda (June or November). A comprehensive plan amendment request is different than other public hearing requests. In situations where a comprehensive plan is requested, Statutes require:

- The Committee (County Zoning Agency) shall hold at least one public hearing prior to their recommendation of approval to County Board. That public hearing requires a class 1 notice (one submission) published at least 30 days before the public hearing. The class 1 notice shall contain at least the following information:
 1. The date, time and place of the hearing.
 2. A summary, which may include a map, of the proposed comprehensive plan amendment.
 3. The name of the County employee who can provide additional information relating to the amendment.
 4. Information relating to where and when the amendment(s) may be inspected before the hearing, and how a copy of the amendment may be obtained.

Note: These notices should correspond with Resolution 29-2014 relating to the Green Lake County Public Participation Plan for comprehensive plan updates and should provide a method for submitting written comments that shall be read at the public hearing.

- Non-Metallic Mining provision: Also at least 30 days before public hearing (Committee level) the Department shall provide written notice to the following:
 1. Any operator working under or has made application for a non-metallic mining permit.
 2. Any person who has registered a marketable mineral deposit under Ch. 295.20 Wis. Stats.
 3. Any property owner or leaseholder who has an interest in property pursuant to which the person may extract non-metallic mineral resources, who has requested in writing to be notified when amendments to the comprehensive plan are proposed.
- The Administrative Assistant shall notify at least 30 days before the public hearing (Committee level) those individuals or corporations on the "Notice Request List" per Ch. 59.69(5)(f) Wis. Stats whose property, the allowable use of which, may be affected by the comprehensive plan amendment. This notice shall include a copy or summary of the comprehensive plan amendment and be by mail or in any reasonable form agreed to by the person on the "Notice Request List" and the County including electronic mail, voicemail or text message.
- The Administrative Assistant shall make the proposed comprehensive plan amendment available on the County website.

Fourth: The CEO will receive the public hearing packet from the Administrative Assistant and prepare a staff report including a recommendation. The staff report will include the property location as well as a summary of the request and analyze whether:

1. The proposed change's consistency with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change's consistency with the Farmland Preservation Plan's goals, objectives and strategies.

3. Whether the proposed change would fit the predominant uses and development pattern in the surrounding area.
4. Whether the site is of adequate size and shape to support the future land-use designation.
5. Whether conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

The CEO will forward the staff report to the Administrative Assistant to include with notifications to the applicant, the Town, and the adjacent property owners.

Fifth: At public hearing, the Committee will review the comprehensive plan amendment. The Committee should review the staff report, the Town's recommendation, and any other correspondence and should gather answers to its questions to help the Committee make an informed and unbiased decision. The Committee can vote either to take no action or to forward the comprehensive plan amendment to County Board for adoption.

Sixth: County Board may adopt by resolution by a majority vote. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan and the public involvement process used during the amendment process. When adopted the County Clerk certifies the plan and the Department sends it to:

1. The clerks of the Cities of Berlin, Markesan, Princeton and Green Lake, as well as the Villages of Marquette and Kingston.
2. The clerks of Marquette, Waushara, Winnebago, Fond du Lac, Columbia and Dodge Counties.
3. The Department of Administration.
4. All public libraries in Green Lake County.

Note: Comprehensive plans and comprehensive plan amendments adopted by resolution are not regulations; however, amendments to the zoning ordinance are regulations.

Finally: As required by the comprehensive plan amendment and immediately after step six above, the comprehensive plan's future land use and farmland preservation plan maps shall be edited and updated to reflect the changes.



Land Use Planning & Zoning Department

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571 County Road A P.O. Box 3188
Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

“Unlimited” Administrative Policy “Comprehensive Plan Amendments” - Proposed

As it relates to Rezones that are Inconsistent with the County Comprehensive Plan's Future Land Use Map

On February 16, 2016, the Green Lake County Board of Supervisors adopted an updated comprehensive plan. A comprehensive plan serves as a blueprint for the physical development of a County governmental unit; therefore, future land-use decisions and actions such as rezones shall be consistent with that governmental unit's comprehensive plan. The State Law that governs comprehensive planning is Chapter 66.1001 Wis. Stats.

This administrative policy will assist Department staff in situations where an amendment to the comprehensive plan is required in order to fulfill a rezone request. Under this policy, the Land Use Planning and Zoning Committee shall hold public hearings to amend the comprehensive plan concurrently and preceding its respective rezone request. In the event that a comprehensive plan amendment is requested, the Department will:

First: CEO (code enforcement officer) needs to identify the need for a comprehensive plan amendment. This will present itself during the CEO's rezone consultation with a property owner. The CEO will compare the comprehensive plan's future land-use map with the current zoning map. If the proposed rezone is *consistent* with the comprehensive plan, e.g., the rezone furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan, then, there is no need for a comprehensive plan amendment. If the rezone request is not *consistent* with the comprehensive plan (including the future land-use map) then an amendment is required in order to rezone a property.

Second: If the rezone is inconsistent with the comprehensive plan and if after the CEO informs the applicant (for rezone) that their request is inconsistent with the comprehensive plan, and the applicant (for rezone) is still interested in going through with the rezone request, the CEO will have the applicant complete a general application form. The applicant will check "Other" and write in "Comprehensive Plan Amendment." The applicant must fill out the application, pay the appropriate fee, and provide a narrative addressing whether:

1. The proposed change's consistency with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change's consistency with the Farmland Preservation Plan's goals, objectives and strategies (if applicable).
3. Whether the proposed change would fit the predominant uses and development pattern in the surrounding area.
4. Whether the site is of adequate size and shape to support the future land-use designation.
5. Whether conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

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- The Committee (County Zoning Agency) shall hold at least one public hearing prior to their recommendation of approval to County Board. That public hearing requires a class 1 notice (one submission) published at least 30 days before the public hearing. The class 1 notice shall contain at least the following information:
 1. The date, time and place of the hearing.
 2. A summary, which may include a map, of the proposed comprehensive plan amendment.
 3. The name of the County employee who can provide additional information relating to the amendment.
 4. Information relating to where and when the amendment(s) may be inspected before the hearing, and how a copy of the amendment may be obtained.

Note: These notices should correspond with Resolution 29-2014 relating to the Green Lake County Public Participation Plan for comprehensive plan updates and should provide a method for submitting written comments that shall be read at the public hearing.

- Non-Metallic Mining provision: Also at least 30 days before public hearing (Committee level) the Department shall provide written notice to the following:
 1. Any operator working under or has made application for a non-metallic mining permit.
 2. Any person who has registered a marketable mineral deposit under Ch. 295.20 Wis. Stats.
 3. Any property owner or leaseholder who has an interest in property pursuant to which the person may extract non-metallic mineral resources, who has requested in writing to be notified when amendments to the comprehensive plan are proposed.
- The Administrative Assistant shall notify at least 30 days before the public hearing (Committee level) those individuals or corporations on the "Notice Request List" per Ch. 59.69(5)(f) Wis. Stats whose property, the allowable use of which, may be affected by the comprehensive plan amendment. This notice shall include a copy or summary of the comprehensive plan amendment and be by mail or in any reasonable form agreed to by the person on the "Notice Request List" and the County including electronic mail, voicemail or text message.
- The Administrative Assistant shall make the proposed comprehensive plan amendment available on the County website.

Fourth: The CEO will receive the public hearing packet from the Administrative Assistant and prepare a staff report including a recommendation. The staff report will include the property location as well as a summary of the request and analyze whether:

1. The proposed change's consistency with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change's consistency with the Farmland Preservation Plan's goals, objectives and strategies.
3. Whether the proposed change would fit the predominant uses and development pattern in the surrounding area.

4. Whether the site is of adequate size and shape to support the future land-use designation.
5. Whether conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

The CEO will forward the staff report to the Administrative Assistant to include with notifications to the applicant, the Town, and the adjacent property owners.

Fifth: At public hearing, the Committee will review the comprehensive plan amendment. The Committee should review the staff report, the Town's recommendation, and any other correspondence and should gather answers to its questions to help the Committee make an informed and unbiased decision. The Committee can vote either to take no action or to forward the comprehensive plan amendment to County Board for adoption.

Sixth: County Board may adopt by resolution by a majority vote. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan and the public involvement process used during the amendment process. When adopted the County Clerk certifies the plan and the Department sends it to:

1. The clerks of the Cities of Berlin, Markesan, Princeton and Green Lake, as well as the Villages of Marquette and Kingston.
2. The clerks of Marquette, Waushara, Winnebago, Fond du Lac, Columbia and Dodge Counties.
3. The Department of Administration.
4. All public libraries in Green Lake County.

Note: Comprehensive plans and comprehensive plan amendments adopted by resolution are not regulations; however, amendments to the zoning ordinance are regulations.

Finally: As required by the comprehensive plan amendment and immediately after step six above, the comprehensive plan's future land use and farmland preservation plan maps shall be edited and updated to reflect the changes.



Land Use Planning & Zoning Department

County Government Center
571 County Road A P.O. Box 3188
Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

"Unlimited 2" Administrative Policy "Comprehensive Plan Amendments" - Proposed

As it relates to Rezones that are Inconsistent with the County Comprehensive Plan (Objectives, Goals, and Policies)

On February 16, 2016, the Green Lake County Board of Supervisors adopted an updated comprehensive plan. A comprehensive plan serves as a guide to the physical development of a County governmental unit; therefore, future land-use decisions and actions such as rezones shall be consistent with a governmental unit's comprehensive plan. The State Law that governs comprehensive planning is Chapter 66.1001 Wis. Stats.

The following paragraph is a summary of legal research provided to the Department by Green Lake County Corporation Counsel: In 2009, under Act 372, the Legislature added Chapter 66.1001(2m) to clarify that a comprehensive plan is not regulatory and maintained its status as a guiding document under the law. Also said Act defined "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan. Of the nine comprehensive planning elements, all but two require a "compilation of objectives, policies, goals, maps and programs." At the time of the drafting of Act 372, legislative reference bureau drafting attorneys questioned the omission of "maps and programs" from the definition of "consistent with". Because "maps and programs" are omitted from Act 372, there is an indication that the Legislature did so intentionally.

The statutory definition of "consistent with" purposely left out a requirement that a zoning decision be consistent with maps contained in the comprehensive plan. Consequently, as long as a rezone request can be shown to not contradict the objectives, goals and policies of the comprehensive plan, a use, in conflict with the future land use map, does not need to be corrected prior to rezone. However, this policy will require that the future land use and farmland preservation plan maps be revised as required by the proposed comprehensive plan amendment. In the event that a rezone request contradicts the objectives, goals, and policies, a comprehensive plan amendment shall be required and the Department will:

First: CEO (code enforcement officer) needs to identify the need for a comprehensive plan amendment. This will present itself during the CEO's rezone consultation with a property owner. The CEO will compare the property owner's proposal with the objectives, goals and policies contained in the comprehensive plan. If the proposal contradicts all three (objectives, goals, and policies) the CEO shall advise the property owner to apply for a comprehensive plan amendment in order to rezone their property.

Second: The property owner has the right to bypass the comprehensive plan amendment process and simply apply for a rezone. The Land Use Planning and Zoning Committee shall review the rezone request at public hearing. In the event that the Committee finds that the rezone is inconsistent with the objectives, goals, and policies of the comprehensive plan, the Committee cannot recommend approval of the rezone. In this case the Committee shall either recommend the rezone be denied or delay action, in the event that the property owner wishes to apply for a comprehensive plan amendment.

Third: If the property owner / applicant chooses to apply for a comprehensive plan amendment he/she will complete a general application form. The applicant will check "Other" and write in "Comprehensive Plan Amendment." The applicant shall fill out the application, pay the appropriate fee, and provide a narrative addressing:

1. The proposed change's consistency with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change's consistency with the Farmland Preservation Plan's goals, objectives and strategies (if applicable).
3. Whether the proposed change would fit the predominant uses and development pattern in the surrounding area.
4. Whether the site is of adequate size and shape to support the future land-use designation.
5. Whether conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

Fourth: The CEO forwards the comprehensive plan amendment application to the Administrative Assistant. The Administrative Assistant shall prepare the application for public hearing including placing the request on the Land Use Planning & Zoning Committee's agenda. A comprehensive plan amendment request is different than other public hearing requests. In situations where a comprehensive plan is requested, Statutes require:

- The Committee (County Zoning Agency) shall hold at least one public hearing prior to their recommendation of approval to County Board. That public hearing requires a class 1 notice (one submission) published at least 30 days before the public hearing. The class 1 notice shall contain at least the following information:
 1. The date, time and place of the hearing.
 2. A summary, which may include a map, of the proposed comprehensive plan amendment.
 3. The name of the County employee who can provide additional information relating to the amendment.
 4. Information relating to where and when the amendment(s) may be inspected before the hearing, and how a copy of the amendment may be obtained.

Note: These notices should correspond with Resolution 29-2014 relating to the Green Lake County Public Participation Plan for comprehensive plan updates and should provide a method for submitting written comments that shall be read at the public hearing.

- Non-Metallic Mining provision: Also at least 30 days before public hearing (Committee level) the Department shall provide written notice to the following:
 1. Any operator working under or has made application for a non-metallic mining permit.
 2. Any person who has registered a marketable mineral deposit under Ch. 295.20 Wis. Stats.
 3. Any property owner or leaseholder who has an interest in property pursuant to which the person may extract non-metallic mineral resources, who has requested in writing to be notified when amendments to the comprehensive plan are proposed.
- The Administrative Assistant shall notify at least 30 days before the public hearing (Committee level) those individuals or corporations on the "Notice Request List" per Ch. 59.69(5)(f) Wis. Stats whose property, the allowable use of which, may be affected by

the comprehensive plan amendment. This notice shall include a copy or summary of the comprehensive plan amendment and be by mail or in any reasonable form agreed to by the person on the "Notice Request List" and the County including electronic mail, voicemail or text message.

- The Administrative Assistant shall make the proposed comprehensive plan amendment available on the County website.

Fifth: The CEO will receive the public hearing packet from the Administrative Assistant and prepare a staff report including a recommendation. The staff report will include the property location as well as a summary of the request and analyze:

1. The proposed change's consistency with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change's consistency with the Farmland Preservation Plan's goals, objectives and strategies.
3. Whether the proposed change would fit the predominant uses and development pattern in the surrounding area.
4. Whether the site is of adequate size and shape to support the future land-use designation.
5. Whether conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

The CEO will forward the staff report to the Administrative Assistant to include with notifications to the applicant, the Town, and the adjacent property owners.

Sixth: At public hearing, the Committee will review the comprehensive plan amendment. The Committee should review the staff report, the Town's recommendation, and any other correspondence and should gather answers to its questions to help the Committee make an informed and unbiased decision. The Committee can vote either to take no action or to forward the comprehensive plan amendment to County Board for adoption.

Seventh: County Board may adopt by resolution by a majority vote. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan and the public involvement process used during the amendment process. When adopted the County Clerk certifies the plan and the Department sends it to:

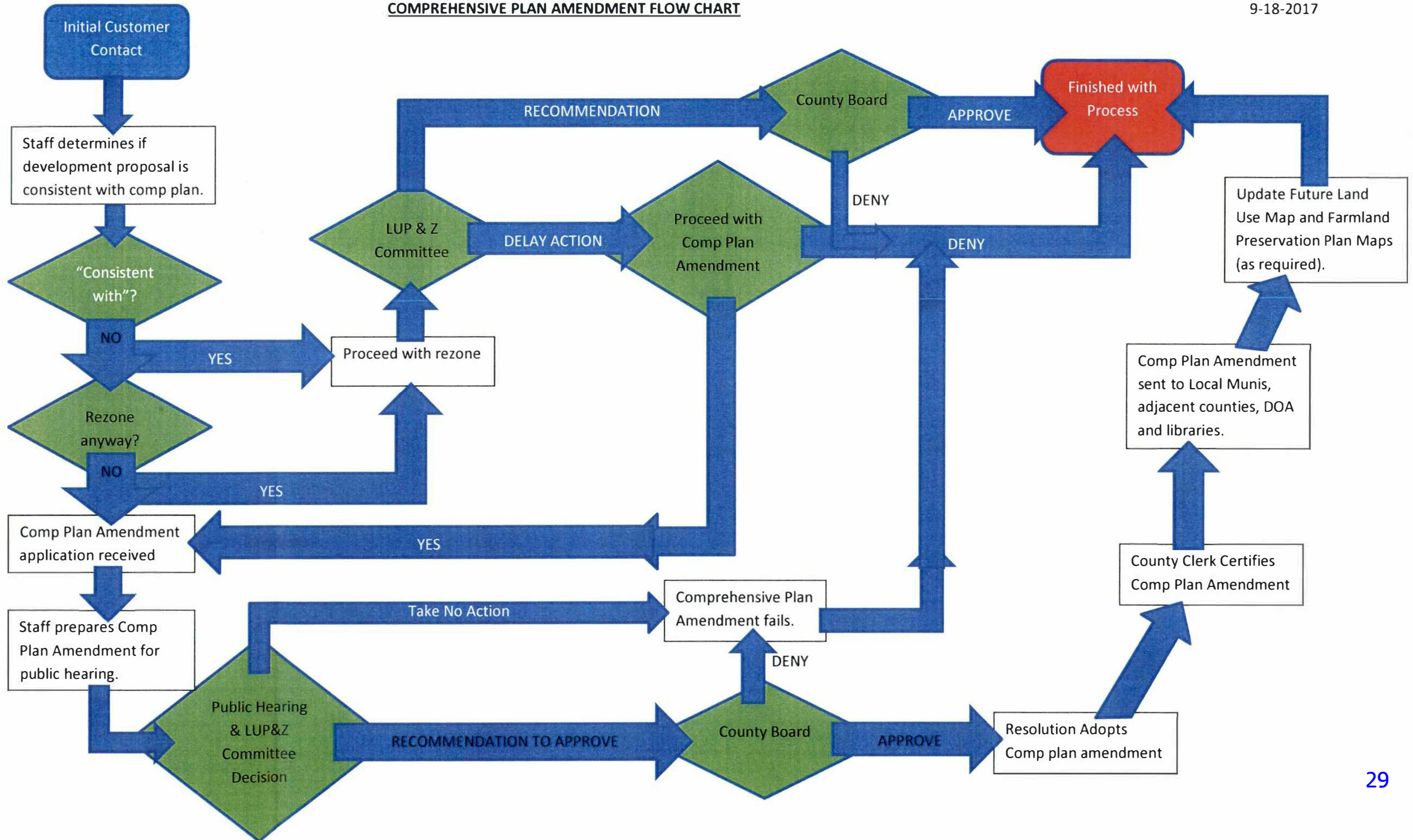
1. The clerks of the Cities of Berlin, Markesan, Princeton and Green Lake, as well as the Villages of Marquette and Kingston.
2. The clerks of Marquette, Waushara, Winnebago, Fond du Lac, Columbia and Dodge Counties.
3. The Department of Administration.
4. All public libraries in Green Lake County.

Note: Comprehensive plans and comprehensive plan amendments adopted by resolution are not regulations; however, amendments to the zoning ordinance are regulations.

Finally: As required by the comprehensive plan amendment and immediately after step seven above, the comprehensive plan's future land use and farmland preservation plan maps shall be edited and updated to reflect the changes.

COMPREHENSIVE PLAN AMENDMENT FLOW CHART

9-18-2017





Land Use Planning & Zoning Department

County Government Center
571 County Road A P.O. Box 3188
Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.co.green-lake.wi.us/>

Land Development Code Enforcement County Surveyor GIS Land Information

Administrative Policy – “Fee Exemptions”



As it relates to ordinance-required fees

It has been the practice of the Land Use Planning & Zoning Department to waive required fees when certain conditions present themselves. This practice has been shaped by current and preceding Land Use Planning & Zoning Committee action.

The following policy is designed to assist the Land Use Planning & Zoning Department staff in cases where requests are made by customers to waive required fees. In most cases, required fees are set at a level that helps to mitigate administrative costs. It is understood that these fees in no way cover or exceed administrative costs; this is simply an offset mechanism.

There have been cases in the past where this Department has not required a fee. One such case is when a local Township applied for a land use permit, a conditional use permit, requested a land division with certified survey map (CSM) review, or applied for a rezone. It has been the position of the Land Use Planning & Zoning Committee that the required fee was not justified if it was to be borne by taxpayers.

Another case has been when the State Department of Transportation engaged in right-of-way acquisition and certified survey maps were created. In this case, due to the land information data derived from a WDOT CSM, the WDOT was not required to submit CSM review fees. Additionally, through this policy, any State agency requesting a land use or conditional use permit, a land division requiring CSM review or a rezone, would also be exempt from the required fees. Again, if these fees were borne by taxpayers the Land Use Planning and Zoning Committee would exempt the required zoning fee.

Finally, Green Lake County, on lands owned by Green Lake County, have been exempt from permitting fees as well as in cases of rezone, conditional use permit, or when land divisions or combinations requiring CSM review were proposed. Again, the Committee has felt that the fee would be borne by the taxpayers and would not be justified.

This policy establishes that governmental entities (town, county or state) wishing to perform some sort of zoning activity would be exempt from any ordinance-required fee. However, it is anticipated that groups like the Red Cross, Habitat for Humanity, Americorps, GLA (Global Leadership Adventures), etc. might propose a project in Green Lake County. In these cases, this policy does not allow for these or like entities to be exempt from the required fees.

The intent of this policy is to provide Land Use Planning and Zoning Department staff with the necessary guidance when it comes to customers who wish to be exempt from ordinance-required fees. This policy can be overridden at any time by the County Administrator.

GREEN LAKE COUNTY

Notice of Budgetary Adjustment

Unanticipated Revenue or Expense Increase or Decrease Not Budgeted

Date: November 2, 2017
 Department: Land use Planning & Zoning
 Amount: \$2,585 (Subject to increase)
 Budget Year Amended: 2017

Source of Increase / Decrease and affect on Program:
 (If needed attached separate brief explanation.)


2017 yeilded more survey activity than forecasted in budget. Consequently, contracted County Suvveyor expenditures need to be increased. Fortunately, the increase survey activity yeilded enough additional revenue to offset these unforeseen expenditures. The adjusted amount will be the revenue account balance at the end of October less the 2017 budgeted amount (\$4,000).

Revenue Budget Lines Amended:

Account #	Account Name	Current Budget	Budget Adjustment	Final Budget
17-100-10-46762-000-00	Certified Survey Maps	\$ 4,000.00	\$ 2,585.00	\$ 6,585.00
				\$ -
				\$ -
				\$ -
Total Adjustment			\$ 2,585.00	

Expenditure Budget Lines Amended:

Account #	Account Name	Current Budget	Budget Adjustment	Final Budget
17-100-10-53610-210-002	Professional Services-SRV	\$ 5,000.00	\$ 2,585.00	\$ 7,585.00
				\$ -
				\$ -
				\$ -
				\$ -
Total Adjustment			\$ 2,585.00	

Department Head Approval: 
 Date Approved by Committee of Jurisdiction: _____

Following this approval please forward to the County Clerk's Office.

Date Approved by Finance Committee: _____
 Date Approved by County Board: _____

Per WI Stats 65.90(5)(a) must be authorized by a vote of two-thirds of the entire membership of the governing body.

Date of publication of Class 1 notice of budget amendment: _____

Budget Adjustment

Purpose

To comply with State Statute 65.90 (5)

Policy

A budget adjustment should be made when increasing/(decreasing) both your revenue budget and expenditure budget. These changes come from new grants or changes in grant monies, transfers from sources in the county outside a department's original budget, etc. No budget line item should exceed the adopted budget at any time during a fiscal year.

Procedure

To initiate a budget adjustment, the department head shall notice the review, discussion & action of this completed & signed form on the next monthly meeting agenda of their committee of jurisdiction. If the Budgetary Adjustment is approved by the committee of jurisdiction the signed copy of this form along with a copy of the meeting minutes shall be forward to the County Clerk to be noticed on the Finance Committee agenda for review, discussion & action.

Upon Finance Committee approval the signed Budgetary Adjustment form shall be forwarded to the County Clerk to be notice on the County Board agenda for review, discussion and action.

Per WI Stats 65.90(5)(a) the Budgetary Adjustment must be authorized by a vote of two-thirds of the entire membership of the County Board.

A department representative must be available at each meeting to address any questions or concerns that may arise during review and discussion.

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in County Board Room #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, November 2, 2017, at 6:30 p.m.* to consider the following item:

Item I: (1) **Owners/Applicants:** Wilbur L & Rachel H Miller **General legal description:** N1998 Hilltop Rd, Parcel #012-00114-0000, Part of the NE¼ of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres **Request:** Rezone from A-1 Exclusive Agriculture District to A-2 General Agriculture District. (2) **Owners/Applicants:** Chris J Burkholder & Vera P Burkholder **General legal description:** N1934 Hilltop Rd, Parcel #012-00120-0100, Lot 2 Certified Survey Map 3195, Part of the NE¼ of Section 8, T14N, R12E, Town of Manchester, ±5.788 acres. **Request:** Rezone from R-4 Rural Residential District to A-2 General Agriculture District.

Item II: Owners/Applicants: George P Vourvoulis Jr & Winnie Vourvoulis **General legal description:** W3177 Orchard Ave, Parcels #004-01075-0000 & #004-01075-0100, Lots 1 & 2 Certified Survey Map 3055, Government Lot 2 of Section 2, T15N, R12E, Town of Brooklyn, ±1.08 acres **Request:** Variance request to modify their 2005 Conditional Use Permit's condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height.

Item III: Applicant: Green Lake County Land Use Planning & Zoning Committee. **Explanation:** Green Lake County wishes to amend the Comprehensive Plan's *Farmland Preservation Map* affecting the Town of Berlin Sections: 1, 2, 5, 6, 7, 8, 11, 13, 14, 17, 22, 25, 29, 33, 36 of T17N R13E; the Town of Brooklyn Sections: 13, 23, 24, 25 of T16N R12E and 03, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 26, 27, 29, 30, 35 of T16N R13E; the Town of Green Lake Sections: 12, 25 of T15N R12E, 02, 03, 08, 09, 23, 29, 30, 31, 32, 35 of T15N R13E, and 32, 33 of T16N R13E; the Town of Mackford Sections: 02, 08, 09, 14, 19 of T14N R13E; the Town of Manchester Sections: 07, 08, 09, 10, 11, 12, 14, 15, 16, 18, 25, 29 of T14N R12E; the Town of Marquette Sections: 02, 23, 31, 35 of T15N R11E and 15, 16, 22, 30, 31 of T15N R12E. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Farmland Preservation Plan Map amendments:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Click on (blue tab) Farmland Preservation Plan
- Click on 2017-11-14 (Recommended)

Item IV: Applicant: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350 of the Zoning Ordinance; more specifically, to amend the zoning map and various sections within the zoning ordinance to be consistent with Chapter 91 Wis Stats as well as other identified changes. For more detailed information regarding the above amendments, please contact Land Use Planning & Zoning Director Matt Kirkman at (920) 294-4175.

To view the Zoning Ordinance amendments:

- Go to www.co.green-lake.wi.us
- Click on Departments
- Click on Land Use Planning & Zoning
- Under Downloads, click on Zoning Ordinance Amendment 11-14-2017

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: October 19th and October 26th

ITEM I: ZONING CHANGE

OWNER:

Chris J. & Vera P. Burkholder
Wilubr L. & Rachel H. Miller

APPLICANT:

same

REQUEST: The owner/applicants are requesting a zoning change from A-1 Exclusive Agriculture District to A-2 General Agriculture District and R-4 Rural Residential District to A-2 General Agriculture District.

PARCEL NUMBER / LOCATION: Affected parcel numbers 012-00120-0100 and 012-00114-0000, located in the NE ¼, Section 8, T14N, R12E, Town of Manchester. The sites proposed for zoning change are located at N1934 Hilltop Road and N1998 Hilltop Road.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of parcel 012-00120-0100 is R-4 Rural Residential District. Parcel 012-00114-0000 is zoned A-1 Exclusive Agriculture. The lands mostly surrounding the subject sites are A-1 Exclusive Agriculture District, with the predominant use of the land being agricultural. The parcels to the south are zoned R-1 and R-2 (Single-Family and Mobile Home Residence District). Additionally, there is another parcel west of the subject sites that is also zoned R-1.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area. Soils on the site range from slight and moderate limitations to very severe limitations for agricultural use depending on the location and elevation of the described lands.

According to Flood Boundary and Floodway Map Panel 55047C0179C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The owner (Millers) of parcel 012-00114-0000 would like to sell approximately five acres to the Burkholders, located south of this site. This would increase the Burkholders from ±5.79 acres of land to ±10.26. The Burkholders would like to change their zoning from R-4 to A-2. The Millers' property will decrease from ±20 acres to ±14.73 and will need a zoning change from A-1 to A-2.

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district (A-1 Exclusive Agriculture District in Green Lake County) if all of the following are found after public hearing: **(Staff comments in bold type)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The goal of the County's Comprehensive Plan and Farmland Preservation Plan is to preserve and protect quality agricultural lands. This request does preserve and protect lands as the new zoning classification allows for agricultural uses.**

- b) The rezoning is consistent with any applicable comprehensive plan. **The request is to rezone to general agriculture district with agricultural uses permitted. Therefore, staff considers the request to be consistent with the applicable comprehensive plans.**
- 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. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the County's certified farmland preservation plan.**
- 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 legally restricted to agricultural use. **This request allows the property to remain in an agricultural district therefore it will not impair or limit current or future agricultural use.**

TOWN OF MANCHESTER: An Action Form requesting the Town of Manchester's input related to this zoning change request was mailed to the Town Clerk on September 8, 2017.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
492 Hill St, PO Box 3188
Green Lake, WI 54941
Ph (920) 294-4026

GENERAL APPLICATION

Fee \$ 375. (not refundable)

Date 8-15-17

Zone Change from A1 to A2 + R4 to A2

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1) (Miller)

Name Wilbur L. Miller & Rachel H. Miller

Mailing Address N 1998 Hilltop Rd. Markesan WI 53946

Phone Number N/A

Signature Wilbur L. Miller Date 8/15/17

PROPERTY OWNER / APPLICANT (2) (Burkholder)

Name Chris J. Burkholder or Vera P. Burkholder

Mailing Address N 1934 Hilltop Rd Markesan WI 53946

Phone Number N/A

Signature Chris J. Burkholder Date 8-15-17

PROPERTY INFORMATION

Town of Manchester Parcel Number(s) 012-00114-0000 / 012-00120-0100

Acres 20 - 5.78 Lot Block _____ Subdivision _____

Section 08 Town 14N North Range 12E East

Location of Property _____

Legal Description The S 20R of the NE 1/4 of the NE 1/4 Sec 8 + the W 40R of N 40R of the SE 1/4 of the NE 1/4 and Lot 2 Certified Survey Map 3195 V17

Current Zoning Classification A1 R4 Current Use of Property Please read included letter for this + the next section's information.

Detailed Description of Proposed Use _____

Dear Planning + Zoning Committee;

8/28/17

I'm writing in behalf of ourselves + neighbors Chris Burkholders in regards to the zoning change request as described by the included application. Due to us moving to Minnesota + wishing to sell our property the Burkholders wish to buy 5 A to go with their current 5.78 A. To do this we'll have to rezone our 20 A from A1 to A2 in order to comply with zoning rules + they in turn wish to rezone their 5.78 A from current R4 to A2. We are aware that 8 A are needed to have land in A2, but ~~the~~ what makes this acceptable is that very shortly after this rezoning ~~is~~ closing will take place of which a down payment has been made already, + thus the Burkholders will have possession of approx 10.78 A. At the same time a second closing will occur putting our remaining 15 A in the hands of my brother. After all of the above has occurred we'll all be happy campers as they'll have their land + we our money.

Thank you for your prompt assistance in this matter + I wish you all the best in the unknown future. Sincerely

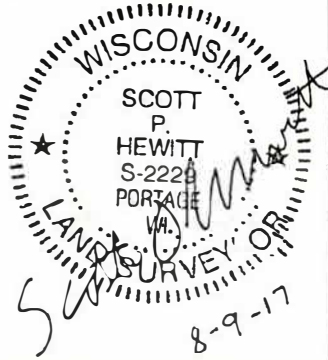
Willbur L Miller

As prepared by:

G GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53001
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: ggrothman@aol.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 317-114



DRAFTED BY: A. KASPER

CHECKED BY: RC

PROJ. 317-114

DWG. 317-114 SHEET 1 OF 4

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

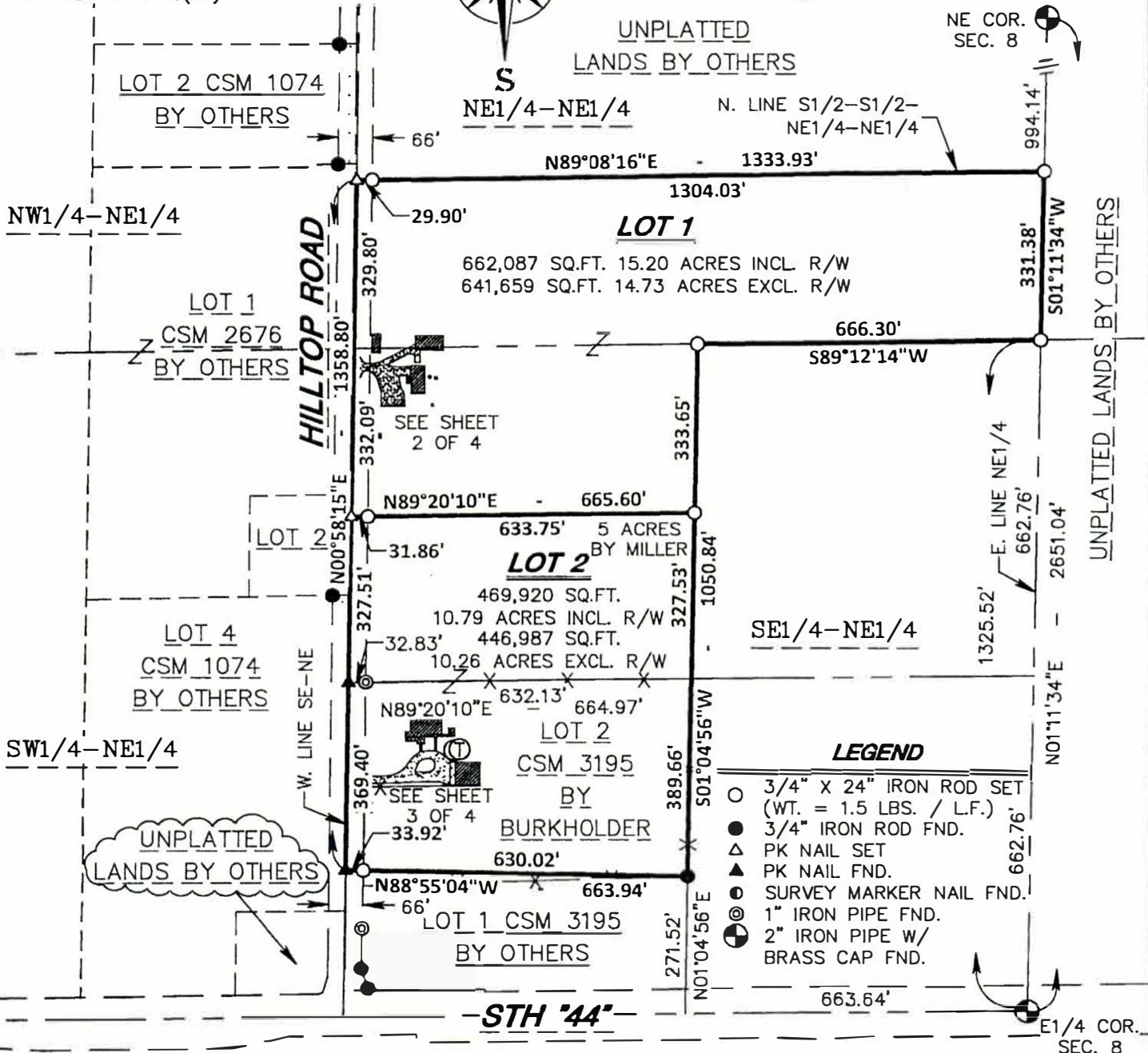
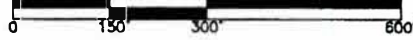
Volume _____ Page _____

BEING LOT 2, CSM NO. 3195 AS RECORDED IN VOL 17 OF CSM'S ON PAGE 3195, AND UNPLATTED LANDS, ALL LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, SECTION 8, T. 14 N, R. 12 E, TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN

BASIS OF BEARINGS: IS THE EAST LINE OF THE NE1/4, SECTION 8 WHICH BEARS N01°11'34"E. AS REFERENCES TO GRID NORTH GREEN LAKE COUNTY COORDINATES SYSTEM NAD 83(91)



SCALE: 1" = 300'



CLIENT/OWNER: WILBUR L. & RACHEL H. MILLER
N1998 HILLTOP RD.
MARKESAN, WI 53946

OWNER: CHRIS & VERA BURKHOLDER
LOT 2 N1934 HILLTOP RD.
CSM 3195 MARKESAN, WI 53946

As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 317-114



DRAFTED BY: A. KASPER

CHECKED BY: RC

PROJ. 317-114

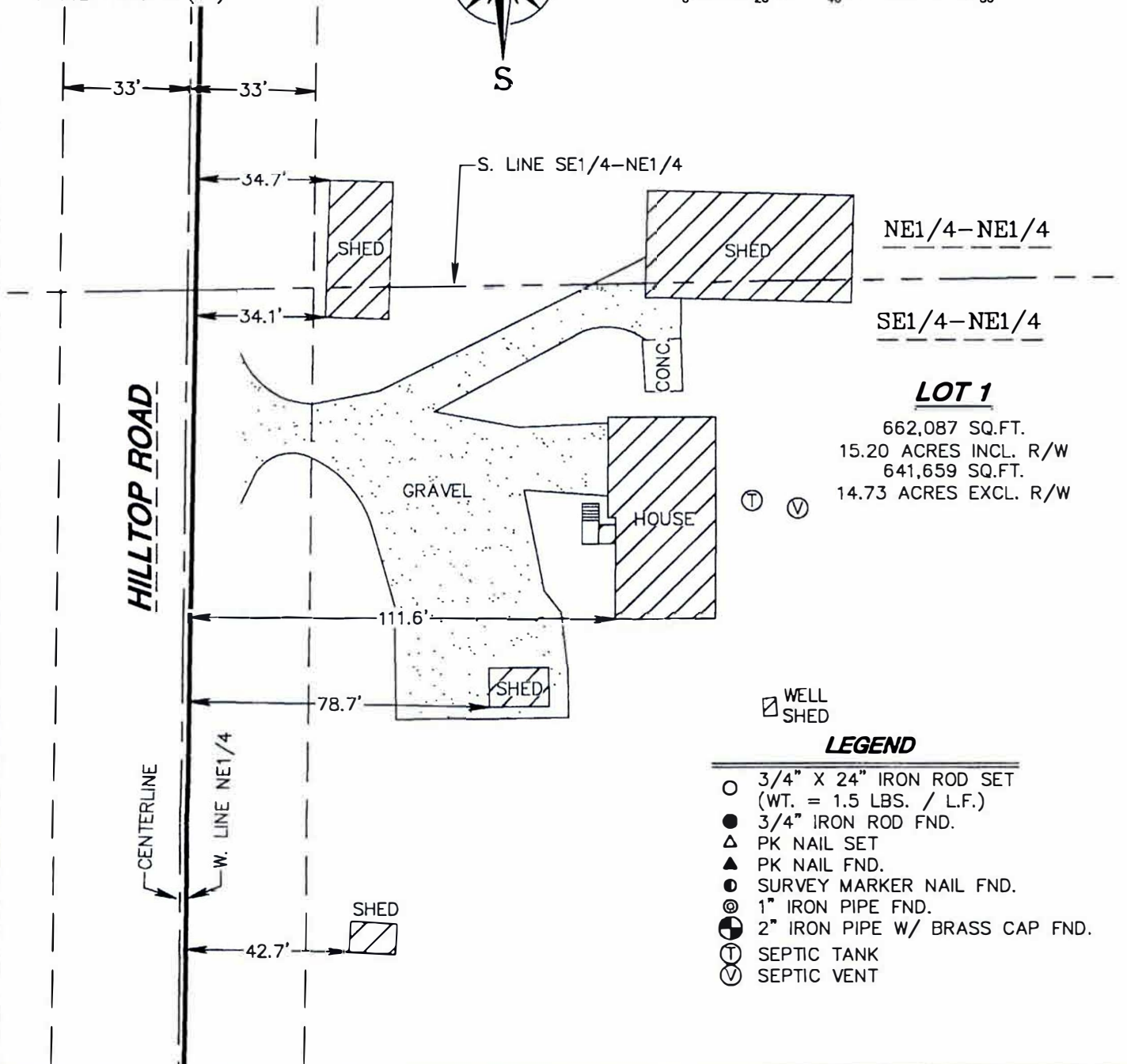
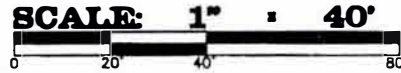
DWG. 317-114 SHEET 2 OF 4

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 2, CSM NO. 3195 AS RECORDED IN VOL 17 OF CSM'S ON PAGE 3195, AND UNPLATTED LANDS, ALL LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, SECTION 8, T. 14 N, R. 12 E, TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN.

BASIS OF BEARINGS: IS THE EAST LINE OF THE NE1/4, SECTION 8 WHICH BEARS N01°11'34"E. AS REFERENCES TO GRID NORTH GREEN LAKE COUNTY COORDINATES SYSTEM NAD 83(91)



LOT 1

662,087 SQ.FT.
15.20 ACRES INCL. R/W
641,659 SQ.FT.
14.73 ACRES EXCL. R/W

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ PK NAIL SET
- ▲ PK NAIL FND.
- ⊙ SURVEY MARKER NAIL FND.
- ⊗ 1" IRON PIPE FND.
- ⊕ 2" IRON PIPE W/ BRASS CAP FND.
- ⊕ SEPTIC TANK
- ⊖ SEPTIC VENT

CLIENT/OWNER: WILBUR L. & RACHEL H. MILLER
N1998 HILLTOP RD.
MARKESAN, WI 53946

OWNER:
LOT 2
CSM 3195

CHRIS & VERA BURKHOLDER
N1934 HILLTOP RD.
MARKESAN, WI 53946

As prepared by:

G GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 317-114



DRAFTED BY: A. KASPER

CHECKED BY: RC

PROJ. 317-114

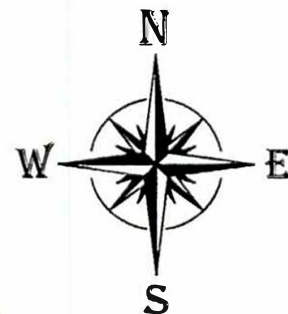
DWG. 317-114 SHEET 3 OF 4

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

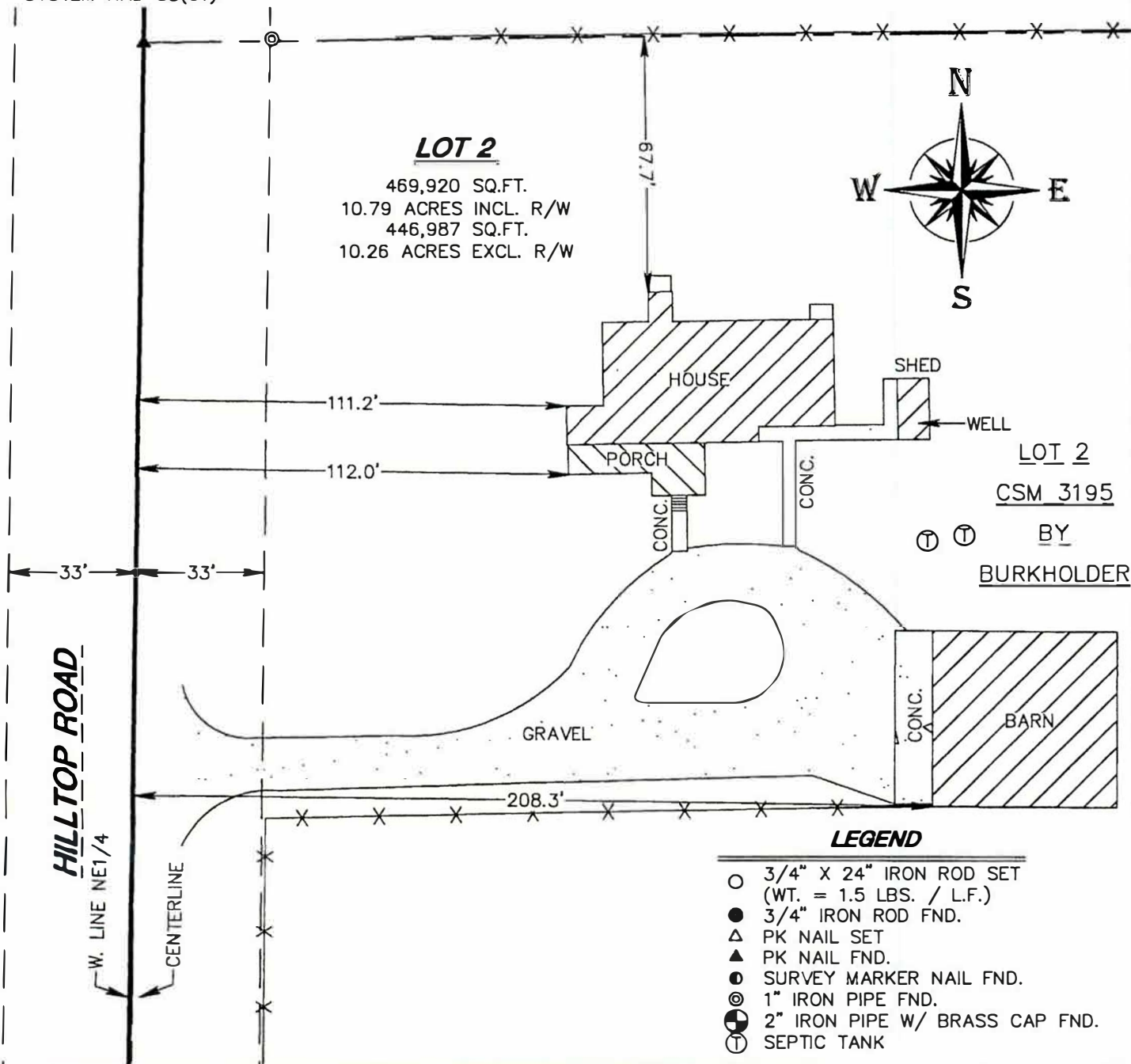
BEING LOT 2, CSM NO. 3195 AS RECORDED IN VOL 17 OF CSM'S ON PAGE 3195, AND UNPLATTED LANDS, ALL LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, SECTION 8, T. 14 N., R. 12 E., TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN.

BASIS OF BEARINGS: IS THE EAST LINE OF THE NE1/4, SECTION 8 WHICH BEARS N01°11'34"E. AS REFERENCES TO GRID NORTH GREEN LAKE COUNTY COORDINATES SYSTEM NAD 83(91)



LOT 2

469,920 SQ.FT.
10.79 ACRES INCL. R/W
446,987 SQ.FT.
10.26 ACRES EXCL. R/W



LOT 2
CSM 3195
BY
BURKHOLDER

CLIENT/OWNER: WILBUR L. & RACHEL H. MILLER
N1998 HILLTOP RD.
MARKESAN, WI 53946

OWNER:
LOT 2
CSM 3195

CHRIS & VERA BURKHOLDER
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MARKESAN, WI 53946

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

825 EAST SLUFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 317-114



DRAFTED BY: A. KASPER

CHECKED BY: RC

PROJ. 317-114

DWG. 317-114 SHEET 4 OF 4

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 2, CSM NO. 3195 AS RECORDED IN VOL 17 OF CSM'S ON PAGE 3195, AND UNPLATTED LANDS, ALL LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, SECTION 8, T. 14 N, R. 12 E, TOWN OF MANCHESTER, GREEN LAKE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, Professional Land Surveyor, do hereby certify that by the order of Wilbur L. and Rachel H. Miller, I have surveyed, monumented, mapped and divided a part of Lot 2, Certified Survey Map No. 3195 as recorded in Volume 17 of Certified Survey Maps, on Page 3195 and unplatted land all located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 8, Town 14 North, Range 12 East, Town of Manchester, Green Lake County, Wisconsin described as follows:

Commencing at the East Quarter corner of said Section 8;
thence North 01°11'34" East along the East line of the Northeast Quarter, 1,325.52 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter and being the point of beginning;
thence South 89°12'14" West along the North line of the Southeast Quarter of the Northeast Quarter, 666.30 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter;
thence South 01°04'56" West along the East line of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter and the East line of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter, 1,050.83 feet to the Southeast corner of Lot 2, Certified Survey Map, No. 3195;
thence North 88°55'04" West along the South line of said Lot 2, 663.94 feet to a point in the West line of the Southeast Quarter of the Northeast Quarter;
thence North 00°58'15" East along said West line and the West line of the Northeast Quarter of the Northeast Quarter, 1,358.80 feet;
thence North 89°08'16" East along the North line of the South half of the South half of the Northeast Quarter of the Northeast Quarter, 1,333.93 feet to a point in the East line of the Northeast Quarter;
thence South 01°11'34" West along said East line, 331.38 feet to the point of beginning.
Containing 1,132,007 square feet, (25.99 acres), more or less. Being subject to Hilltop Road right-of-way along the Westerly side thereof and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this survey is a correct representation of the boundaries of land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Green Lake County Land Division Ordinance to the best of my knowledge and belief in surveying and mapping the same.

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: August 9, 2017
File No.: 317-114

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, monumented, mapped and divided as represented on this certified survey map.

Witness the hand and seal of said Owner(s) this _____ day of _____, _____.

Chris Burkholder

Vera Burkholder

Wilbur L. Miller

Rachel H. Miller

STATE of WISCONSIN)
SS)

COUNTY OF _____)

Personally came before me this _____ day of _____, _____, the above named Wilbur L. & Rachel H. Miller and Chris & Vera Burkholder to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin My commission expires: _____

This Certified Survey Map is hereby approved this _____ day of _____, 20____ by the authority of the Green Lake County Land Use Planning and Zoning Committee.

Committee Representative

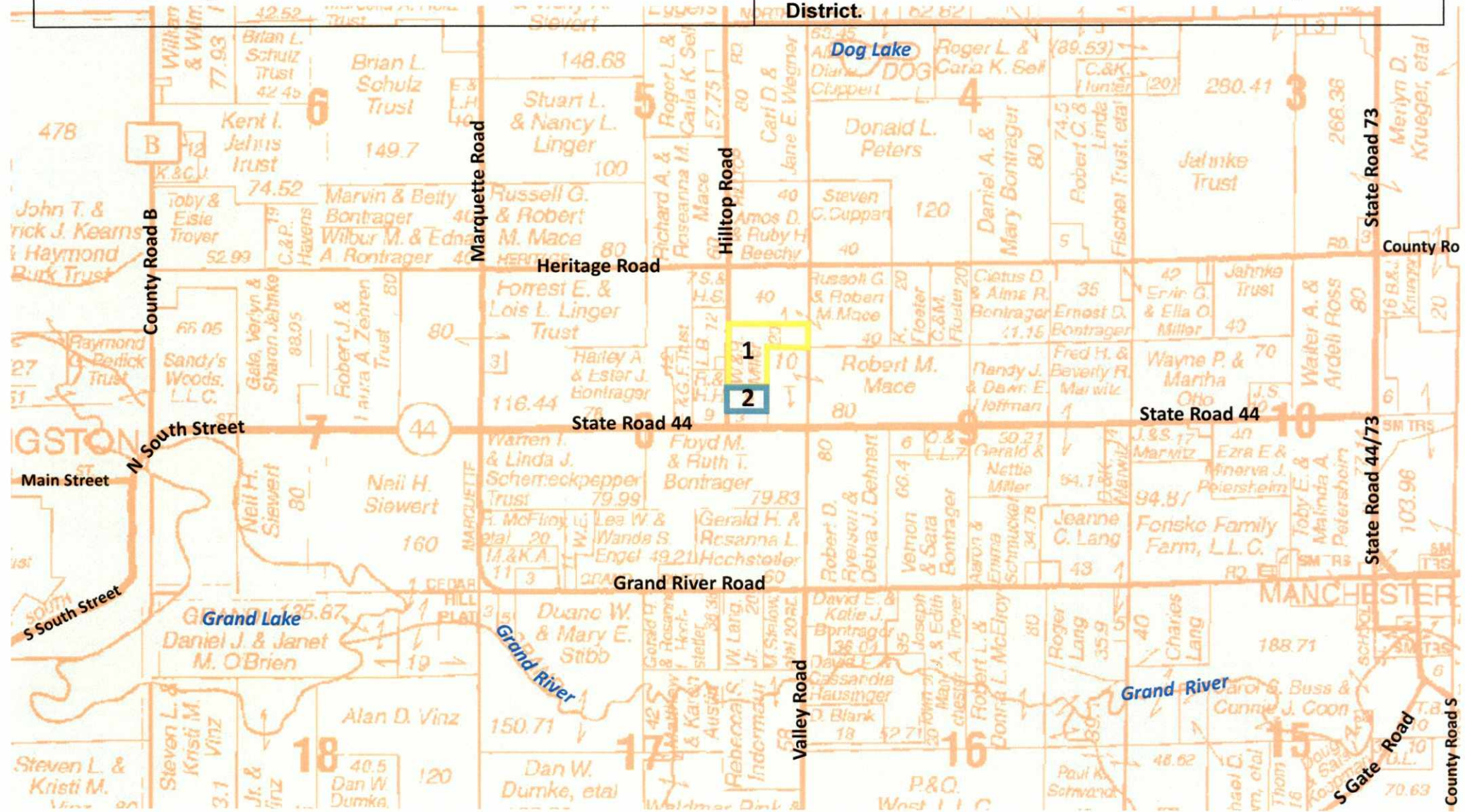
CLIENT/OWNER: WILBUR L. & RACHEL H. MILLER
N1998 HILLTOP RD.
MARKESAN, WI 53946

OWNER:
LOT 2
CSM 3195

CHRIS & VERA BURKHOLDER
N1934 HILLTOP RD.
MARKESAN, WI 53946

1. Owners/Applicants: Wilbur L. & Rachel H. Miller
 N1998 Hilltop Road, Parcel #012-00114-0000, Part of the NE¼
 of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres.
 Rezone Rezone request from A-1 Exclusive Agriculture District to
 A-2 General Agriculture District.

2. Owners/Applicants: Chris & Vera Burkholder
 N1934 Hilltop Road, Parcel #012-00120-0100, Lot 2 Certified
 Survey Map 3195, part of the NE¼ of Section 8, T14N,
 R12E, Town of Manchester, ±5.788 acres. Rezone request
 from R-4 Rural Residential District to A-2 General Agriculture
 District.



1. Owners/Applicants: Wilbur L. & Rachel H. Miller
 N1998 Hilltop Road, Parcel #012-00114-0000, Part of the NE¼
 of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres.
 Rezone Rezone request from A-1 Exclusive Agriculture District to
 A-2 General Agriculture District.

2. Owners/Applicants: Chris & Vera Burkholder
 N1934 Hilltop Road, Parcel #012-00120-0100, Lot 2 Certified Survey
 Map 3195, part of the NE¼ of Section 8, T14N,
 R12E, Town of Manchester, ±5.788 acres. Rezone request from R-4
 Rural Residential District to A-2 General Agriculture
 District.



1. Owners/Applicants: Wilbur L. & Rachel H. Miller
N1998 Hilltop Road, Parcel #012-00114-0000, Part of the NE¼
of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres.
Rezone Rezone request from A-1 Exclusive Agriculture District to
A-2 General Agriculture District.

2. Owners/Applicants: Chris & Vera Burkholder
N1934 Hilltop Road, Parcel #012-00120-0100, Lot 2 Certified Survey
Map 3195, part of the NE¼ of Section 8, T14N,
R12E, Town of Manchester, ±5.788 acres. Rezone request from R-4
Rural Residential District to A-2 General Agriculture District

Hilltop Road

Wilbur L. & Rachel H. Miller
N1998 Hilltop Road
±20.0 acres
Currently zoned A-1 Exclusive Agriculture

1

1. Owners/Applicants: Wilbur L. & Rachel H. Miller
N1998 Hilltop Road, Parcel #012-00114-0000, Part of the NE¼
of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres.
Rezone Rezone request from A-1 Exclusive Agriculture District to
A-2 General Agriculture District.

2. Owners/Applicants: Chris & Vera Burkholder
N1934 Hilltop Road, Parcel #012-00120-0100, Lot 2 Certified
Survey Map 3195, part of the NE¼ of Section 8, T14N,
R12E, Town of Manchester, ±5.788 acres. Rezone request
from R-4 Rural Residential District to A-2 General Agriculture
District.

Hilltop Road

Chris & Vera Burkholder
N1934 Hilltop Road
±5.788 acres
Currently zoned R-4 Rural Residential

2

1. Owners/Applicants: Wilbur L. & Rachel H. Miller
N1998 Hilltop Road, Parcel #012-00114-0000, Part of the NE¼
of Section 8, T14N, R12E, Town of Manchester, ±20.0 acres.
Rezone request from A-1 Exclusive Agriculture District to
A-2 General Agriculture District.

2. Owners/Applicants: Chris & Vera Burkholder
N1934 Hilltop Road, Parcel #012-00120-0100, Lot 2 Certified
Survey Map 3195, part of the NE¼ of Section 8, T14N,
R12E, Town of Manchester, ±5.788 acres. Rezone request
from R-4 Rural Residential District to A-2 General Agriculture
District.

Current Configuration & Zoning

±20.0 acres zoned
A-1 Exclusive Agriculture

1

Hilltop Road

±5.788 acres
zoned R-4
Rural
Residential

2

Proposed Configuration & Zoning

±15.2 acres rezoned
A-2 General Agriculture

1

Hilltop Road

±10.79 acres rezoned
A-2 General Agriculture

2

ITEM II: Modification of Existing Variance Conditions

OWNERS:

George Vourvoulias Jr.

APPLICANT:

same

REQUEST: The applicant is requesting a modification to existing variance conditions, granted in December 2005.

PARCEL NUMBER / LOCATION: Parcel number 004-01075-0000 and 004-01075-0100, being Lots 1 and 2 of Certified Survey Map 3055, located in the Fractional Section 2, T15N, 12E, in the Town of Brooklyn. This site is located at W3177 Orchard Ave.

EXISTING ZONING AND USES OF ADJACENT AREA: The site in question and the entire area around this site are zoned R-1 Single Family Residence District and are characterized by single family dwelling use. The site in question is within 1000 feet of Green Lake therefore, is subject also to the County Shoreland Zoning Ordinance.

ADDITIONAL INFORMATION / ANALYSIS: The applicants were granted a variance in December 2005, to allow two 75 foot lots to be created by a certified survey map. Upon granting the variance, the Land Use Planning and Zoning Committee placed conditions on the variance approval which included:

- 1) The new boundary line dividing the area into 2 lots will be equal distance and parallel to the current east and west boundary lines of this tax parcel.
- 2) The granting of this variance will require that all existing structures be removed.
- 3) That the maximum height of the principal structures be 35 feet from the lowest existing grade and not more than 2 ½ stories within that 35 foot height.
- 4) That a Grading and Drainage Plan be prepared at the time of construction, to be reviewed and approved by the County Land Conservation Department, that addresses grading for landscape activity, stormwater management, erosion control and other items as required by the County Site Erosion Control and Stormwater Management Ordinance.
- 5) That a Certified Survey Map be prepared for the proposed 2 lots in accordance with the County Land Division Ordinance standards.

The applicant would like the Committee to modify conditions two and three. As stated in their application, the house is in the process of being relocated. The only other structure the applicant would like to keep is the boathouse. Their argument against removing the boathouse is it could cause potential run-off into Green Lake. The application states the structure acts as a shoreline retaining structure. Condition three was an attempt by the Committee to limit overall height. Presently, max height is measured from average adjacent grade, not lowest existing grade.

TOWN RECOMMENDATION: The Town of Brooklyn, at its Town Board meeting of September 11, 2017, recommended approval of the request as proposed.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
P O Box 3188
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date August 30, 2017

Zone Change from _____ to _____

Conditional Use Permit for _____

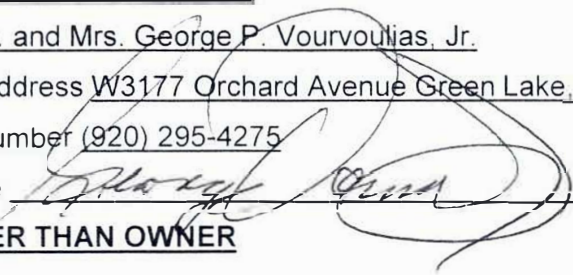
Other Modification of Existing Variance Conditions/Requirements

PROPERTY OWNER / APPLICANT

Name Mr. and Mrs. George P. Vourvoulis, Jr.

Mailing Address W3177 Orchard Avenue Green Lake, WI 54941

Phone Number (920) 295-4275

Signature  Date August 30, 2017

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of Brooklyn Parcel Numbers (affected) 004010750000 and 004010750100 Acres: 1.084

Lots 1 & 2 Block _____ Subdivision _____

Section 2 Town T15 North Range R12 East

Location of Property W3177 Orchard Avenue Green Lake, WI 54941

Legal Description _____

Current Zoning Classification Residential Current Use of Property Residential

Detailed Description of Proposed Use Please see the attached letter. Thank you.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

August 30, 2017

VIA: HAND DELIVERY

Green Lake County Planning & Zoning Department
P.O. Box 3188
Green Lake, Wisconsin 54941

**RE: *Modification of Existing Variance Conditions
W3177 Orchard Avenue, Lots 1 & 2***

To whom it may concern:

We respectfully request a modification of the existing variance conditions related to the property bearing the address of W3177 Orchard Avenue, Lots 1 & 2. Specifically, we request that condition number 2 is modified so that the boathouse structure is allowed to remain. We also request that condition number three, relating to maximum height restrictions be removed. In support of this request, we offer the following:

Background

Prior to 2006, our property was comprised of two sixty (60) foot lots and one-half (or thirty (30) feet) of another lot. These lots were then identified as the east half of lot 25, Lot 26 and Lot 27. In 2005 we requested that the Land Use Planning and Zoning Department grant a variance for our property so that these 2.5 lots could be divided into two new lots of 75' each. At the time (2005), a variance was required because the minimum lot-size requirement was 100'.

The variance was granted on December, 2005 with the following conditions:

- 1). The new boundary line, dividing the area into two lots, will be equal distance and parallel to the current east and west boundary lines of this tax parcel.
- 2). The granting of this variance will require that all existing structures be removed.
- 3). That the maximum height of the principal structures be 35 feet from the lowest existing grade and not more than 2 ½ stories within that 35-foot height.
- 4). That a Grading and Drainage Plan be prepared at the time of construction, to be reviewed and approved by the County Land Conservation Department, that addresses grading for landscape activity, storm water management, erosion control and other items as required by the County Site Erosion Control and Storm Water Management Ordinance.
- 5). That a Certified Survey Map be prepared for the proposed two lots in accordance with the County Land Division Ordinance standards.

Request

There are currently two structures situated on the property—a home and a boathouse. (See the Certified Survey Map for George P. Vourvoulis and Winnifred M. Vourvoulis, attached hereto.) The house is in the process of being removed from the property in compliance with Condition #2, above.

We have recently agreed to sell the westerly lot (Lot 1) of the property to Mr. and Mrs. Phillip Burkhardt of Green Lake, Wisconsin, with a closing date of November 30, 2017. The buyers have agreed to grant an easement in perpetuity to us for the small portion of the boathouse that remains on Lot 1. As a result, we are respectfully requesting a modification of Condition #2, above, so that the boathouse structure can remain.

The following are the facts and factors which we believe support this request:

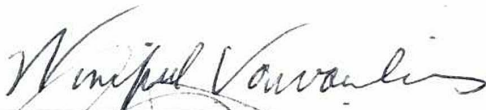
- A). At the time of the 2005 request for variance, the minimum lot-size requirement was 100'. Since that time, the lot-size requirement has change and is now 75'. As a result, the entire basis for the requested variance has become moot. If the basis for the variance is moot, so are the conditions for that variance (including, specifically, the requirement to remove the existing boathouse structure).
- B). The existing boathouse structure is situated at the bottom of a sloping hill. We have consulted with a number of shoreline construction/remediation experts, including Outdoor Impact, who have advised that the boathouse is, in essence, a soil and earth retaining structure. As such, removing the boathouse/retaining structure would result in a significant amount of soil, earth, and water runoff into Green Lake which is already suffering under phosphorus load issues. Allowing the boathouse structure, which is in very good structural condition per Outdoor Impact's analysis, to remain would, in essence, help protect the lake from an adverse environmental impact.
- C). If the boathouse structure was required to be removed, we would be presented with an absurd result. Namely, deconstructing the boathouse structure only to have to request yet another variance from Land Use Planning & Zoning Department in order to construct a new retaining structure that is within 10' of the property setback requirement.

Additionally, we request that the maximum height restriction, set out in Condition #3, above, is removed as it is inconsistent with the current zoning laws concerning the method of calculating the maximum height. Also, as stated before, the condition is moot since the need for the variance no longer exists.

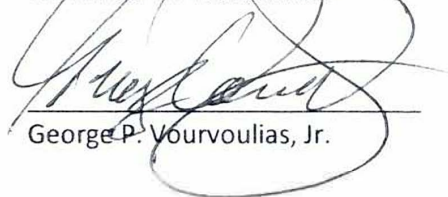
We fully support the ongoing efforts to improve the water quality of Green Lake. Therefore, we agree to conditions related to the Grading and Drainage Plan referenced in Condition #4, above.

Thank you for your time and consideration of this request to modify the existing conditions of variance.

Sincerely,



Winnifred M. Vourvoulias



George P. Vourvoulias, Jr.

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR GEORGE P. VOURVOULIAS JR AND WINIFRED M VOURVOULIAS, BEING THE EAST 1/2 OF LOT 25 AND ALL OF LOT 26 AND LOT 27 OF THE PLAT OF "SYLVAN SHORES", LOCATED IN FRACTIONAL SECTION 2, T15N, R12E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3055 VOLUME 16 PAGE 3055

NORTHWEST COR. SECTION 2

NORTH 1/4 CORNER SECTION 2 T15N, R12E

OWNER

GEORGE P. VOURVOULIAS JR.
WINIFRED M. VOURVOULIAS
W3177 ORCHARD AVE.
GREEN LAKE, WI. 54941

LEGEND

- 2" IRON PIPE/BRASS CAP FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- SMALL IRON PIPE FOUND
- 3/4" x 18" REBAR/CAP SET (1.5 LB./FT.)

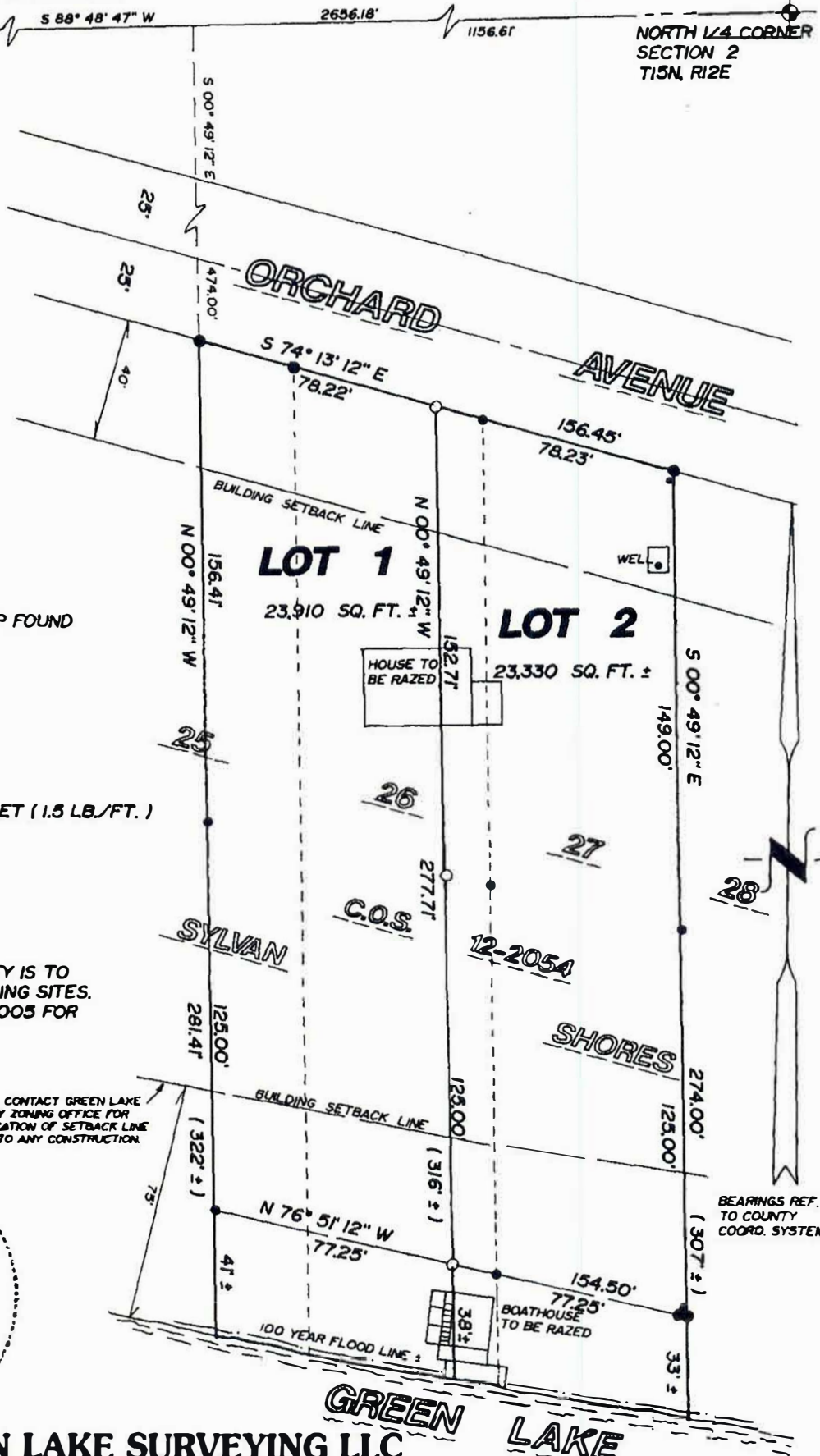
NOTE

THE PURPOSE OF THIS SURVEY IS TO CREATE 2 RESIDENTIAL BUILDING SITES. VARIANCE GRANTED DEC. 7, 2005 FOR THE LOT DIVISION.

NOTE - CONTACT GREEN LAKE COUNTY ZONING OFFICE FOR VERIFICATION OF SETBACK LINE PRIOR TO ANY CONSTRUCTION.



GREEN LAKE SURVEYING LLC
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666



SCALE 1" = 50'



Job Number: G0504-02 15 12-26 Sheet 1 of 3 Sheets

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR GEORGE P. VOURVOULIAS JR AND WINIFRED M. VOURVOULIAS, BEING THE EAST 1/2 OF LOT 25 AND ALL OF LOT 26 AND LOT 27 OF THE PLAT OF "SYLVAN SHORES", LOCATED IN FRACTIONAL SECTION 2, T15N, R12E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

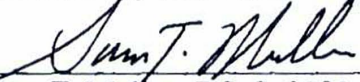
SURVEYOR'S CERTIFICATE

I, Sam T. Mullen, Registered Land Surveyor of the State of Wisconsin, hereby certify that I have at the order of Sorenson Koenig Law Office, for George P. Vourvoulias Jr. and Winifred M. Vourvoulias, as owners thereof, surveyed lands being the East 1/2 of Lot 25 and all of Lot 26 and Lot 27 of the Plat of "Sylvan Shores", located in Fractional Section 2 of Town 15 North, Range 12 East, Town of Brooklyn, Green Lake County, Wisconsin being more particularly described as follows:

Commencing at the North 1/4 Corner of Section 2; thence S88°-48'-47"W along the north line of the Northwest 1/4 of Section 2 1156.61 ft.; thence S00°-49'-12"E 474.00 ft. to a point on the south line of Orchard Avenue and being the Point of Beginning; thence S74°-13'-12"E along the south line of Orchard Avenue and the north line of Lots 25, 26 and 27 of the Plat of "Sylvan Shores" 156.45 ft. to the northeast corner of Lot 27 of the Plat of "Sylvan Shores"; thence S00°-49'-12"E along the east line of Lot 27 274.00 ft. to a point on a meander line of Green Lake; thence N76°-51'-12"W along said meander line 154.50 ft. to a point on the west line of the East 1/2 of Lot 25 of the Plat of "Sylvan Shores"; thence N00°-49'-12"W along said west line 281.41 ft. to the Point of Beginning; including all lands lying between the above described meander line and the side lots as extended to the ordinary high water mark of Green Lake, containing 47,240 sq. ft. (1.084 acres), more or less, being subject to all easements and restrictions of record, if any.

I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the division thereof made, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes and Green Lake County Land Division Ordinances in surveying and mapping the same, to the best of my knowledge and belief.


GREEN LAKE SURVEYING LLC
Green Lake, Wisconsin



Sam T. Mullen, R.L.S. 0981
Dated this 19TH day of JANUARY, 2006.



THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED THIS 7 DAY OF FEBRUARY, 2006 BY AUTHORITY OF THE GREEN LAKE COUNTY LAND-USE PLANNING & ZONING COMMITTEE



Committee Representative

RECEIVED FOR RECORDING THIS 7th DAY OF FEBRUARY, 2006 AT 10:00 O'CLOCK IN THE A M. AND RECORDED IN VOLUME 16 OF CERTIFIED SURVEY MAPS OF GREEN LAKE COUNTY ON PAGE 3055 . DOC NO. CSM 3055 .



Leone Seaman, Register of Deeds



GREEN LAKE SURVEYING LLC
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3055 VOLUME 16 PAGE 3055A

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR GEORGE P. VOURVOULIAS JR AND WINIFRED M VOURVOULIAS, BEING THE EAST 1/2 OF LOT 25 AND ALL OF LOT 26 AND LOT 27 OF THE PLAT OF "SYLVAN SHORES", LOCATED IN FRACTIONAL SECTION 2, T15N, R12E, TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, George P Vourvoulia Jr and Winifred M Vourvoulia, hereby certify that we have caused the land as described in the foregoing certificate of Sam T. Mullen, surveyor, to be surveyed, divided and mapped as represented by this certified survey map.

We 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:

- 1) Green Lake County Land Use and Planning Committee

WITNESS the hand and seal of George P Vourvoulia Jr and Winifred M Vourvoulia this 24 day of January, 2006

In presence of:

[Signature]
Witness

[Signature]
George P Vourvoulia Jr., owner

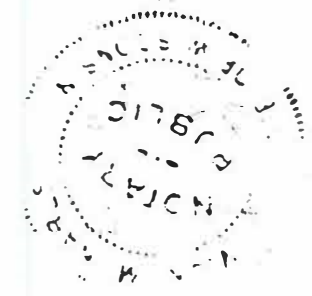
[Signature]
Witness

[Signature]
Winifred M Vourvoulia, owner

STATE OF Wisconsin
Fond du Lac COUNTY) ^{SS}

Personally came before me this 24th day of January, 2006 the above named George P. Vourvoulia Jr. and Winifred M Vourvoulia, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Wisconsin Notary Public
My Commission expires 8/23/09



GREEN LAKE SURVEYING LLC
P.O. Box 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666



[Signature]

GREEN LAKE COUNTY CERTIFIED SURVEY MAP NO. 3055 VOLUME 16 PAGE 3055B

George G. Vourvoulas, Jr. and Winnie Vourvoulas – Town of Brooklyn

W3177 Orchard Ave., Parcels #004-01075-0000 & #004-001075-0100, Lots 1 & 2 of Certified Survey Map 3055, Also part of Government Lot 2 of Section 2, T15N, R12E, ±1.08 acres. Variance request to modify their 2005 Conditional Use Permit's condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height.



PLAT BOOK MAP

George G. Vourvoulis, Jr. and Winnie Vourvoulis – Town of Brooklyn

W3177 Orchard Ave., Parcels #004-01075-0000 & #004-001075-0100, Lots 1 & 2 of Certified Survey Map 3055, Also part of Government Lot 2 of Section 2, T15N, R12E, ±1.08 acres. Variance request to modify their 2005 Conditional Use Permit's condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height.



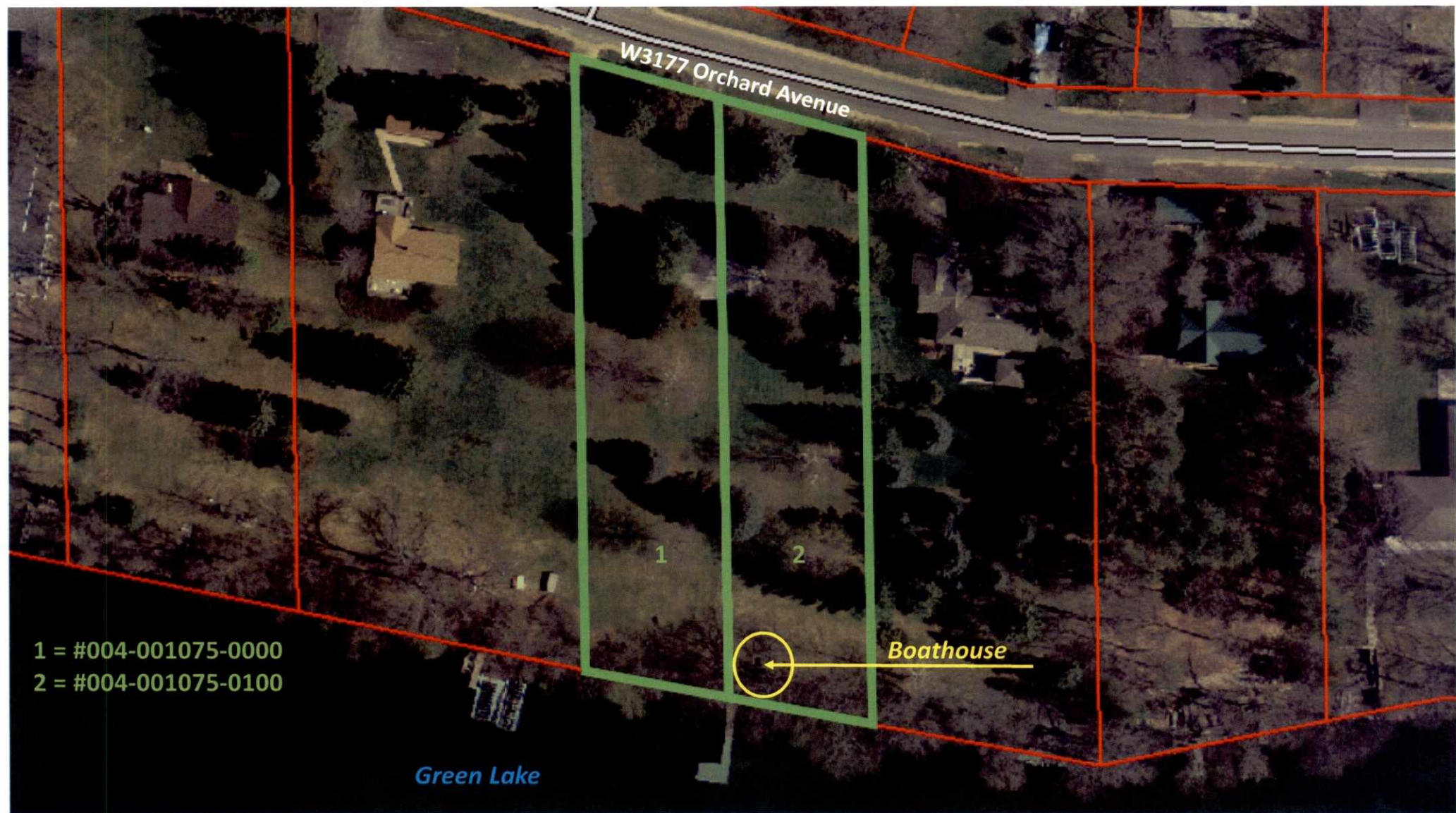
George G. Vourvoulis, Jr. and Winnie Vourvoulis – Town of Brooklyn

W3177 Orchard Ave., Parcels #004-01075-0000 & #004-001075-0100, Lots 1 & 2 of Certified Survey Map 3055, Also part of Government Lot 2 of Section 2, T15N, R12E, ±1.08 acres. Variance request to modify their 2005 Conditional Use Permit's condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height.



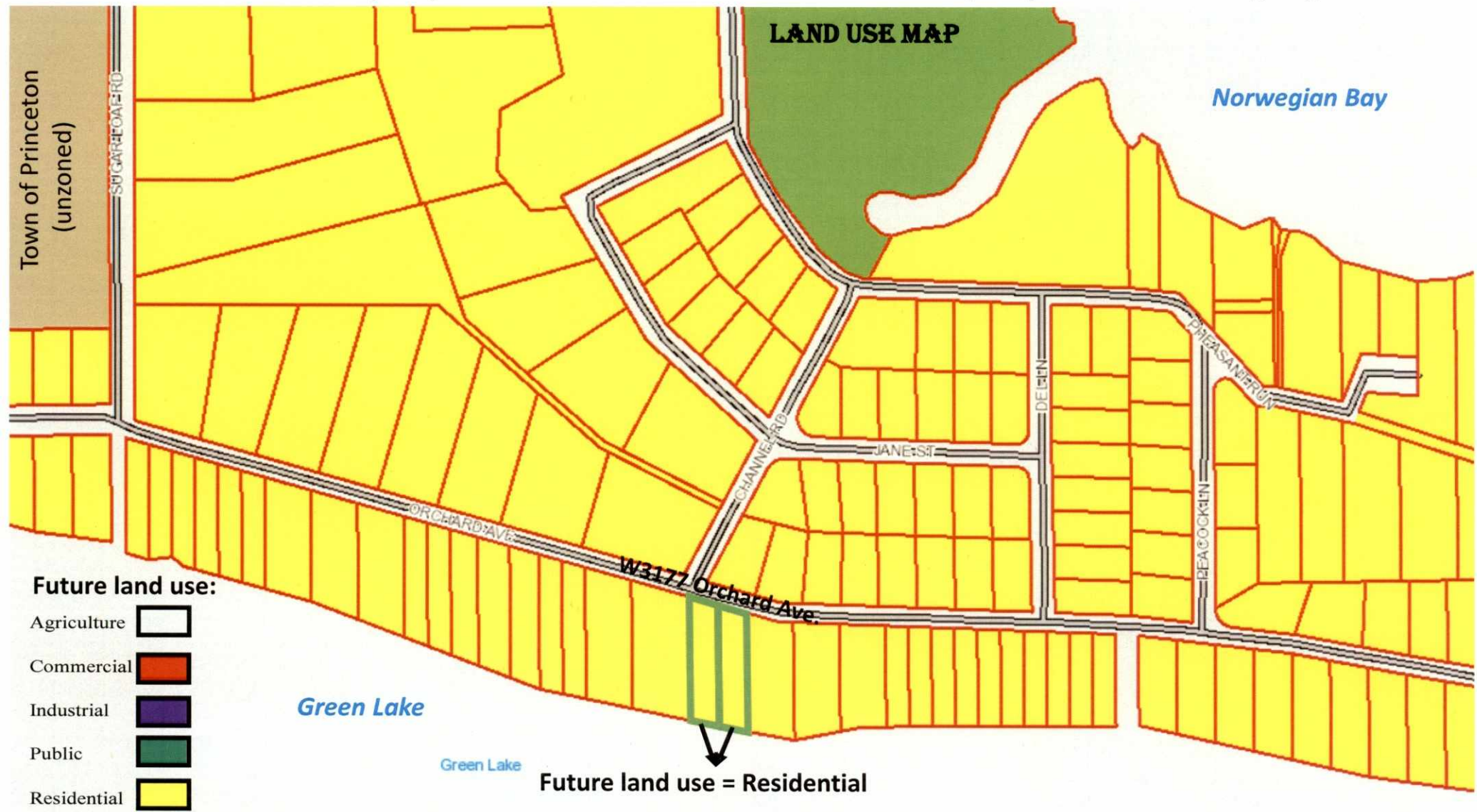
George G. Vourvoulis, Jr. and Winnie Vourvoulis – Town of Brooklyn

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George G. Vourvoulis, Jr. and Winnie Vourvoulis – Town of Brooklyn

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TOWN BOARD ACTION

Variance Request

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 9-11-17.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owners/Applicants: George P. Vourvoulis, Jr. and Winnie Vourvoulis

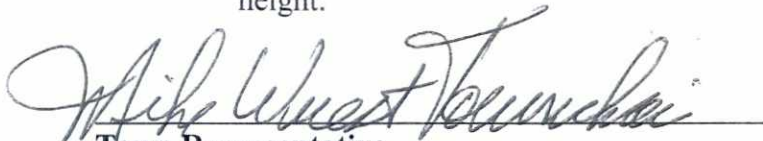
General legal description: Lots 1 & 2 Certified Survey Map 3055, Government Lot 2 of Section 2, T15N, R12E, Town of Brooklyn, ±1.08 acres.

Parcel numbers: #004-01075-0000 & #004-01075-0100

Location of request: W3177 Orchard Avenue

Planned public hearing date: November 2, 2017

Request: Variance request to modify their 2005 Conditional Use Permit's condition #2 requiring the removal of a boathouse and condition #3 requiring a maximum dwelling height.


Town Representative

9-11-17
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: October 23, 2017

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

November 2, 2017

ITEM III: COMPREHENSIVE PLAN AMENDMENT

APPLICANT:

Green Lake County, Land Use Planning & Zoning Committee

REQUEST: The Land Use Planning & Zoning Committee is requesting an amendment to the County Comprehensive Plan's Farmland Preservation Plan Map.

PARCEL NUMBER / LOCATION: The parcels affected by this proposed amendment are outlined by Section location in the public hearing notice.

ADDITIONAL INFORMATION / ANALYSIS: The Department of Agriculture, Trade and Consumer Protection (DATCP) certified the update to the Farmland Preservation Plan in 2016, and the County Board adopted it as part of its Comprehensive Plan. The final stage of the process of updating the Farmland Preservation Plan is amending the zoning ordinance to be consistent with the Farmland Preservation Plan. The Farmland Preservation Plan consists of guiding text as well as a map. Property owners are eligible to claim tax credits for lands identified as Farmland Preservation Areas on the Farmland Preservation Plan map.

Due to the zoning map changes derived from the split-zoning resolution project, many parcels on the Farmland Preservation Plan's map were shown to be inconsistent. Resolved (split-zoned) parcels on the zoning map hadn't been resolved on the Farmland Preservation Plan's map. These inconsistencies were corrected. Some of these parcels moved out of farmland preservation designation and some were moved into this designation. Overall, a net increase of lands were added as "Farmland Preservation Areas".

The Committee should be aware that, as public hearing requests for rezones occur, the Farmland Preservation Plan's map may be impacted. For instance, a rezone from A-1, Farmland Preservation District to R-4, Rural Residential District would be inconsistent with the Farmland Preservation Plan's map as all lands zoned A-1, are shown on this map as Farmland Preservation Areas. The Committee should expect in these cases a consolidated, annual comprehensive plan amendment to revise the Farmland Preservation Plan Map. This way DATCP will be aware of the changes to the map in order to effectively issue tax credits.

SUGGESTED CRITERIA: When considering a request for an amendment to a comprehensive plan, it may be helpful to examine the following criteria:

1. The proposed change would be more consistent with the comprehensive plan's existing goals, objectives, and policies.
2. The proposed change would be more consistent with the Farmland Preservation Plan's goals, objectives and strategies.
3. The proposed change would better fit the predominant uses and development pattern in the surrounding area.
4. Conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

STAFF COMMENTS: The following county staff comments are based on the previously stated criteria:

- 1) The County Comprehensive Plan's goal is to preserve farmland and the rural characteristics of the county. The County achieves this through the guidance afforded by the Farmland Preservation Plan. The mapping changes being proposed herein increase the total amount of acreage identified as "Farmland Preservation Areas" thus furthering the accomplishment of this goal.
- 2) The map amendment is consistent with the Farmland Preservation Plan's goal of preserving farmland as more farmland would be identified as "Farmland Preservation Areas". Further, there might not be a Farmland Preservation Program if participants (property owners) were unable to claim tax credits for lands enlisted in the program. This amendment to the Comprehensive Plan ensures that these property owners can claim these tax credits for 2017.
- 3) The proposed changes to the Farmland Preservation Plan's map represent agreements between the Land Use Planning & Zoning Department and the property owners. It is the Department's position that these changes, representing a multitude of split-zoned parcel and other resolutions, create a better fit to the agricultural or agriculturally related uses of the affected parcels and the surrounding area.
- 4) The impetus behind this comprehensive plan amendment is the farmland preservation zoning ordinance amendment. The condition of the zoning map at the time of the Farmland Preservation Plan update was such that certification from DATCP could not be expected. With a multitude of split-zoned parcels as well as parcels shown as Farmland Preservation Areas, but zoned inconsistently, DATCP would have had a difficult time identifying parcel acreage. The amendment is warranted as the resolutions have not only been certified by DATCP, but create a consistency with the proposed zoning map.

The Land Use Planning and Zoning Committee has several options in this regard and they are as follows:

- Forward onto the County Board with recommendation to adopt as proposed.
- Hold another public hearing to take additional public comment.
- *Reject as proposed.

* In the event that these amendments are not adopted, property owners enrolled in the State's Farmland Preservation Program may be unable to obtain tax credits. Further, the Land Use Planning and Zoning Department is sitting on a list of property owners looking to record land divisions based on the ordinance changes being proposed. These efforts will be left undone.

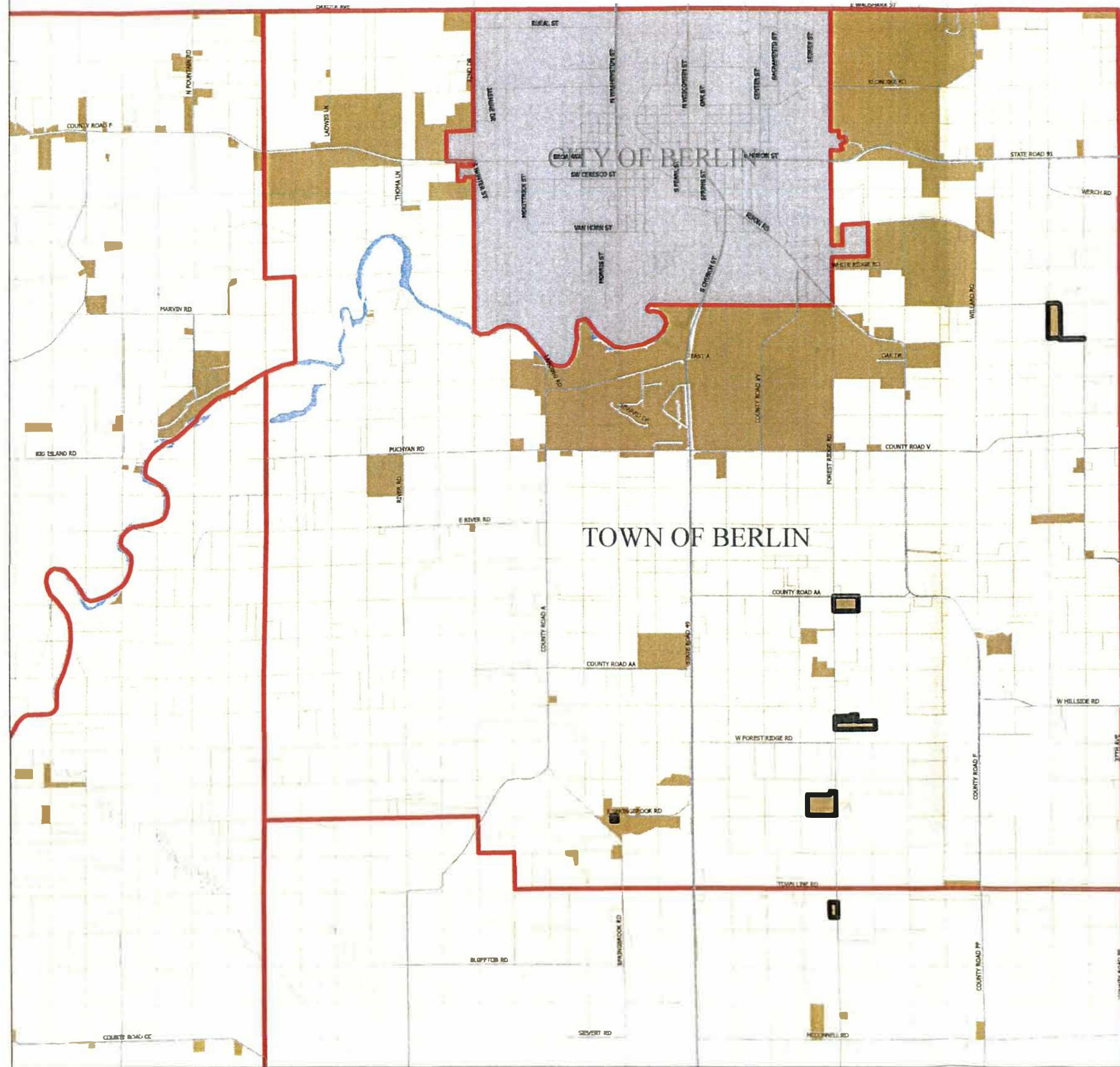
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TOWN INPUT: Action Forms requesting Town input were mailed to the Towns of Berlin, Brooklyn, Green Lake, Mackford, Manchester and Marquette. Town input will be addressed at the public hearing by the Land Use Planning & Zoning Committee.

TOWN OF BERLIN
Green Lake County, Wisconsin

Farmland Preservation Plan

Proposed 2017



Farmland Preservation Areas

 Areas of Agricultural Use and Agriculture Related Use

Nonagricultural Development Areas

 Areas of Nonagricultural Development

Legend

Roads

-  State Road
-  County Road
-  Local Road
-  Private Road

 Town Boundary

 City/Village

 Water



0 2,000 Feet

TOWN OF BROOKLYN
Green Lake County, Wisconsin

Farmland Preservation Plan

Proposed 2017

Farmland Preservation Areas

Areas of Agricultural Use
and Agriculture Related Use

Nonagricultural Development Areas

Areas of Nonagricultural
Development

Legend

Roads

State Road
County Road
Local Road
Private Road

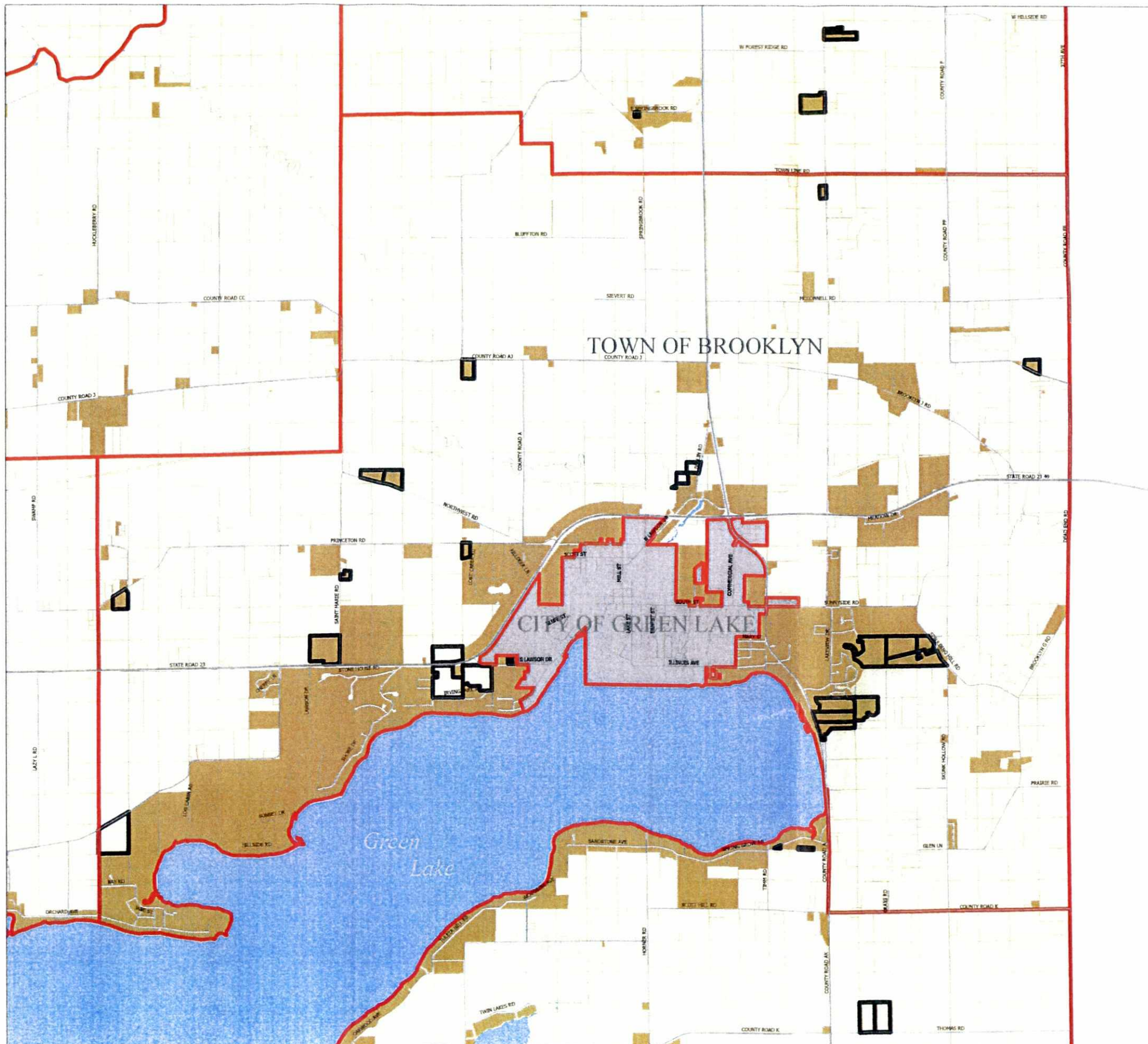
Town Boundary

City/Village

Water



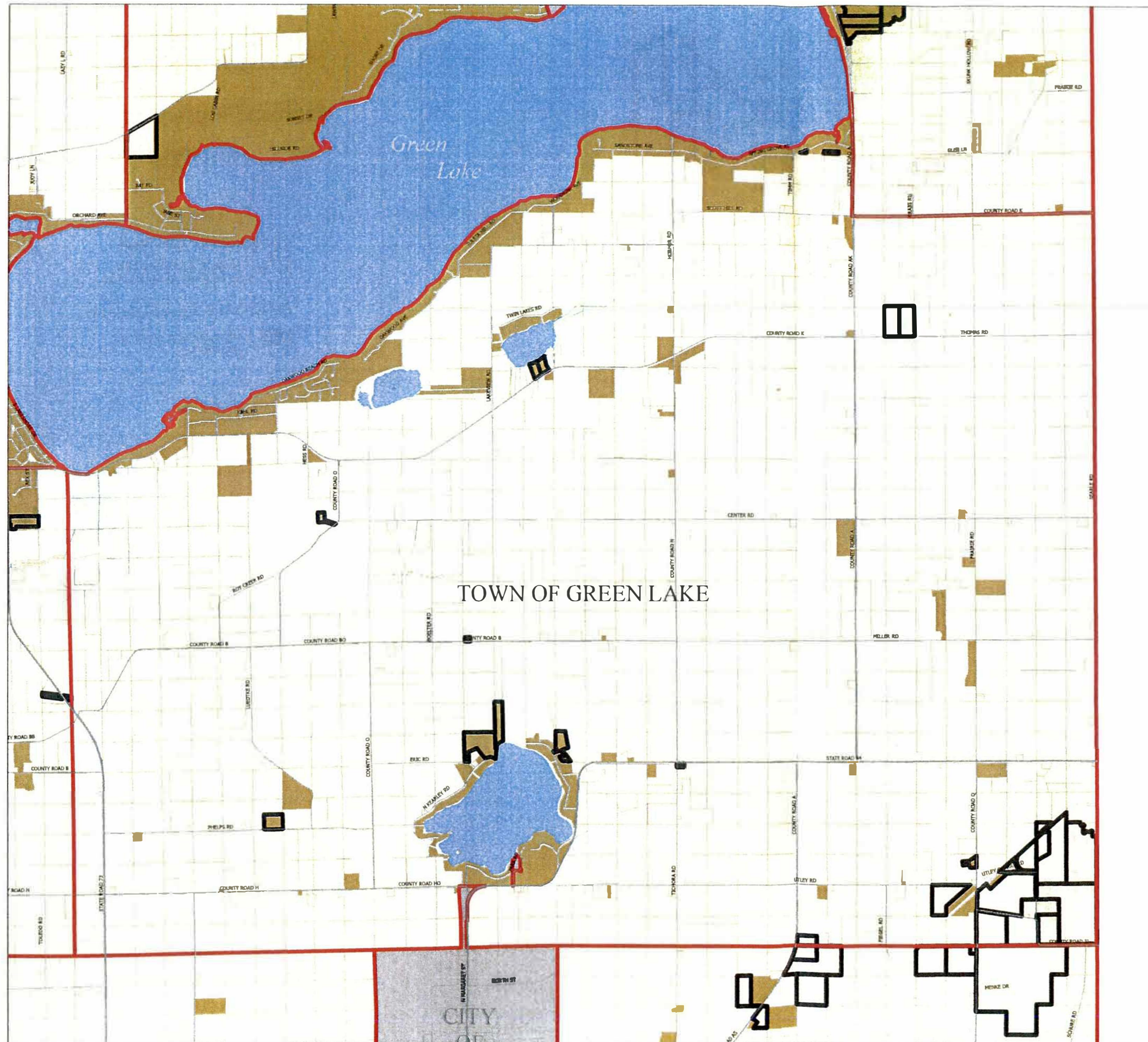
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TOWN OF GREEN LAKE
Green Lake County, Wisconsin

Farmland Preservation Plan

Proposed 2017



Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

Nonagricultural Development Areas

Areas of Nonagricultural Development

Legend

Roads

State Road
County Road
Local Road
Private Road

Town Boundary

City/Village

Water

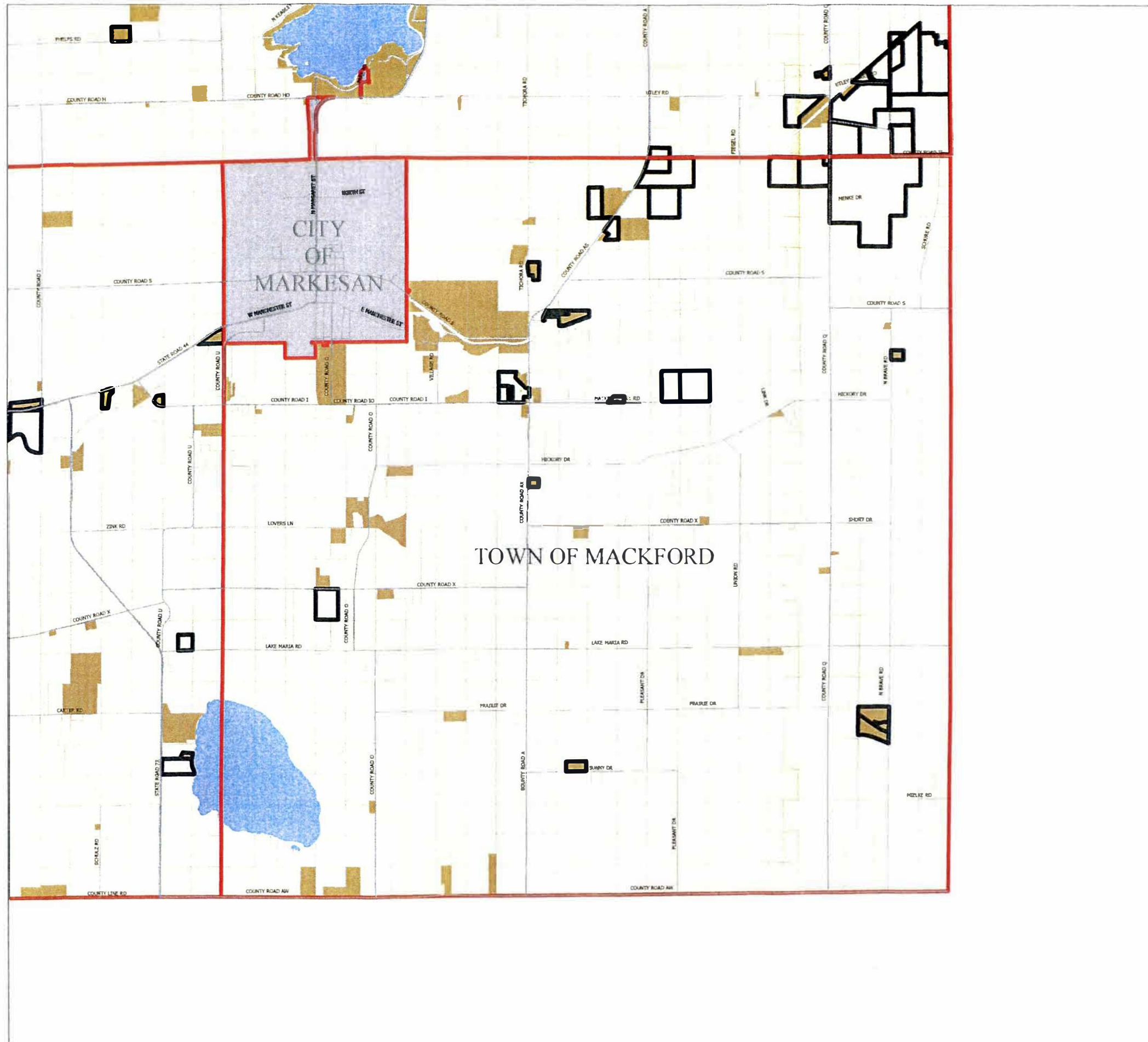


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TOWN OF MACKFORD
Green Lake County, Wisconsin

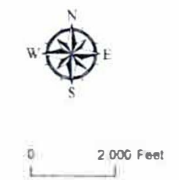
Farmland Preservation Plan

Proposed 2017



- Farmland Preservation Areas**
- Areas of Agricultural Use and Agriculture Related Use
- Nonagricultural Development Areas**
- Areas of Nonagricultural Development

- Legend**
- Roads**
- State Road
 - County Road
 - Local Road
 - Private Road
- Town Boundary
 - City/Village
 - Water



TOWN OF MANCHESTER
Green Lake County, Wisconsin

Farmland Preservation Plan

Proposed 2017

Farmland Preservation Areas

 Areas of Agricultural Use and Agriculture Related Use

Nonagricultural Development Areas

 Areas of Nonagricultural Development

Legend

Roads

-  State Road
-  County Road
-  Local Road
-  Private Road

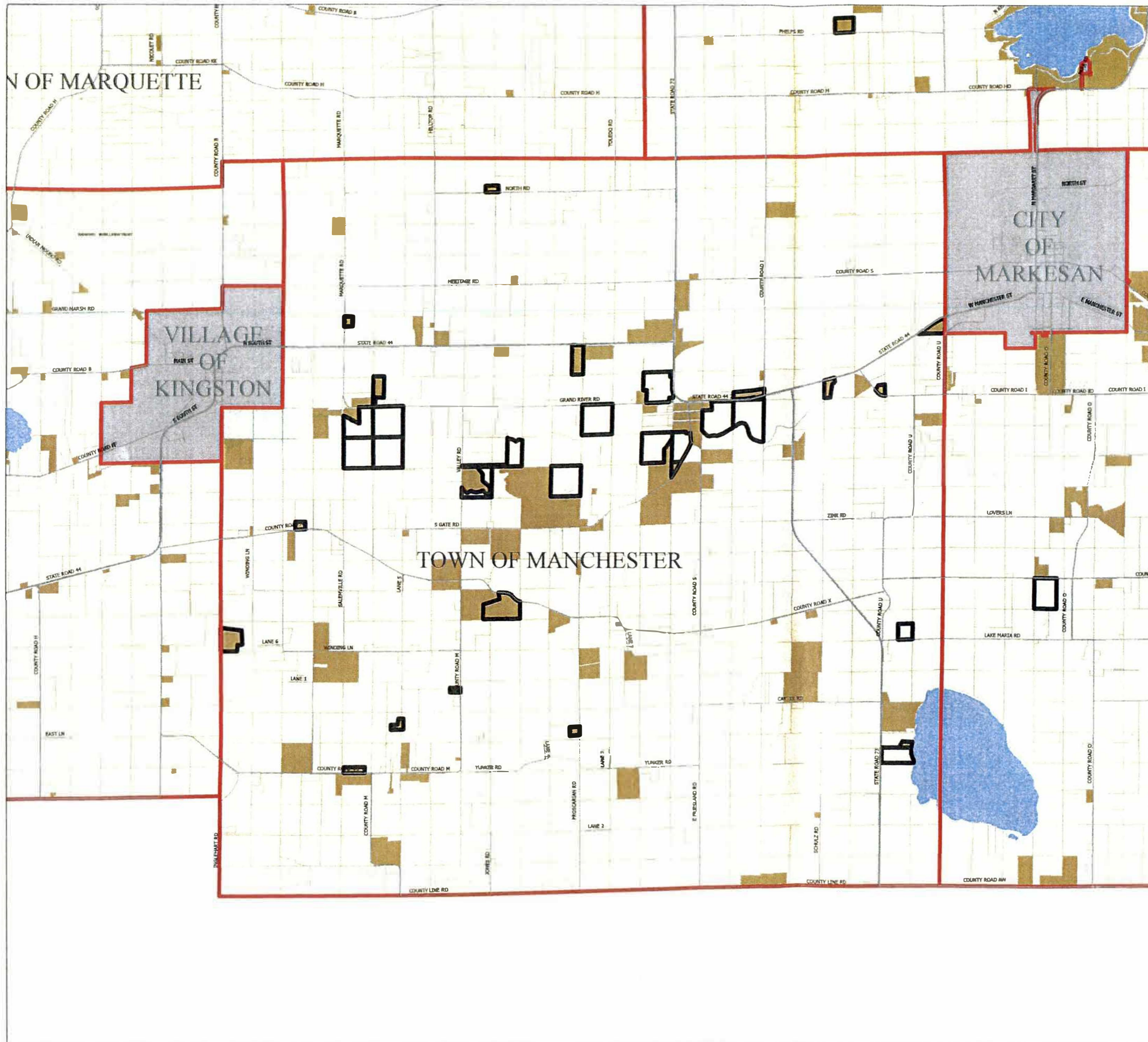
 Town Boundary

 City/Village

 Water



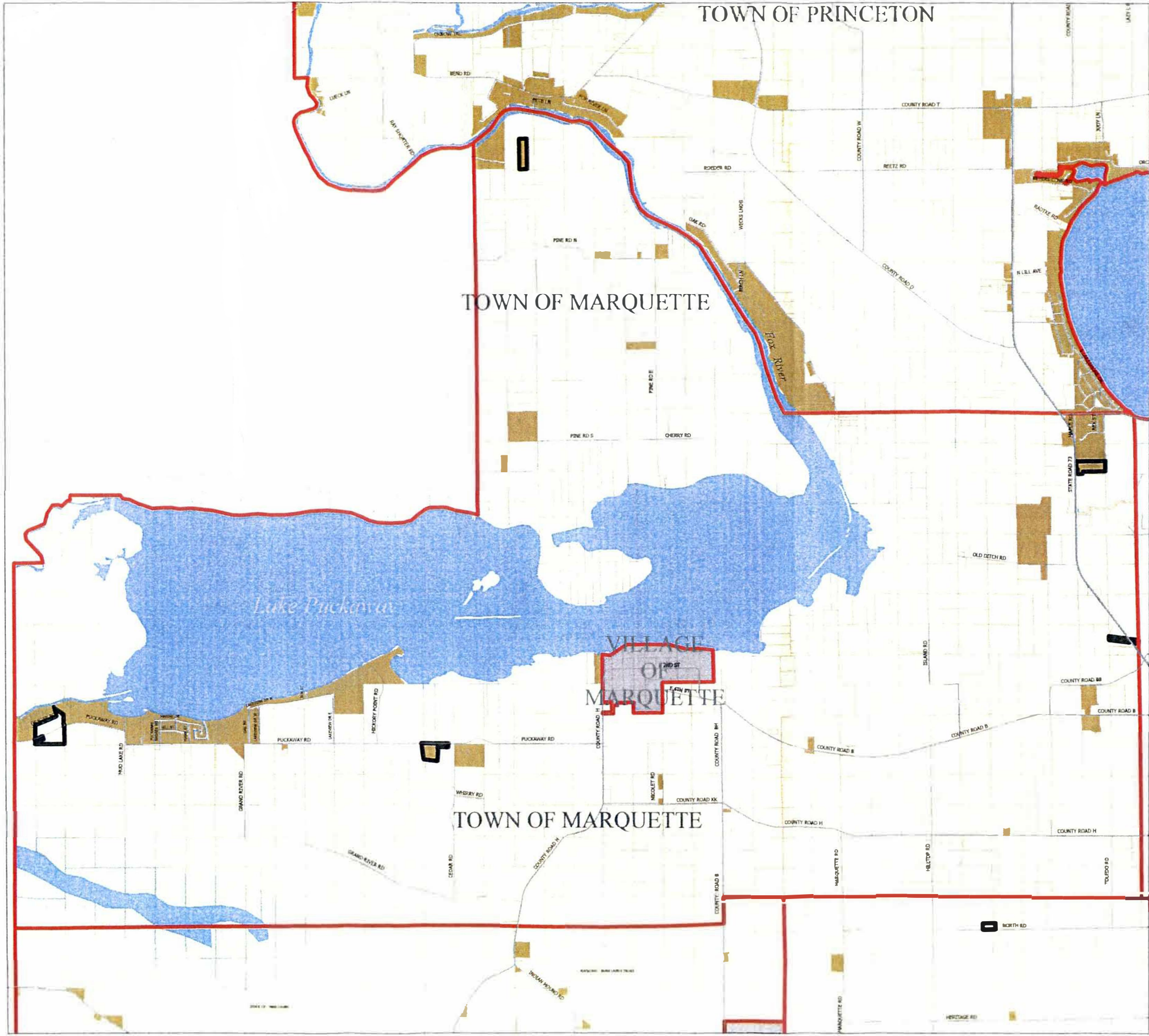
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TOWN OF MARQUETTE
Green Lake County, Wisconsin

Farmland Preservation Plan

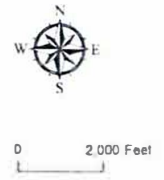
Proposed 2017



- Farmland Preservation Areas**
- Areas of Agricultural Use and Agriculture Related Use
- Nonagricultural Development Areas**
- Areas of Nonagricultural Development

Legend

- Roads**
- State Road
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- Town Boundary
- City/Village
- Water



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

November 2, 2017

ITEM IV: ZONING ORDINANCE AND ZONING MAP AMENDMENTS

APPLICANT:

Green Lake County, Land Use Planning & Zoning Committee

REQUEST: The Green Lake County Land Use Planning and Zoning Committee is requesting an amendment to the Code of Green Lake County, Chapter 350 of the Zoning Ordinance; more specifically to amend various sections within to be consistent with Chapter 91 Wis. Stats. as well as other identified changes.

ADDITIONAL INFORMATION / ANALYSIS: The Committee is aware that in February of 2016 the County updated its Farmland Preservation Plan as part of updating its Comprehensive Plan. The final stage of the process of updating Farmland Preservation Plan is to amend the zoning ordinance to make it consistent with said plan and with Chapter 91 Wis. Stats. Green Lake County hired Ken Jaworski of Martenson & Eisele to help facilitate this process. Mr. Jaworski recognized that the zoning map had major inconsistencies with the Farmland Preservation Plan Map. The bulk of the inconsistencies were the over 200 (or so) split-zoned parcels. Mr. Jaworski's experience with DATCP approvals of this type required these split-zoning inconsistencies be resolved to the greatest extent possible.

An effort was mobilized by this Department to contact as many property owners of split-zoned parcels and obtain their approval to include their properties in a zoning map amendment. Over 150 parcels were resolved through this process. In order to change the zoning of these 150 (or so) parcels the proposed zoning must be consistent with the Comprehensive Farmland Preservation Plan's Map. The Farmland Preservation Plan Map has been developed in conjunction with these proposed zoning map changes, and is therefore consistent, so long as the public hearing Item III on this agenda is adopted by County Board prior to this request.

In addition to the effort described above to amend the zoning map to be consistent with the Farmland Preservation Plan Map, the zoning ordinance text also needed to be amended to be consistent with the text of the Farmland Preservation Plan and Chapter 91, Wis. Stats. This process also revealed a need to amend other articles of the zoning ordinance (summarized below).

Article III contains several inconsistencies with State Statute, contains problematic language from an enforcement perspective, redundant tables, and references to the Surveyor/Land Development Director, a position which is no longer valid. These references were replaced with "Land Use Planning & Zoning Department".

Article IV contains the A-1, Farmland Preservation District. This District conflicts with the 2016 Farmland Preservation Plan as well as Chapter 91, Wis. Stats. New language, developed by a consultant, was certified by DATCP. Perhaps the most conspicuous change is

the reduction of the acreage required to be in the Farmland Preservation District from 35 acres to 15 acres. Additionally, this article contains all the other zoning districts. An effort was made to layout the other district's similarly to the layout of the revised A-1, Farmland Preservation District. All references to Surveyor/ Land Development Director were replaced with "Land Use Planning & Zoning Department".

Article V contains regulations related to non-building structures. Changes were made to allow for larger on-site and off-site advertising signs to be located with 10 feet of the road right-of-way. Also changes were made to allow for electronic signs so long as they are not of the flashing variety.

Article VI contains front lot line setbacks along County and Town road right-of-ways of 42 feet, except in platted subdivisions where the setback is 40 feet. For consistency sake, the front lot line setback along County and Town road right-of-ways was reduced to 40 feet.

Article VII contains the conditional use permit process. A redundant list of uses was eliminated as well as more references to Surveyor/Land Development Director were replaced by "Land Use Planning & Zoning Department".

Article IX contains several more references to Surveyor/Land Development Director (replaced by "Land Use Planning & Zoning Department") and outdated references to corresponding ordinances.

Article XI contains another reference to Surveyor/Land Development Director to be replaced by "Land Use Planning & Zoning Department".

Article XIII contains definitions, some of which referenced amended or eliminated ordinance sections. These changes were made as well as a definition was added for split-zoned lot or parcel.

Attachments contains the Appendix A: Zoning Matrix. This was a redundant and outdated list of all the permitted and conditional uses for all the zoning districts. This list had been identified as problematic from a land use regulation and enforcement perspective for years. With DATCP needing to make sure the uses allowed in the new A-1, Farmland Preservation District were consistent with Chapter 91, Wis. Stats., the decision was made to eliminate this Appendix.

In order to assure that the citizens of Green Lake County can continue to obtain tax credits for lands enrolled in the Farmland Preservation Program and to streamline, simplify and add consistency to the zoning ordinance text, the Land Use Planning & Zoning Department recommends that the following language be adopted. Attached is a copy of the proposed ordinance amendments.

STAFF COMMENTS: The Land Use Planning and Zoning Committee has several options in this regard and they are as follows:

- ❑ Forward onto the County Board with recommendation to adopt as proposed.
- ❑ Hold another public hearing to take additional public comment.
- ❑ *Reject as proposed.

* In the event that these amendments are not adopted, property owners enrolled in the State's Farmland Preservation Program may be unable to obtain tax credits. Further, the Land Use Planning and Zoning Department is sitting on a list of property owners looking to record land divisions based on the ordinance changes being proposed. These efforts will be left undone.

TOWN INPUT: Action Forms requesting Town input were mailed to the Towns of Berlin, Brooklyn, Green Lake, Mackford, Manchester and Marquette. Town input will be addressed at the public hearing by the Land Use Planning & Zoning Committee.

Proposed Zoning Ordinance Amendments by Article: Zoning Ordinance remains the same unless specified below: Changes are highlighted yellow, new language is underlined.

Article III. General Provisions

Section 350-13.B. Every residential building hereafter erected, converted, enlarged or structurally altered shall be located on a lot, and in no case shall there be more than one main residential building on one lot.

Section 350-14. Nonconforming uses, structures and lots or parcels.

~~350-14.A.(5) When a structure containing a nonconforming use is damaged by fire, explosion, act of God, the natural elements, or the public enemy to the extent of more than 50% of its current total assessed value, it shall not be restored except in conformity with the regulations of the district in which it is located.~~

350-14.B.(3) Alterations, additions and expansions that change the exterior dimensions of the structure and that do not conform to this chapter, but which do not increase the dimensional nonconformity beyond that which existed prior to the effective date of this chapter, are allowed provided that they do not exceed 50% of the current total assessed value of the structure for the lifetime of the structure. Also see Section 350-51 relating to existing nonconforming buildings, signs, structures, or parts thereof located in highway setbacks.

350-14.C. Nonconforming lots or parcels. Any lot or parcel created prior to the effective date of this chapter, or revisions and/or amendments thereto, which does not meet the current minimum lot or parcel size standards of this chapter shall not be reduced in size unless the reduction results in compliance with the minimum lot or parcel size standard of the zoning district in which it is located.

350-14.E. Split-zoned lots or parcels: In no case shall a land use permit be issued to a property owner or property owner's agent for a lot or parcel that is split-zoned. In these cases, the property owner shall consult the Land Use Planning & Zoning Department to obtain a resolution strategy to remedy the split-zoning condition. The resolution strategy could include a comprehensive plan amendment, rezone, and a certified survey map. Once the split-zoning condition has been eliminated, a land use permit may be issued subject to the provision of this chapter.

350-15 Accessory building structures.

Unless otherwise stated in this chapter, accessory uses and structures are permitted in any district, but not until their principal structure/use is present or under construction. Any detached accessory building structure closer than five feet to a principal structure shall adhere to or exceed all minimum required setbacks of the principal building structure. An accessory building structure attached to a principal building structure shall meet all the dimensional standards of the principal building structure.

350-18.A. Except as otherwise provided in this chapter, every building/structure hereafter erected, moved or structurally altered for residential purposes shall be located on a lot at least 100 feet in

average width and 20,000 square feet in area, regardless of the district in which such building is, or is to be, located, provided that when the regulations of Ch. COMM 83, Wis. Adm. Code DSPS 383, require a larger area, then such state regulations shall prevail.

Class	Private Water Supply Systems			Public Water Supply Systems	
	Minutes required for water to fall	Minimum Lot Area (Square Feet)	Minimum Average Lot Width (feet)	Minimum Lot Area (Square Feet)	Minimum Average Lot Width (feet)
1	Under 10	20,000	100	12,000	75
2	10 to 30	20,000	100	14,000	75
3	30 to 45	25,000	100	16,000	75
4	45 to 60	25,000	100	18,000	100

350-19.A. Except as otherwise provided in this chapter, the maximum height of any building hereafter erected, moved or structurally altered shall as required in the following table be 35 feet, not to exceed 2 ½ stories, regardless of the district in which such building is, or is to be, located.

District	Height
Residential	2 ½ stories or 35ft
Recreational	2 ½ stories or 35ft
Agricultural	2 ½ stories or 35ft
Conservancy	2 ½ stories or 35ft
Commercial	2 ½ stories or 35ft
Industrial	2 ½ stories or 35ft

350-20.B* Commercial and Industrial buildings are required to provide a minimum setback 1.1 times their overall height.

350-21.E. (1) In all districts there shall be provided, at the time any building or structure is erected, off street parking spaces in accordance with the requirements of this section. A site plan, including layout of parking spaces of any area for more than five vehicles, shall be submitted to the Surveyor/Land Development Director Land Use Planning & Zoning Department for approval prior to construction. Requests for parking lots shall be accompanied by detailed plans on landscaping, parking layout, drainage provisions and driveway locations.

350-22.B. Substandard lots not served by a public sewer. The provisions of Subsection A and Ch. COMM 85, Wis. Adm. Code DSPS 385, shall apply, and, in addition, the minimum lot area shall be 7,500 square feet and the minimum lot width 50 feet at the building line and 50 feet average width.

350-23. Outdoor lighting installations shall be permitted in all yard areas, but 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.~~ In no case shall outdoor lighting installations be aimed or directed at a neighboring property.

Article IV. Zoning Districts

350-24. Districts established.

A. The Farmland Preservation District is regulated by Ch. 91, Wis. Stats and certified by the Department of Agriculture, Trade and Consumer Protection. All permitted and conditional uses provided to this district are listed in Section 350-27.

B. The permitted and conditional uses listed under all other zoning districts represent uses that are consistent with the purpose and intent of each zoning district. In cases where an unlisted use is proposed the Land Use Planning and Zoning Department shall determine its consistency with a zoning district. A conditional use permit shall be required for any proposed use which the Land Use Planning and Zoning Department determines consistent with a zoning district, but also determines that the effect of the proposed use on the character of the neighborhood and the location's suitability for development warrants additional review.

C. For the purposes of this chapter, Green Lake County, Wisconsin, is hereby divided into 14 zoning districts, as follows:

A-1	Exclusive Agriculture District Farmland Preservation District
A-2	General Agriculture District
NRC	Natural Resource Conservancy District
C-1	General Commercial District
C-2	Extensive Commercial District
I	Industrial District
M-1	Mineral Extraction District
M-2	Sanitary Landfill District
RC	Recreation District

R-1	Single-Family Residence District
R-2	Single-Family Mobile Home Residence District
R-3	Multiple-Family Residence District
R-4	Rural Residential District
AO	Adult-Oriented Establishment District

350-26 Official Map.

There shall be an official Zoning District Map, Green Lake County, which shall be available to the public through the County ~~Surveyor / Land Development Director~~ Land Use Planning and Zoning Department. The Zoning District Map shall be a digital electronic data map layer of the County's Geographic Information System (GIS). The County ~~Surveyor / Land Development Director~~ Land Use Planning and Zoning Department shall from time to time update the Zoning District Map as necessary to reflect changes in zoning district boundaries enacted by the County Board as amendments under this chapter.

350-27 ~~A-1 Exclusive Agriculture District. This district provides for the preservation, maintenance and enhancement of agriculture, forestry and natural areas to protect the land best suited for farming and other agricultural uses of Green Lake County. The agriculture district regulations are designed to regulate use of land and structures where soil and topography conditions are best adapted to agricultural pursuits and are consistent with and satisfy all the requirements and standards of Ch. 91, Wis. Stats., Farmland Preservation.~~

A. ~~Permitted uses:~~

~~(1) Agriculture:~~

~~(2) Beekeeping:~~

~~(3) Dairying:~~

~~(4) Egg production:~~

~~(5) Fish and fur farms:~~

~~(6) Floriculture:~~

~~(7) Forestry:~~

(8) — Grazing.

(9) — Greenhouse.

(10) — Home occupation.

(11) — Horse trails.

(12) — Nature trails.

(13) — Orchards.

(14) — Paddocks.

(15) — Plant nurseries.

(16) — Raising of livestock.

(17) — Raising of poultry.

(18) — One single family dwelling for farm owner.

(19) — Stables.

(20) — Sod farming.

(21) — Game farms and management.

(22) — Horticulture.

(23) — Raising of:

(a) — Cash crops.

(b) — Grain.

(c) — Fruits.

(d) — Nuts.

(e) — Berries.

(f) — Mint.

(g) — Grass.

(h) — Seed crops.

(i) — Vegetables.

(24) — Roadside farm stand.

(25) — Any use similar to the above when not specifically identified in another zoning district.

B. — Conditional uses. An application for a conditional use permit shall not be approved unless, at a minimum, it complies with the conditions and standards set forth in Article VII, Conditional Use Permits.

(1) — Single family dwelling for caretaker or laborer engaged in a permitted use.

(2) — Commercial livestock sales barns.

(3) — Housing for migratory or seasonal farm laborers.

(4) — Commercial feed lots over 100 animals.

(5) — Private airstrip when utilized in conjunction with permitted agricultural uses.

(6) — Veterinary clinics, shelters and kennels.

(7) — Municipal buildings.

(8) — Radio and television towers, communication towers, microwave radio relay structures and mechanical appurtenances.

(9) — Schools. [Added 6-17-2008 by Ord. No. 935-08.]

C. — Accessory uses:

(1) — Buildings for the purpose of sheltering livestock, farm equipment and farm produce.

(2) — Accessory structures associated with the residential use of the property.

D. — Parcel standards:

(1) — Area: 35 acres minimum.

(2) — Width: 625 feet minimum.

(3) — Depth: 625 feet minimum.

E. — Principal structure standards:

(1) — Front yard setback:

- (a) — State trunk highways: 67 feet minimum.
 - (b) — County trunk highways: 42 feet minimum.
 - (c) — Town roads: 42 feet minimum.
 - (2) — Rear yard setback: 25 feet minimum.
 - (3) — Side yard setback: 12 feet minimum, both sides.
 - (4) — Shore yard setback: 75 feet minimum.
 - (5) — Building height: none required.
 - (6) — Dwellings shall meet all minimum principal structure standards of the R-1 Single-Family Residence District.
- F. — Attached and detached accessory building structure standards. [Amended 2-15-2011 by Ord. No. 989-2011]
- (1) — Front yard setback: same as principal structure.
 - (2) — Rear yard setback: same as principal structure, except when abutting or contiguous to any other zoning district, the setback shall be a minimum of 100 feet.
 - (3) — Side yard setback: same as principal structure, except when abutting or contiguous to any other zoning district, the setback shall be a minimum of 100 feet.
 - (4) — Shore yard setback: same as principal structure.
 - (5) — Height: none.
 - (6) — Structure footprint area: none.
 - (7) — Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

A-1 (Farmland Preservation District)

A. Purpose

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

(1) Permitted Uses

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

(2) Conditional Uses

- (a) Agriculture-related uses. (See Section D for agricultural related use definition.)
- (b) A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
 - i. It is conducted on a farm by an owner or operator of that farm.
 - ii. It requires no buildings, structures, or improvements other than those described in Section 350-27 D. (1)(a) or 350-27 D. (3)(c).
 - iii. The total cumulative hours worked by paid employees, excluding the owner(s), shall not exceed 160 hours per week.
 - iv. It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- (c) Upon prior notification to the County, transportation, communication, pipeline, electric transmission, utility, or drainage uses, facilities for the generation from sunlight, wind, coal or natural gas, if all the following apply:
 - i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

- iii. The use is reasonably designed to minimize conversion of land at and around the site of the use, from agricultural use or open space use.
 - iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - v. Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.
- (d) Governmental, institutional, religious, or nonprofit community uses, if all of the following apply:
- i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
 - iii. The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.
 - iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - v. Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- (e) Nonmetallic mineral extraction, if all of the following apply:
- i. The operation complies with Subchapter I of Chapter 295, Wisconsin Statutes, and rules promulgated under that subchapter, with applicable provisions of local ordinances under Ch. §295.14, Wis. Stats. (including all applicable provisions of this ordinance), and with any applicable requirements of the Wisconsin Department of Natural Resources concerning the restoration of nonmetallic mining sites.
 - ii. The operation and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
 - iii. The operation and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations outside the farmland preservation zoning district, or are specifically approved under state or federal law.
 - iv. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.

- v. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
- vi. The owner agrees to restore the land to agricultural use, consistent with any required reclamation plan, when extraction is completed.
- vii. Compliance with Chapter 213 (Nonmetallic Mining Reclamation).
- (f) Oil and gas exploration or production that is licensed by the Department of Natural Resources under Subchapter II of Chapter 295, Wisconsin Statutes.
- (g) Private airport or air strip qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (h) Dog kennels qualifying as an accessory use under Ch. 91.01(1), Wis. Stats.
- (i) Game farms/shooting preserves qualifying as an accessory use under Ch. 91.01(1) (b), Wis Stats. To meet the definition of agricultural use, the game birds or cervids must be raised on the farm for release for hunting.
- (j) Shooting Ranges meeting the requirements in Ch. 91.01(1)(d), Wis. Stats.
- (k) Manure storage systems. (Please note that permits for manure storage systems are subject to Ch. ATCP 50.56 and Ch. ATCP 51, Wis Adm. Code.
- (l) Slaughtering of livestock from the A-1 District.
- (m) Processing agricultural by-products or wastes received directly from farms, including farms in the A-1 District.

Note: The County may issue a conditional use permit for a proposed land use not identified in this section if the proposed land use meets applicable conditions under this section. Before issuing a conditional use permit, the County shall determine in writing, that the proposed use meets applicable conditions under this section. The County may issue the permit subject to conditions designed to carry out the purposes of this ordinance.

(3) Area, Height and Setback Requirements:

- (a) Dimensional standards: A lot or parcel shall have no less than 15 acres of contiguous land area.
- (b) All Principal Structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.

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

- (c) Principal structure setback and height standards.

i. Street yard setback:

- 1. State trunk road rights-of-way: 67 feet minimum.

2. All other public road rights-of-way: 40 feet minimum.

ii. Rear yard setback: 25 feet minimum.

iii. Side yard setback: 12 feet minimum.

iv. Structure height, dwelling structure: 35 feet.

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

i. Setbacks: same as principal structure.

ii. Height: none

iii. Structure footprint area: none.

iv. Volume: none.

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

B. Rezoning Land out of the A-1 Farmland Preservation Zoning District

Land may be rezoned out of the A-1 Farmland Preservation Zoning District if the County, through their review and recommendation, and after a public hearing, finds that all of the following apply:

(1) The land is better suited for a use not allowed in the A-1 Farmland Preservation Zoning District.

(2) The rezoning is consistent with the Green Lake County Comprehensive Plan.

(3) The rezoning is substantially consistent with the Green Lake County Farmland Preservation Plan, certified under Ch. 91, Wis. Stats., which is in effect at the time of zoning.

(4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

(5) Note: The above Section B (1-4) does not apply to any of the following situations:

(a) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Ch. 91, Wis. Stats.

(b) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the Green Lake County farmland preservation plan map, certified under Ch. 91, Wis. Stats., which is in effect at the time of the rezoning.

C. Certification of Ordinance and Amendments by DATCP

(1) This Zoning Ordinance must be certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) in order for owners of land that is

zoned A-1 Farmland Preservation in the Green Lake County to be eligible to claim tax credits under the State of Wisconsin's Farmland Preservation Program.

(2) Green Lake County shall notify DATCP of any amendments as required by Ch. 91.36(8), Wis. Stats.

(3) Green Lake County shall notify DATCP by March 1 annually, of any acres rezoned out of a farmland preservation zoning district during the previous year and a map that clearly shows the location of those acres as required by Ch. 91.48(2) and 91.48(3), Wis. Stats.

D. Farmland Preservation Definitions

For the purposes of Section 350-27 of this Ordinance, the following definitions shall be used. Please see Section 350-77 for conventional zoning district definitions.

(1) **Accessory Use:** Within the A-1 Zoning District means any of the following land uses on a farm:

(a) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. This may include, for example:

- i. A facility used to store or process raw agricultural commodities, all of which are produced on the farm.
- ii. A facility used to keep livestock on the farm.
- iii. A facility used to store or process inputs primarily for agricultural uses on the farm.
- iv. A facility used to keep or service vehicles or equipment primarily employed in agricultural uses on the farm.
- v. A wind turbine or solar energy facility that collects wind or solar energy on the farm, and uses or transforms it to provide energy primarily for use on the farm.
- vi. A manure digester, bio-fuel facility, or other facility that produces energy primarily from materials grown or produced on the farm, primarily for use on the farm.
- vii. A waste storage or processing facility used to store or process animal waste produced solely from livestock kept on the farm.

(b) An activity or business operation that is an integral part of or incidental to, an agricultural use.

(c) A farm residence, including normal residential appurtenances.

(d) Any other use that DATCP, by rule, identifies as an accessory use.

(2) **Agricultural Use:** Any of the following activities conducted for the purpose of producing an income or livelihood:

- (a) Crop or forage production.
- (b) Keeping livestock.
- (c) Beekeeping.

- (d) Nursery, sod, or Christmas tree production.
- (e) Floriculture.
- (f) Aquaculture.
- (g) Fur farming.
- (h) Forest management.
- (i) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
- (j) Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.

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

(4) Certified Farmland Preservation Plan: A farmland preservation plan that is certified as determined under Ch. 91.12, Wis. Stats.

(5) Certified Farmland Preservation Zoning Ordinance: A zoning ordinance that is certified as determined under Ch. 91.32, Wis. Stats.

(6) Common Ownership: Ownership by the same person or persons, or by persons that are all wholly owned by the same person or persons. "Common ownership" includes joint tenancy and tenancy in common. Solely for purposes of this definition, a parcel owned by one member of a married couple is deemed to be owned by the married couple.

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

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

(8) Conditional Uses: Uses of a special nature as to make impractical their predetermination as a permitted use in a district. Conditional uses as used in the A-1 Farmland Preservation Zoning District must meet the requirements of Ch. 91.46, Wis. Stats.

(9) Farm: All land under common ownership that is primarily devoted to agricultural use. For the purpose of this definition, land is deemed to be primarily devoted to agricultural use if the following apply:

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

In determining whether land is in agricultural use for purposes of par. (2), a zoning authority may consider how the land is classified for property tax purposes. See Ch. TAX 18, Wis. Adm. Code.]

(10) Farm Residence: A single-family or two family residence that is the only residential structure on the farm or is occupied by any of the following:

- (1) An owner or operator of the farm.
- (2) A parent or child of an owner or operator of the farm.
- (3) An individual who earns more than 50 percent of his or her gross income from the farm.

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

(11) Gross Farm Revenues: Means gross receipts from agricultural use of a farm, excluding rent receipts, less the cost or other basis of livestock or other agricultural items purchased for resale which are sold or otherwise disposed of during the taxable year. Gross farm revenue includes receipts accruing to a renter, but does not include rent paid to the landowner.

(12) Livestock: Includes bovine animals, equine animals, goats, poultry, sheep, swine, farm raised deer, farm raised game birds, camelids, ratites and farm raised fish.

(13) Nonfarm Residence: Any residence other than a farm residence.

(14) Nonconforming Uses or Structures: Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Ordinance which does not conform to the regulations of this Ordinance. Any such structure conforming in respect to use, but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

(15) Open Space Parcel: A parcel on which no buildings, other than hunting blinds or small sheds, have been constructed or approved for construction.

(16) Person: An individual, corporation, partnership, limited liability company (LLC), trust, estate or other legal entity.

(17) Protected Farmland: Land that is any of following:

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

A-2 General Agriculture District

A. Purpose

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

350-28.A(1). Permitted uses. Those uses permitted in this district shall be agricultural and those that are consistent with agricultural uses. ~~In addition to any conditional uses listed below, the conditional uses that may be allowed in this district are specified in Chapter 350, Appendix A, Zoning District Matrix.~~

Section 350-28.A.(1)(a) thru (ag)) stay the same, and add...

(ah) All permitted uses described in Section 350-27 Farmland Preservation District

350-28.A(2). Conditional uses. Conditions and standards for a conditional use permit are set forth in Chapter 350, Article VII, Conditional Use Permits. ~~In addition to any conditional uses listed below, the conditional uses that may be allowed in this district are specified in Chapter 350, Appendix A, Zoning District Matrix.~~

Section 350-28.B.(1)(a) thru (ab)) stay the same, and add...

(ac) RV and boat storage for rental

(ad) Yard and Landscaping services

(ae) All conditional uses listed in Section 350-27 Farmland Preservation District

350-28.A(3). Area, Height and Setback Requirements.

(a) A lot or parcel shall have no less than 8 acres of contiguous land area.

(b) All Principal Structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.

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

~~(a) A lot or parcel shall have no less than eight acres of contiguous land area. Note: The area within the road right(s) of way shall not be included for the standards of this subsection. Design standards pursuant to Chapter 315, Code of Green Lake County, Land Division and Subdivision, shall apply to a newly created lot or parcel for this subsection.~~

~~(3) Width. The land area shall have a minimum width of 300 feet. The dimensions within the road right(s) of way shall not be included for the standards of this subsection.~~

(c) Principal Structure setback and height standards

(i) Street yard setback

1. State trunk road rights-of-way: 67 feet minimum

2. All other public road rights-of-way: 40 feet minimum

(ii) Rear yard setback: 25 feet minimum

(iii) Side yard setback: 12 feet minimum

(iv) Structure height, dwelling structure: 35 feet

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

(i) Setbacks: same as principal structure

(ii) Height: none

(iii) Structure footprint area: none

(iv) Structure volume: none

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

NRC Natural Resource Conservancy District

350-31.A.(3) The maps designated below are hereby adopted and made a part of the Natural Resources Conservancy District outside of the shoreland area. They are on file in the office of the Surveyor /Land Development Director for Land Use Planning and Zoning Department of Green Lake County.

350-31.A.(4) The district shall be considered an overlay district of the A-1 Exclusive Agriculture District as established in the § 91.57, Wis. Stats.

350-31.D. Area, height and setback regulations: refer to §§ 350-18, 350-19 and 350-20

350-31.E. Highway setbacks: refer to § 350-50A.

C-1 General Commercial District

350-32.C. Area, height and setback regulations: refer to §§ 350-18, 350-19 and 350-20

350-32.D. Highway setbacks: refer to § 350-50A.

C-2 Extensive Commercial District

350-33.C. Area, height and setback regulations: refer to §§ 350-18, 350-19 and 350-20

350-33.D. Highway setbacks: refer to § 350-50A.

I Industrial District

350-34.C. Area, height and setback regulations: refer to §§ 350-18, 350-19 and 350-20

350-34.D. Highway setbacks: refer to § 350-50A.

M-1 Mineral Extraction District

350-35.C. Yard requirements. All excavations shall be at least 100 feet from the right-of-way of any public or approved private street or property line. All accessories to the mineral extraction use, such as mining buildings, structures, equipment, offices, parking areas and stockpiles, shall be at least 100 feet from any right-of-way or property line.

350-35.G. Area and height regulations: refer to §§ 350-18 and 350-19.

M-2 Sanitary Landfill District

350-36.D. Area, height and setback regulations: refer to §§ 350-18, 350-19 and 350-20.

350-36.E. Highway setbacks: refer to § 350-50A.

RC Recreation District

350-37.C.(17) Refer to 350-54.A.

350-37.C.(18) Boat rentals; conditions that shall be required for boat rentals shall include and are not limited to waste containment, sanitary facility, noise limits, screening, parking, parking

controls, time requirements, lighting and identification of sites, fish cleaning, gasoline and oil handling, and disposition of all waste materials. Any conditional use permit shall include approval as per Green Lake County Chapter 338 – Shoreland Zoning Ordinance, Ch. 30, Wis. Stats., and Ch. NR 326, Wis. Adm. Code.

350-34.C. Area, Height and setback regulations area uses: refer to §§ 350-18, 350-19 and 350-20

350-34.D. Highway Setbacks: refer to § 350-50A.

R-1 Single-Family Residence District

350-38.A.(7) Unoccupied outside storage of camping trailer, motor home, boats, fishing shanty or other similar recreational vehicles or devices as an accessory use. There shall be a combined limit of two items per family dwelling unit.

350-38.B. Conditional uses. Refer to 350-54.A.

350-38.C. Area regulations: Refer to § 350-18

350-38.D.(3) Side yard setback: 12 feet minimum, except lots 85 feet or less in width shall have a side yard setback of 10 feet.

R-2 Single-Family Mobile Home Residence District

350-39.C.(1) A petition requesting an amendment of this chapter and zoning maps describing the area to be rezoned (together with a sketch map of the same) to Class Two Residential District must be filed with the Surveyor/Land Development Director Land Use Planning and Zoning Department bearing the signatures of 80% of the property owners in the area to be so rezoned. Upon receipt of such petition, the Surveyor/Land Development Director Land Use Planning and Zoning Department shall verify the number of signatures before filing the same with the Land Use Planning and Zoning Committee of the County Board for further action in accordance with the following provisions.

350-39.C.(2) Upon receipt of the petition described above from the Surveyor/Land Development Director Land Use Planning and Zoning Department, the Land Use Planning and Zoning Committee shall set the same for hearing after publishing notice of hearing as a Class 2 notice. At the hearing, the Land Use Planning and Zoning Committee shall determine if the area requested to be rezoned is feasible for Class Two residential purposes and whether or not objection has been made by 20% or more of all property owners living within the proposed district or within a radius of 1.5 miles from the boundaries of the proposed district. Objection must be made in writing and may be filed with the Surveyor/Land Development Director Land Use Planning and Zoning Department prior to the date set for said hearing or **may be made** orally and filed in writing at the hearing itself. If the Land Use Planning and Zoning Committee finds that such objection has been made, it shall certify the same and order a referendum of all the property owners of the town in which the proposed district lies (and additionally a referendum of all the property owners of all adjacent towns that lie

within a distance of 1.5 miles from the boundaries of the proposed district) and shall set the date therefor, not later than 90 days from the date of order, and shall notify the clerk of the town(s) affected, who shall cause notice of the referendum to be published as a Class 2 notice and who shall further mail notice of the referendum to all property owners of his/her town, whether present within the County or absent therefrom. Absentee ballots will be accepted in said referendum and shall be handled and regulated by the provisions of §§ 6.85 through 6.89 (as applicable), Wis. Stats. Said town clerk(s) shall further cause all other preparations to be made for the conduct of said referendum and together with the Land Use Planning and Zoning Committee shall make an estimate of the total cost of said referendum, which shall be borne by the initial petitioners, who shall pay to the clerk of the town(s) involved a deposit of the estimated cost of the referendum, all unused portions of which shall be returned to them after the completion of said referendum. Failure to pay such deposit within 10 days from the date of receiving notice of the estimated cost shall cause automatic dismissal of the petition. All town clerks involved in said referendum shall withhold mailing of notice or publication of notice of such referendum until all costs have been paid as herein required. The question to be stated in such referendum shall be substantially as follows: "Shall a portion of the Town of _____ located in Section _____, containing about _____ acres, be rezoned to Class Two Residential District permitting mobile homes to be parked therein as permanently located single-family dwellings? (YES or NO)."

350-39.D. **Area and height regulations: refer to §§ 350-18 and 350-19.**

350-39.E. Principal structure setback and height standards. [Added 8-19-2014 by Ord. No. 1092-2014]

- (1) Street yard setback:
 - (a) State trunk road rights-of-way: 67 feet minimum.
 - (b) All other public road rights-of-way: 40 feet minimum.
 - (c) All riparian lots or parcels that front on a public Town road right-of-way: 25 feet minimum.
- (2) Rear yard setback: 25 feet minimum.
- (3) Side yard setback: 12 feet minimum, **except lots 85 feet or less in width shall have a side yard setback of 10 feet.**
- (4) Structure height; dwelling structure: 35 feet overall maximum.

350-39.F. Accessory building structures. The total combined footprint area allowed for attached and detached accessory building structures shall not exceed 10% of the land area, excluding any road right-of-way. Each accessory building structure shall satisfy all of the following standards: [Added 2-15-2011 by Ord. No. 989-2011]

- (1) Setbacks: same as principal structure.
- (2) Height: 25 feet maximum; ground floor surface to peak. There shall be no sidewalls above the ground floor ceiling joist. Ground floor sidewalls shall not exceed 15 feet in height.
- (3) Area: 1,500 square foot maximum footprint (ground floor).
- (4) Volume: 25,000 cubic feet maximum volume.
- (5) Human habitation of a detached accessory building structure may be allowed, however shall be limited to 20% of the footprint area or 300 square feet, whichever is less. This standard shall apply to only one detached accessory building structure per lot or parcel.

R-3 Multiple Family Residence District

350-40.A. Permitted uses. ~~In addition to any uses listed below, the uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.~~

350-40.B. Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article VII, Conditional Use Permits. ~~In addition to any conditional uses listed below, the conditional uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.~~

350-40.C. ~~Area, Height and Setback Requirements.~~

- (1) A lot or parcel shall have a one-acre-minimum contiguous land area.
- ~~(2) Width. The lot or parcel in this district shall have a minimum average width of 100ft. The dimension within the road right(s)-of-way shall not be included for the standards of this subsection.~~

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

R-4 Rural Residence District

350-41.A. Permitted uses. ~~In addition to any uses listed below, the uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.~~

350-41.B. Conditional uses. Conditions and standards for a conditional use permit are set forth in § 350, Article VII, Conditional Use Permits. ~~In addition to any conditional uses listed below, the conditional uses permitted in this district are specified in § 350, Appendix A. Zoning District Matrix.~~

350-41.C. ~~Area, Height and Setback Requirements~~

- (1) A lot or parcel shall have a three-acre-minimum and less than eight-acre-maximum of contiguous land area.

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

- (2) ~~Width. The land area shall have a minimum width of 200ft. The dimension within the road right(s) of way shall not be included for the standards of this subsection.~~

AO Adult-Oriented Establishment District

Section 350-42.F. Area, height and setback regulations: refer to §§ 350-18 and 350-19 and the Commercial District setbacks under § 350-20.

Section 350-42.G. Highway setbacks: refer to § 350-50A.

Article V. Nonbuilding Structures

350-43.B.(4)(b) One on-site freestanding sign in addition to the building-mounted sign to advertise a business conducted or service available on the premises shall be allowed and shall not exceed 32 50 square feet in gross area and shall have a minimum setback of 10 feet from the right-of-way line.

350-43.B.(5) Other off-site signs not specifically referred to in this Section shall not exceed 300 square feet in gross area. These signs are not allowed in R-1, R-2, R-3, R-4 and NRC Zoning Districts and shall meet the following standards:

- (a) An off-site sign 32 50 square feet or less shall have a minimum setback of 10 feet from the right-of-way line.
- (b) An off-site sign that is greater than 32 50 square feet and up to and including 300 square feet shall have a minimum setback from the right-of-way line as required by the zoning district in which the sign is located.

350-43.F. No sign shall contain, include or be illuminated by flashing lights or be composed of animated or moving parts, or be a fixed or changing flashing digital electronic type sign. A lighted sign shall be shielded to prevent glare or illumination onto other premises or roadways.

Article VI. Highway Setback Lines

350-50.A. Along highways generally. The setback distance from the center line or right-of-way line, at any point, for the respective classes of highways shall be as follows:

Highway Classification	Setback From	Setback From
	Center Line (feet)	Front Lot Line (feet)
State trunk highways	110	Not less than 67
County trunk highways	75	Not less than 42 40
Town roads, except in platted subdivisions	75	Not less than 42 40
Streets in platted subdivisions		40

350-51. Structures prohibited within setback lines.

No new building, new sign or other new structure, including cemeteries, nor any part thereof, shall be placed between the setback lines established by this chapter and the highway except as provided by this chapter. ~~and no such building, sign, structure or part thereof existing within such setback lines on the effective date of this chapter shall be altered, enlarged or added to in any way that increases or prolongs the permanency thereof, unless granted a permit variance therefor shall have been issued by the Board of Adjustment. No such building, sign, structure or part thereof existing within such setback lines on the effective date of this chapter shall be reconstructed in its original existing location after having been destroyed by fire, storm, or other catastrophe to the extent of 50% or more of its assessed value prior to such destruction unless a permit therefor shall have been issued by the Board of adjustment. In the absence of assessment record, the applicant shall submit evidence of value satisfactory to the Board of Adjustment. As a condition precedent to the issuing of a permit for the alteration, enlargement or reconstruction of any such building, sig or structure, the Board may make such reasonable requirements as will further and protect the purpose and intent of this chapter. No building, sign, structure or part thereof, existing within such setback lines on the effective date of this chapter, shall be altered, enlarged or added to in any way that increases or prolongs the permanency thereof, unless granted a variance therefore by the Board of Adjustment.~~

350-52.A.(2) Telephone, telegraph and power transmission poles and lines and microwave radio relay structures, except satellite earth stations, may be constructed within the setback lines, provided that the owner will file with the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department of Green Lake County an agreement in writing to the effect that the owner will remove all new construction, additions and replacements erected after the adoption of this chapter, at his expense, when necessary for the improvement of the highway and pay a recording fee.

Article VII. Conditional Use Permits

350-54 Conditional uses.

A. Investigations of, and public hearings on, conditional uses required by the regulations of this article shall be conducted by the Land Use Planning and Zoning Committee for the purpose of determining the effect of the proposed use or the location thereof on the character of the neighborhood and its suitability for development by utilizing the minimum review standards and criteria of this article. The Land Use Planning and Zoning Committee shall review requests for a conditional use permit and, after public hearing and application of the standards identified in this article, shall approve, approve with conditions or deny all such requests.

A. ~~The following are permitted as conditional uses in all zoning districts except in the A-1 Exclusive Agriculture District:~~

~~(1) Airport, provided that the Land Use Planning and Zoning Committee shall find, as a condition precedent to issuing the permit, that the proposed location is necessary to the public convenience.~~

~~(2) Charitable institutions.~~

~~(3) Microwave radio relay structure and mechanical appurtenances.~~

~~(4) Penal and correctional institutions.~~

~~(5) Public hospitals, when such hospital building shall be located not less than 100 feet from any lot in any residence district not used for the same purpose.~~

~~(6) Public utility or public service corporation buildings or structures, provided that the Land Use Planning and Zoning Committee shall find such buildings or structures to be reasonably necessary for the public convenience, safety or welfare.~~

~~(7) Public utility transmission lines.~~

~~(8) Radio and television towers.~~

~~(9) Trailers and temporary structures for the shelter of persons or property, on a lot in connection with the construction of a permanent building or buildings on such lot, for a period not to exceed one year.~~

350-57. Review and Revocation of conditional use permits.

350-57.A. The Land Use Planning and Zoning Committee shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved

conditional uses. Such authority shall be in addition to the enforcement authority of the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department to order the removal or discontinuance of any unauthorized alterations of an approved conditional use and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval, or violation of any other provision of this chapter.

350-57.B. Complaint procedure. Upon written complaint by any citizen or official, the Land Use Planning and Zoning Committee shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation or either the purpose and intent of this chapter, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice. Any person may appear at such hearing and testify in person or be represented by an agent or attorney. The Land Use Planning and Zoning Committee may, in order to bring the subject conditional use into compliance with the standards set forth in this chapter or conditions previously imposed by the Land Use Planning and Zoning Committee, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in Article X. In the event that no reasonable modification of such conditional use can be made, the Land Use Planning and Zoning Committee may revoke the subject conditional approval and direct the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department and Corporation Counsel to seek the elimination of the subject use. Following any such hearing the decision of the Land Use Planning and Zoning Committee shall be furnished to the current owner of the conditional use in writing stating the reasons therefor. An appeal from a decision of the Land Use Planning and Zoning Committee under this section may be taken to the Board of Adjustment.

350-58 The County Land Use Planning and Zoning Committee may require the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department to issue a conditional use permit after review and public hearing, provided that such conditional uses and structures are in accordance with the purpose and intent of this chapter.

Article VIII. Board of Adjustment

350-61.H. Should a change in circumstances occur within said twelve-month period which, in the applicant's opinion, changes the character of the application, then the applicant shall, in that event, submit a request for an additional hearing, outlining the changes in circumstances that have occurred. The Board shall review the request of the applicant, and if in the opinion of the majority of the Board there is sufficient change in said circumstances to warrant a hearing, the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department shall schedule said hearing under the normal rules of procedure of the Board.

350-62.A. Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of Green Lake County affected by any decision, order or ruling of the ~~Surveyor/Land Development Director Land Use Planning and Zoning Department~~. Such appeal shall be taken within 30 days, as provided by the rules of the Board of Adjustment, by filing with the ~~Surveyor/Land Development Director Land Use Planning and Zoning Department~~ a notice of appeal, on forms provided by the Department, specifying the grounds thereof.

350-62.B. An appeal shall stay all proceedings in furtherance of the action appealed from unless the ~~Surveyor/Land Development Director Land Use Planning and Zoning Department~~ shall certify to the Board of Adjustment, after the notice of appeal shall have been filed with the Land Use Planning and Zoning Department, that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, the proceedings shall not be stayed other than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application or notice to the Land Use Planning and Zoning Department and on due cause shown.

Article IX. Administration and Enforcement

350-64.A. ~~The Surveyor/Land Development Director Land Use Planning and Zoning Department or designee(s)~~ shall administer and enforce ~~be the enforcement officer(s) for the Land Use Planning and Zoning Department under~~ this chapter for Green Lake County.

350-64.D. It shall be the duty of the ~~Surveyor/Land Development Director Land Use Planning and Zoning Department or designee(s)~~ to investigate alleged violation(s) of this chapter to determine the facts and, if a violation is identified, to pursue enforcement to achieve compliance.

350-64.E. In addition to the Corporation Counsel having the authority to file a complaint to achieve compliance with the below said land use ordinances, the ~~Surveyor/Land Development Director Land Use Planning and Zoning Department or designee(s)~~ shall have the authority to prepare, sign and issue citations in order to achieve compliance with the following land use ordinances:

- (1) Chapter 350, Zoning (Ordinance Nos. 146-76 and 381-89).
- (2) Chapter 315, Land Division and Subdivision (Ordinance No. ~~150-76~~ 1056-2013).
- (3) Chapter 300, Floodplain Zoning (Ordinance No. ~~339-87~~ 970-2009).
- (4) Chapter 338, Shoreland ~~Protection Zoning~~ (Ordinance No. ~~303-85~~ 20-2016).
- (5) Chapter 334, Sewage Systems, Private (Ordinance No. 225-80).
- (6) Chapter 323, Nonmetallic Mining Reclamation (Ordinance No. ~~735-2001~~ 902-07).

350-65.A. ~~Except as provided in Subsection C, n~~No building or structure or billboard or any part thereof, except as herein provided, shall hereafter be erected, enlarged, altered, repaired or moved within the areas subject to the provisions of this chapter until a land use permit shall have been applied for in writing and obtained from the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department. Such permit shall be posted in a prominent place on the premises prior to and during the period of construction, alteration, repair or moving. Land use permits shall be valid for a period of one year from date of issue unless otherwise specified on the permit. A copy of such permit shall be filed within the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department office and with the inspector and clerk for the town in which the permit is effective. Forms for the application for land use permits shall be supplied by the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department. All such forms shall be approved by the County Board. For fee schedule refer to Article XII, Fee Schedule.

350-65.B. ~~Except as provided in Subsection C, a~~All applications for land use permits shall be accompanied by a location sketch drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon, the exact size and location of the building on the lot, the existing and intended use of the building, the number of families to be accommodated, its situation with reference to the highway, the distance between the nearest point on the building and the center line of the highway, and such other information with regard to the proposed building and neighboring lots or buildings as may be called for on the application or may be necessary to provide for the enforcement of this chapter. ~~The Surveyor/Land Development Director~~ Land Use Planning and Zoning Department may require satisfactory evidence of actual lot line location, including a surveyor's certificate and map where necessary.

350-66. Certificate of Compliance.

Upon written request from the owner, the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department may issue a certificate of compliance at a fee as provided in Article XII, Fee Schedule, for any building or premises existing at the time of the adoption of this chapter, certifying, after inspection, the extent and kind of use made of the building or premises and whether or not such use conforms to the provisions of this chapter.

350-67.A. Town boards, or town zoning/planning committees as established by town boards, shall be notified in writing at least 10 days prior to a public hearing on a conditional use or zoning amendment change in that town by the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department or Land Use Planning and Zoning Committee.

350-67.E. A copy of the conditional use permit or rezoning change, if approved by the County Land Use Planning and Zoning Committee, shall be forwarded by the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department to the board chairman of the affected town.

Article XI. Amendments

350-74. Fee. A fee shall be paid by the person filing the amendment to the ~~Surveyor/Land Development Director~~ Land Use Planning and Zoning Department to defray the cost of administration, investigation, advertising and processing of the amendment application. Refer to Article XII, Fee Schedule.

Article XIII. Word Usage and Definitions

350-77

All definitions stay the same except the changes below...

ANIMAL UNIT

A unit of measure used to determine the total number of single animal types or combination of animal types, ~~as specified in Appendix A, or as hereinafter amended~~, which are fed, confined, maintained or stabled in an animal feeding operation.

ANIMAL UNITS COMBINED

Any combination of animal types calculated by adding the number of single animal types as multiplied by the equivalency factors, ~~as identified in Appendix A~~ of this chapter.

NONCONFORMING LOT OR PARCEL

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

SPLIT-ZONED LOT OR PARCEL

A lot or parcel whereby the lot or parcel consists of more than one zoning district.

Attachments:

Appendix A – Zoning Matrix



**Proposed Zoning Districts
Land Use Planning & Zoning**

9/5/2017

TOWN OF BERLIN

Legend

- A-1 Exclusive Agriculture
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I Industrial
- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
- R-4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- ETZA Extra Territorial Zoning Area

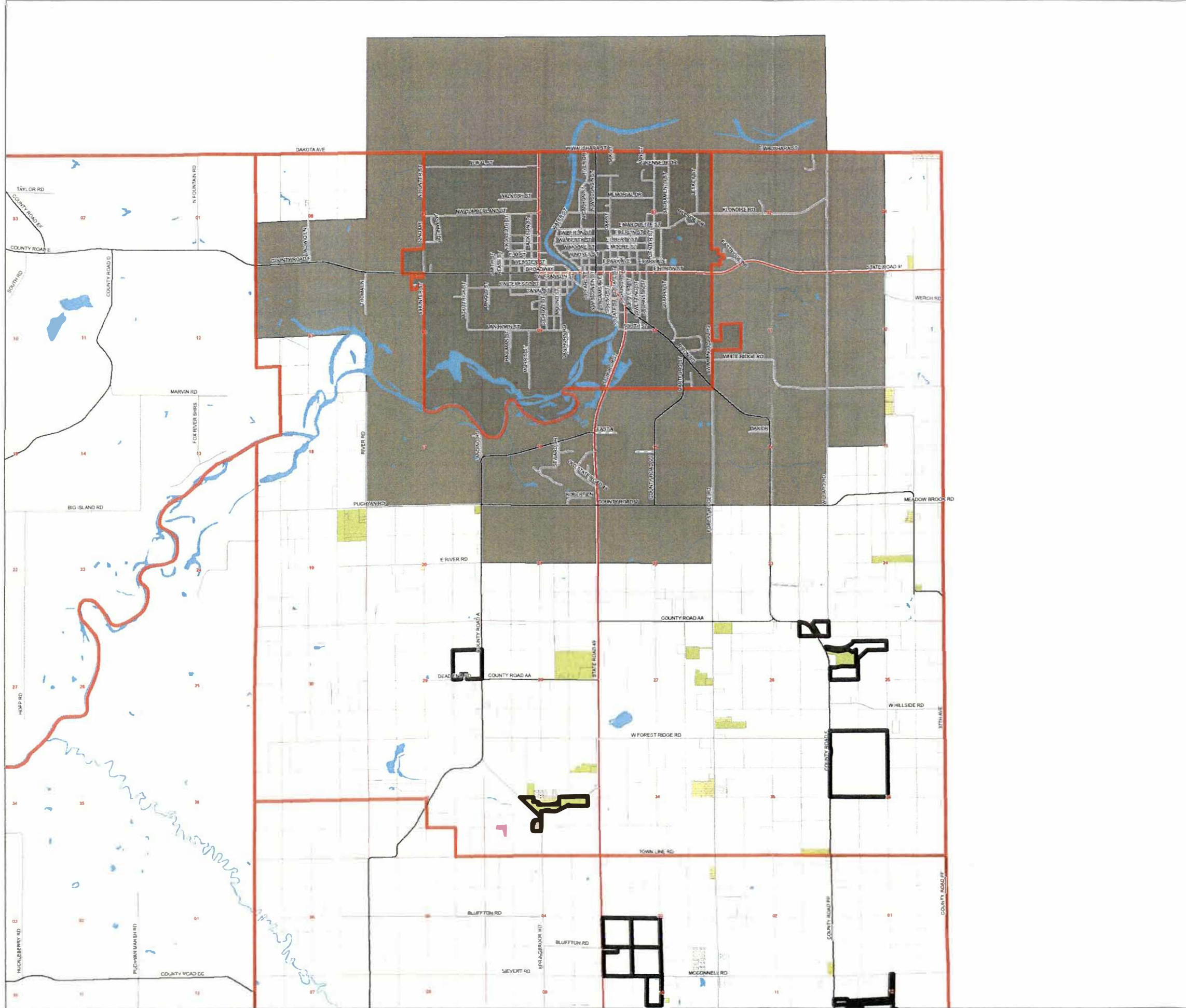
Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody



0 2,000 Feet





Proposed Zoning Districts Land Use Planning & Zoning

9/5/2017

TOWN OF BROOKLYN

Legend

- A-1 Exclusive Agriculture
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I Industrial
- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
- R-4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- ETZA Extra Territorial Zoning Area

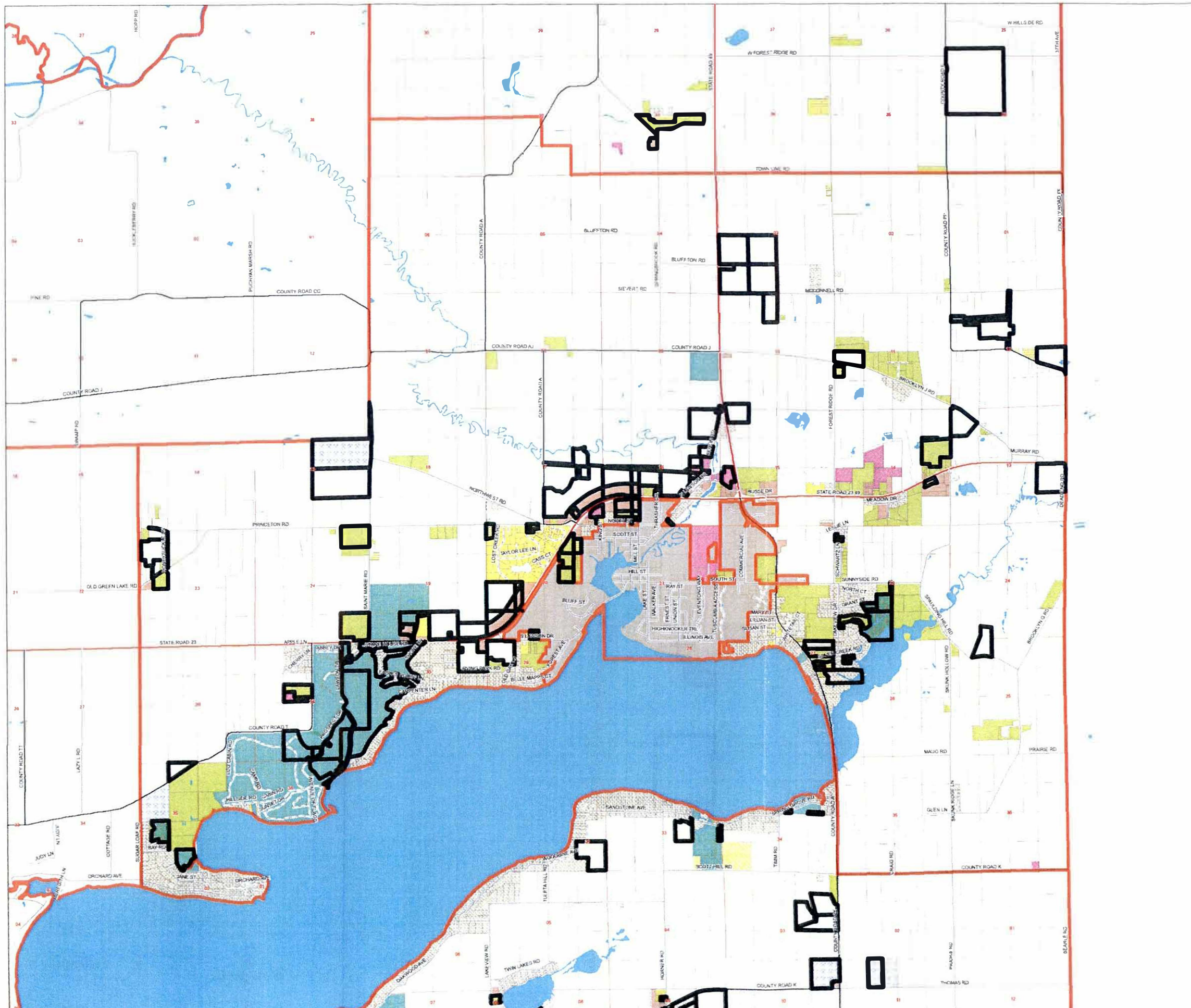
Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody



0 2,000 Feet





Proposed Zoning Districts Land Use Planning & Zoning

9/5/2017

TOWN OF GREEN LAKE

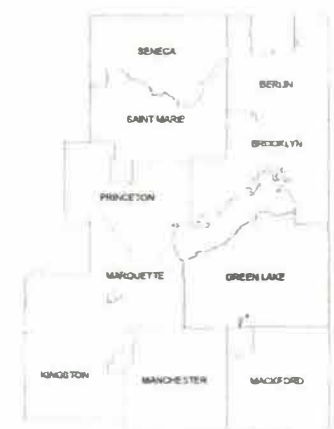
Legend

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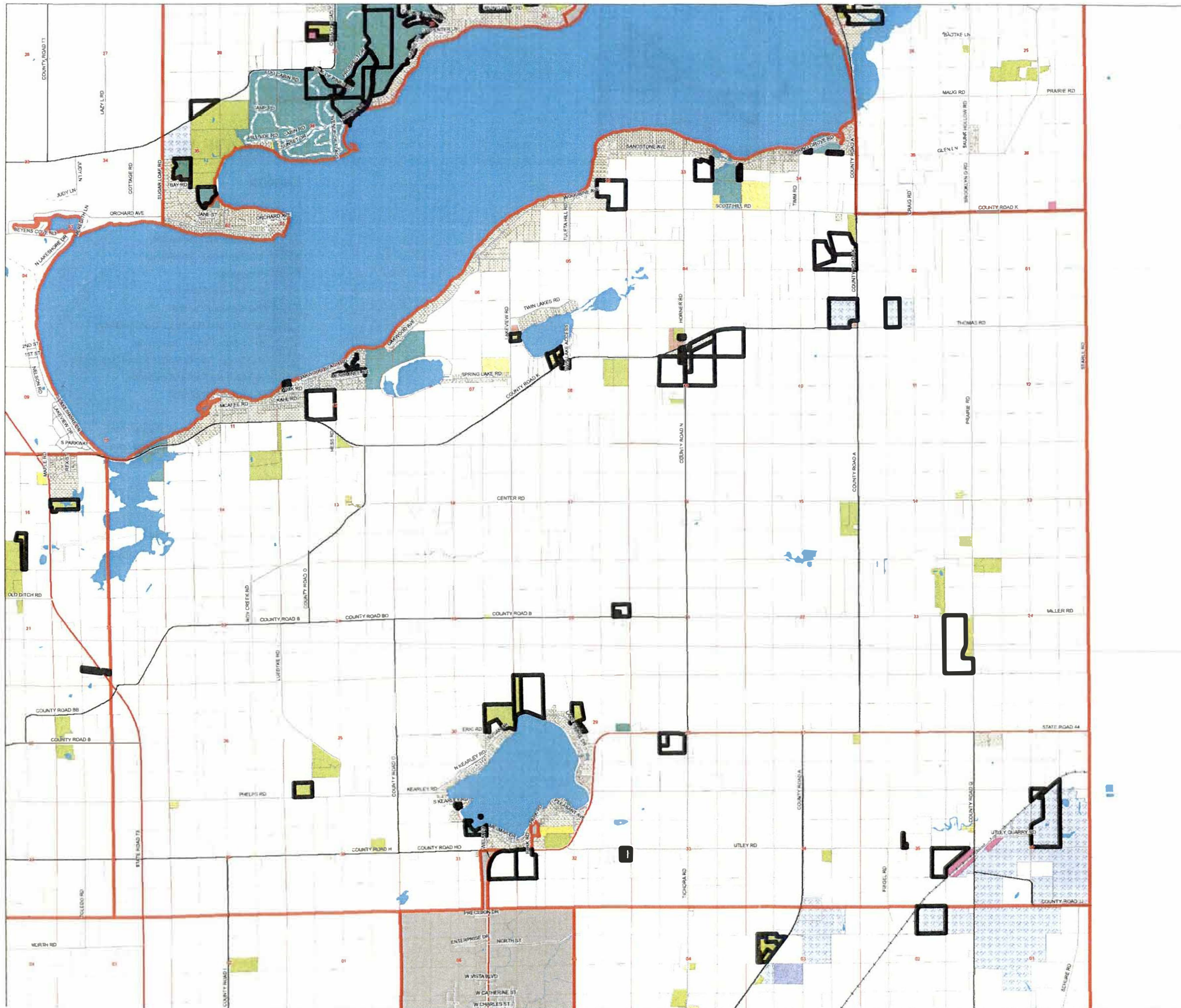
Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody



0 2,000 Feet





Proposed Zoning Districts Land Use Planning & Zoning

9/5/2017

TOWN OF MACKFORD

Legend

- A-1 Exclusive Agriculture
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I Industrial
- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
- R-4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- ETZA Extra Territorial Zoning Area

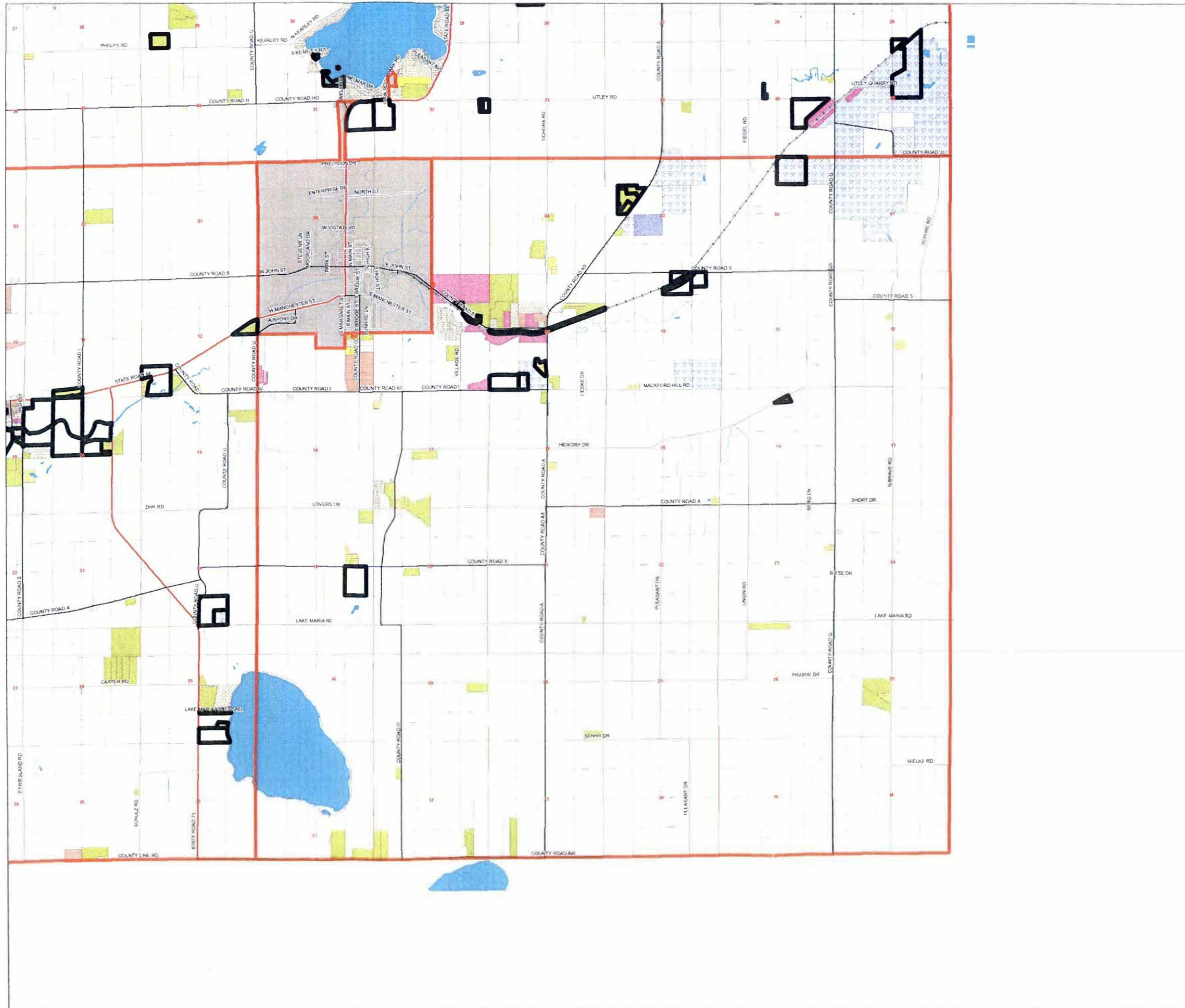
Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody



0 2,000 Feet





Proposed Zoning Districts Land Use Planning & Zoning

9/5/2017

TOWN OF MANCHESTER

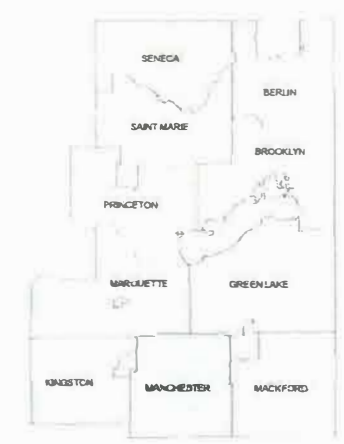
Legend

- A-1 Exclusive Agriculture
- A-2 General Agriculture
- C-1 General Commercial
- C-2 Extensive Commercial
- I Industrial
- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R-1 Single Family Residence
- R-2 Single Family Mobile Home Residence
- R-3 Multiple Family Residence
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- RC Recreation
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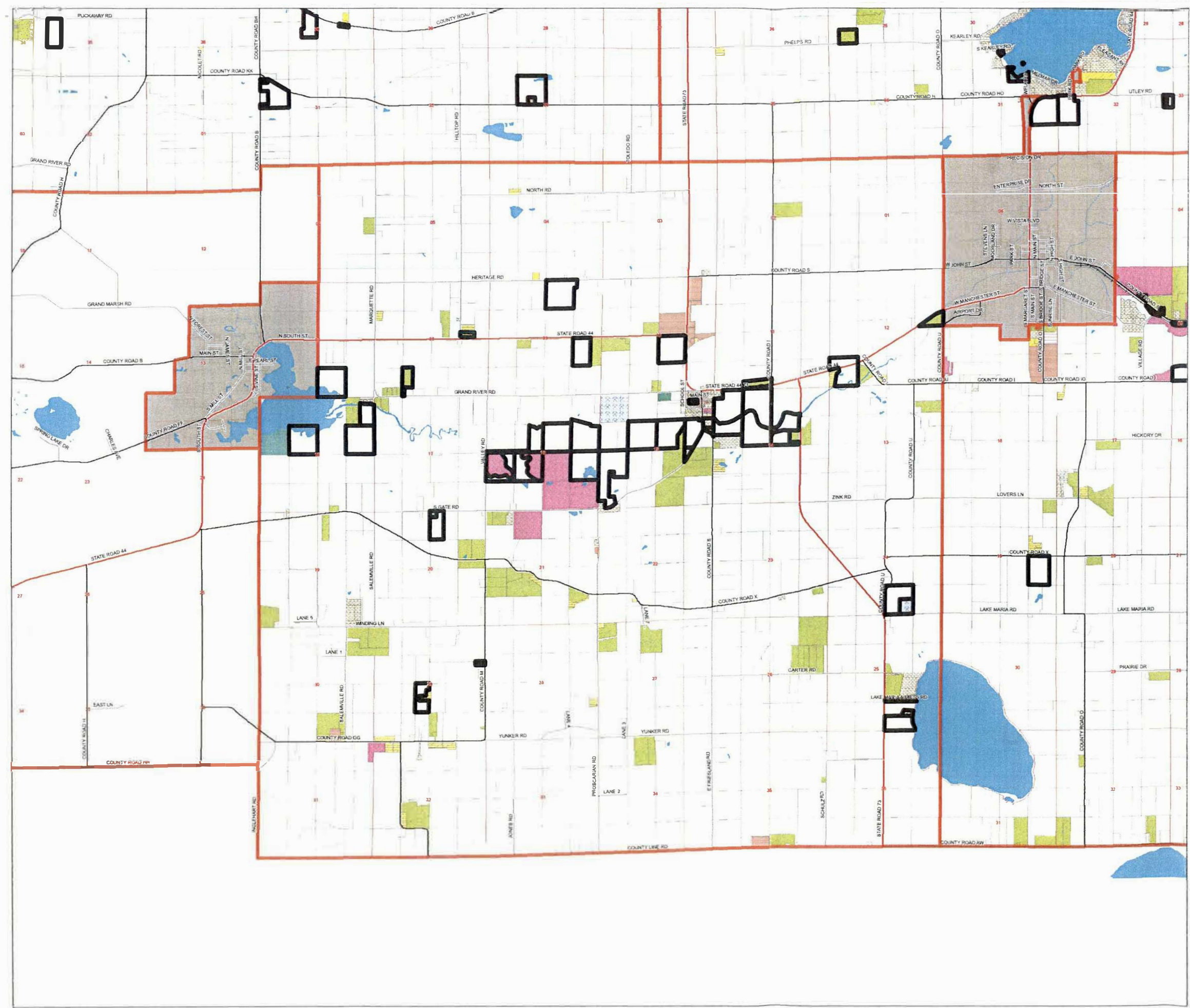
Roads

- State Road
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- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody



0 2,000 Feet





Proposed Zoning Districts Land Use Planning & Zoning

9/5/2017

TOWN OF MARQUETTE

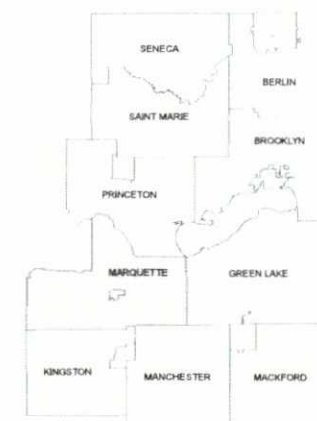
Legend

- A-1 Exclusive Agriculture
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- C-2 Extensive Commercial
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- M-1 Mineral Extraction
- M-2 Sanitary Landfill
- NRC Natural Resource Conservancy
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0 2,000 Feet

