



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, June 6, 2019.

Packet Pages:

1 **AMENDED** Agenda (**amended items in red**)

2-4 Draft meeting minutes from May 2, 2019 Financial reports for

5-7 April

8-9 Permits issued in April

10-11 Correspondence

12-13 Line Item Transfer Request

14 Public Hearing Notice

15-24 **Item I: Owner:** Mary L. Athanasiou, Personal Representative for the Estate of John P. Mirr
Site Location: W1507 County Road AA, Parcel #002-00533-0100 (± 14.9 acres); Part of the SW $\frac{1}{4}$ of Section 28, T17N, R13E, Town of Berlin **Request:** Rezone ± 3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

25-35 **Item II: Owner:** Michael T. Durant **Applicant:** Compass Surveying, LLC, Jeffrey S. Butzke, PLS **Site Location:** N6199 County Road A, Parcel #004-00398-0100 (± 119.9 acres); Part of Certified Survey Map 3517, Section 17, T16N, R13E, Town of Brooklyn **Request:** Rezone ± 4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

36-37 05/16/19 Special Meeting Minutes

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39 Town Board Action Form for Public Hearing Item I



GREEN LAKE COUNTY Land Use Planning & Zoning Committee

Robert Lyon, Chairman Harley Reabe, Committee Vice-Chair
William Boutwell Curt Talma Peter Wallace

Land Use Planning & Zoning Committee Meeting Notice

Date: **Thursday, June 6, 2019** Time: **5:15 p.m.**
Green Lake County Government Center, Room #0902
571 County Road A, Green Lake, WI 54941
Office: (920) 294-4156 FAX: (920) 294-4198

***AMENDED - 05/31/19 cd**

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 05/02/19 & 05/16/19
5. Public comments: 3-minute limit
6. Public appearances
7. Correspondence
 - a. Letter to the committee from the Green Lake Association re: 2019 events
8. Department activity reports
 - a. Financial reports for April
 - b. Permits for April
 - c. Violation report
9. Department/Committee activity
 - a. Request for Line Item Transfer
 - b. Staff update
 - c. Amendments to Chapter 338 Shoreland Zoning Ordinance
- *10. Egbert/Pahl quarry conditional use permit complaint review**
- *11. Discuss changing the committee meeting time**
12. Future committee activities
 - a. Future agenda items
 - b. Meeting date: August 1, 2019Business meeting 5:15 p.m. - Public hearing 6:00 p.m.

Please note:
Meeting area is accessible to the physically disabled. Anyone planning to attend, who needs visual or audio assistance, should contact the Land Use Planning & Zoning Dept. at 294-4156, no later than 3 days before the meeting.

6:00 p.m. Public Hearing

Item I: Owner: Mary L. Athanasiou, Personal Representative for the Estate of John P. Mirr
Site Location: W1507 County Road AA, Parcel #002-00533-0100 (±14.9 acres); Part of the SW¼ of Section 28, T17N, R13E, Town of Berlin **Request:** Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

- a. Committee Discussion & Deliberation
- b. Committee Decision
- c. Execute ordinance/determination form

Item II: Owner: Michael T. Durant **Applicant:** Compass Surveying, LLC, Jeffrey S. Butzke, PLS **Site Location:** N6199 County Road A, Parcel #004-00398-0100 (±119.9 acres); Part of Certified Survey Map 3517, Section 17, T16N, R13E, Town of Brooklyn **Request:** Rezone ±4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

- a. Committee Discussion & Deliberation
- b. Committee Decision
- c. Execute ordinance/determination form

13. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, May 2, 2019**

CALL TO ORDER

Chairman Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 5:16p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

Present: **William Boutwell, Robert Lyon, Harley Reabe, Curt Talma, Peter Wallace**

Absent:

Also Present: **Matt Kirkman, Land Use Planning and Zoning Director
Krista Kamke, Code Enforcement Officer
Carole DeCramer, Committee Secretary
Daniel Sondalle, Assistant Corporation Counsel**

APPROVAL OF MINUTES

Motion by Boutwell/Reabe, unanimously carried, to approve the 4/10/19 minutes as corrected.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman discussed the monthly financial reports, land use permits, and sanitary permits reports.

b. Permits

Kirkman explained the list of issued land use and sanitary permits for the month of March.

c. Violations

The committee discussed land use violations. Kirkman explained that, with the code enforcement position now being vacant for three months, staff has not had time to verify the POWTS violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Staff update

Kirkman – After the first round of interviews, the code enforcement officer position was offered to an individual but the negotiation process between the individual and the coordinator was unsuccessful. The position is now being posted/published for a second time.

b. Three-minute limit for public hearing testimony

Lyon explained that there may be a need to limit public hearing testimony.

Assistant Corporation Sondalle advised that Kirkman discuss this with Corporation Counsel Klockow before making a decision. He explained that the audience participants may want to talk more than three minutes. You can limit them to possibly ten minutes and then suspend the rules, if the committee so chooses, to allow individuals to talk longer. The committee directed Kirkman to discuss this with Corporation Counsel Klockow and bring back to the next meeting.

c. Amendments to Chapter 338 Shoreland Zoning

Kirkman – The proposed amendments to Chapter 338 Shoreland Zoning Ordinance will be discussed at a special meeting scheduled for Thursday, May 16th, at 4:30 p.m.

d. Amendment to Chapter 350 Zoning Ordinance

Kirkman reported that he did discuss with Corporation Counsel Klockow the request for the county to deal with dilapidated and rundown buildings. Klockow shared an opinion regarding that request and advised that the Land Use Planning and Zoning Department cannot be enforcing that type of ordinance. Kirkman will talk to her about releasing the detailed opinion.

Motion by Reabe/Boutwell, unanimously carried, to not release Corporation Counsel Dawn Klockow’s opinion regarding the above without her permission.

6:03 p.m. Recessed the business meeting for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owners/Applicants: William H & Rosetta L Bontrager **General legal description:** W3986 County Road X, Parcel #012-00396-0100 (±5.0 acres) being Lot 1 and Outlot 1 of Certified Survey Map 2880, and Parcel #012-00398-0100 (±1.09 acres) being Lot 1 of Certified Survey Map 1925 located in Section 21, T14N R12E, Town of Manchester **Request:** Rezone ±6.09 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read the rezone criteria as presented in the staff report. The Town of Manchester approved the request.

c. Committee decision

Motion by Reabe/Boutwell, unanimously carried on roll call (5-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

Item II: Applicant: Green Lake County Land Use Planning & Zoning Committee **Explanation:** The committee is requesting an amendment to the Code of Green Lake County, Chapter 350, Zoning Ordinance; more specifically, to amend Section 350-27A.(3)(a) adjusting the minimum acreage in the A-1 Farmland Preservation District from 15 acres to 8 acres.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read explained the ordinance amendment.

c. Committee decision

Motion by Boutwell/Talma, unanimously carried on roll call (5-ayes, 0-nays), to approve the proposed ordinance amendment to the Code of Green Lake County, Chapter 350, Zoning Ordinance; more specifically, to amend Section 350-27A.(3)(a) to adjust the minimum acreage in the A-1 Farmland Preservation District from 15 acres to 8 acres, and forward to the county board for final action.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

b. Next meeting date

May 16, 4:30

June 6, 2019

Business meeting – 5:15 p.m.

Public hearing – 6:00 p.m.

ADJOURN

6:28 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer

Committee Secretary

APPROVED ON:

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

FEES RECEIVED		APRIL				YEAR-TO-DATE				BUDGET	
		2018		2019		2018		2019		2019	
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS											
Residential	New	3	850	-	-	4	1,000	3	1,000	-	
	Alterations	11	1,950	11	1,350	22	4,800	15	2,100	-	
Commercial	New	-	-	-	-	-	-	-	-	-	
	Alterations	1	300	1	400	3	600	1	400	-	
Agricultural	New	1	400	1	300	3	950	4	900	-	
	Alterations	1	150	-	-	1	150	-	-	-	
Other	New	-	-	-	-	-	-	1	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Other	New	-	-	-	-	-	-	-	-	-	
	Alterations	-	-	-	-	-	-	-	-	-	
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-	
	Permit Renewals	-	-	-	-	-	-	-	-	-	
Total		17	\$ 3,650	13	\$ 2,050	33	\$ 7,500	24	\$ 4,400	\$ 34,800	13%
SANITARY PERMITS (POWTS)											
Residential	New	3	840	2	635	5	1,400	4	1,195	-	
	Replacement	3	655	3	840	8	2,055	12	3,455	-	
	Reconnect	-	-	1	280	1	280	2	560	-	
	Modify	2	430	-	-	2	430	-	-	-	
	Repairs	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Commercial	New	2	635	-	-	2	635	-	-	-	
	Replacement	-	-	-	-	-	-	-	-	-	
	Reconnect	-	-	-	-	-	-	-	-	-	
	Modify	-	-	-	-	-	-	-	-	-	
	Additional Fees	-	-	-	-	-	-	-	-	-	
Total		10	\$ 2,560	6	\$ 1,755	18	\$ 4,800	18	\$ 5,210	\$ 24,600	21%
NON-METALLIC MINING PERMITS											
Annual Permit Fees		-	-	-	-	18	15,300	18	15,300	-	
Total		-	\$ -	-	\$ -	18	\$ 15,300	18	\$ 15,300	\$ 15,300	100%
BOARD OF ADJUSTMENT											
Special Exception		-	-	-	-	-	-	-	-	-	
Variances		-	-	-	-	2	750	1	375	-	
Appeals		-	-	-	-	-	-	-	-	-	
Total		-	\$ -	-	\$ -	2	\$ 750	1	\$ 375	\$ 1,500	25%
PLANNING & ZONING COMMITTEE											
Zoning Change		2	750	2	750	7	2,625	8	3,000	-	
Conditional Use Permits		1	375	-	-	2	750	2	750	-	
Variance		-	-	-	-	-	-	-	-	-	
Total		3	\$ 1,125	2	\$ 750	9	\$ 3,375	10	\$ 3,750	\$ 8,625	43%
MISC.											
Rental Weatherization		-	-	-	-	-	-	-	-	-	
Wisconsin Fund		-	-	-	-	-	-	-	-	-	
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	-	-	
Fees & Forfeitures		-	-	-	-	-	159	1	700	-	
Total		-	\$ -	-	\$ -	-	\$ 159	-	\$ 700	\$ -	0%
SURVEYOR											
Certified Survey Maps		5	885	6	1,050	-	-	10	1,890	6,000	
Preliminary Plats		-	-	-	-	14	2,415	-	-	-	
Final Plats		-	-	-	-	-	-	-	-	-	
Applied Funds: County Surveyor		-	159	-	-	-	-	-	-	9,500	
Applied Funds: Special Survey Projects		-	-	-	-	-	-	-	-	15,000	
Total		5	\$ 1,044	6	\$ 1,050	14	\$ 2,415	10	\$ 1,890	\$ 30,500	6%
GIS (Geographic Information System)											
Map Sales		-	30	-	30	-	40	-	55	200	
Land Records Transfer		-	2,504	-	-	-	11,409	-	-	24,500	
Land Information Grant		-	9,500	-	-	-	9,500	-	-	9,080	
Total		-	\$ 12,034	-	\$ 30	-	\$ 20,949	-	\$ 55	\$ 33,780	0%
GRAND TOTAL											
GRAND TOTAL		35	20,413	27	5,635	94	55,248	81	31,680	\$ 149,105	21%
										Total	21%

GREEN LAKE COUNTY

For 04/01/19 04/30/19

Revenue Summary Report

FJRES01A

Periods 04 - 04

Land Use & Zoning Month End Revenue

MER100-10-P&Z

Account No/Description	Budget Amount	Period Amount	Y-T-D Amount	Balance	Percent Received
10 Land Use Planning and Zoning					
19-100-10-44400-000-000 Land Use Permits	34,800.00	2,050.00	4,400.00	30,400.00	12.64
19-100-10-44400-001-000 BOA Public Hearing	1,500.00	.00	375.00	1,125.00	25.00
19-100-10-44400-002-000 PZ Public Hearing	8,625.00	750.00	3,750.00	4,875.00	43.48
19-100-10-44409-000-000 Non-Metallic Mining	15,300.00	.00	15,300.00	.00	100.00
19-100-10-44410-000-000 Sanitary Permits	24,600.00	1,755.00	5,210.00	19,390.00	21.18
19-100-10-45110-000-000 Fines & Forfeitures	.00	.00	700.00	-700.00	.00
19-100-10-46131-001-000 GIS Map Sales	200.00	30.00	55.00	145.00	27.50
19-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
19-100-10-46762-000-000 Certified Survey Maps	6,000.00	1,050.00	1,890.00	4,110.00	31.50
19-100-10-47411-000-000 Interdepartment transfer/Land Records	24,500.00	.00	.00	24,500.00	.00
19-100-10-49320-000-000 Applied Funds	24,500.00	.00	.00	24,500.00	.00
10 Land Use Planning and Zoning	149,105.00	5,635.00	31,680.00	117,425.00	21.25

GREEN LAKE COUNTY

For 04/01/19 04/30/19

Expenditure Summary Report

FJEXS01A

Periods 04 04

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

Account No/Description	Adjusted Budget	Y-T-D Encumb	Period Expended	Y-T-D Expended	Available Balance	Percent Used
10 Land Use Planning and Zoning						
53610 Code Enforcement						
19-100-10-53610-110-000 Salaries	295,708.00	.00	22,000.24	73,919.92	221,788.08	25.00
19-100-10-53610-140-000 Meeting Payments	1,425.00	.00	.00	.00	1,425.00	.00
19-100-10-53610-151-000 Social Security	22,625.00	.00	1,610.39	6,791.02	15,833.98	30.02
19-100-10-53610-153-000 Ret. Employer Share	19,372.00	.00	1,441.03	6,077.38	13,294.62	31.37
19-100-10-53610-154-000 Health Insurance	61,985.00	.00	4,469.44	18,569.78	43,415.22	29.96
19-100-10-53610-155-000 Life Insurance	589.00	.00	44.73	183.24	405.76	31.11
19-100-10-53610-210-002 Professional Services-SRV	9,500.00	.00	700.00	2,350.00	7,150.00	24.74
19-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	375.00	375.00	-75.00	125.00
19-100-10-53610-242-000 Print Management	500.00	.00	.00	306.41	193.59	61.28
19-100-10-53610-307-000 Training	225.00	.00	.00	95.00	130.00	42.22
19-100-10-53610-310-000 Office Supplies	3,272.00	.00	.00	121.45	3,150.55	3.71
19-100-10-53610-312-000 Field Supplies	200.00	.00	.00	.00	200.00	.00
19-100-10-53610-320-000 Publications-BOA Public Hearing	750.00	.00	.00	325.00	425.00	43.33
19-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	.00	325.00	2,675.00	10.83
19-100-10-53610-321-000 Seminars	655.00	.00	.00	125.00	530.00	19.08
19-100-10-53610-324-000 Member Dues	100.00	.00	.00	70.00	30.00	70.00
19-100-10-53610-330-000 Travel	792.00	.00	.00	.00	792.00	.00
19-100-10-53610-352-000 Vehicle Maintenance	138.00	.00	.00	84.98	53.02	61.58
53610 Code Enforcement	421,136.00	.00	30,640.83	109,719.18	311,416.82	26.05
10 Land Use Planning and Zoning	421,136.00	.00	30,640.83	109,719.18	311,416.82	26.05

Land Use Permits: 4/1/2019 - 4/30/2019



Parcel Number	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
004-00309-0000	Brooklyn	W1266 N Lawson Dr	Kopplin & Kinas Co Inc	\$ 400.00	\$ 270,000.00	Addition to office building
004-00443-0300	Brooklyn	W2354 State Road 23	Lamplighter MHC LLC	\$ 50.00	\$ 500.00	Placement of tiny home
004-00545-0000	Brooklyn	N5710 County Road A	Joshua Jach	\$ 50.00	\$ 300.00	Platform & steps to access home
004-00659-0000	Brooklyn	N5681 County Road A	Rogers Revocable Trust	\$ 150.00	\$ 3,000.00	Garden shed
004-01190-0100	Brooklyn	W1167 Lillian St	Daniel J Gallaher	\$ 150.00	\$ 5,400.00	Boathouse, deck/patio, retaining walls
006-00530-0100	Green Lake	N2906 Tichora Rd	Ronda Stellmacher/Scott Davis	\$ 150.00	\$ 55,000.00	Detached garage
006-01410-0000	Green Lake	W2066 Melmar Dr	John McMahon	\$ 50.00	\$ 950.00	Porch
006-01440-0000	Green Lake	W2812 Kahl Rd	Kelly R/Timothy A Riggs	\$ 150.00	\$ 90,000.00	Attached deck/patio
012-00056-0100	Manchester	W3336 County Road S	Michael T/Denise M Glod	\$ 150.00	\$ 11,000.00	Detached garage
012-00285-0000	Manchester	W3614 S Gate Rd	Manchester Rod & Gun Club	\$ 150.00	\$ 38,000.00	Bathroom/storage/kitchenette addition
012-00399-0000	Manchester	W3975 County Road X	Marvin/Lyidian Wengerd	\$ 300.00	\$ 165,000.00	Chicken building
012-00693-0101	Manchester	N445 State Road 73	Brenda K Link/Darren A Krueger	\$ 150.00	\$ 18,000.00	Breezeway w/roof to connect buildings
016-00392-1103	Princeton	N4602 Wildwood Ln	Cayce 2012 Revocable Trust	\$ 150.00	\$ 70,000.00	Deck/patio/retaining walls/stairs
Total				\$ 2,050.00	\$ 727,150.00	

Sanitary Permits: 04/01/19 - 04/30/19



Parcel #	Town	Site Address	Owners	Permit Fee	Permit Type
008-00210-0000	Kingston	W6952 Gillette Drive	Maynard M/Lorene Sue Mast	\$ 280.00	New System
154-00169-0000	Village of Marquette	225 Belle Court	Marc R Jahnke	\$ 280.00	Replacement
018-00188-0100	St. Marie	W3373 County Road CC	Jerome/Laura Huser	\$ 355.00	New System
206-01072-0100	City of Berlin	537 E Marquette Street	Richard/Linda DeKeyser	\$ 280.00	Replacement
016-00678-0100	Princeton	N5973 Canal Street	Matthew Henning & Savannah Wilson	\$ 280.00	Replacement
004-00443-0300	Brooklyn	W2354 State Road 23	Juli Realty LLC	\$ 280.00	Reconnect
			Totals	\$ 1,755.00	

BOARD OF DIRECTORS

Kent DeLucenay, President
Retired Human Resources Executive

Gary Mecklenburg, Vice President
Retired President and CEO,
Northwestern Memorial Healthcare

Dick Martens, Treasurer
Retired Attorney

Marc Blackman, Secretary
CEO, Gold Eagle Co.

Deb Bierman
Realtor, Adashun Jones Real Estate

Mathew Boerson
Owner and Operator, Boerson Farm

Rich Diemer
Retired Economic Development
Specialist

Jim Hebbe
Owner and Operator, Hebbe Farms,
and Former Land Conservation
Director, Green Lake County

Julle Jankowski
Co-Owner, Jankowski Construction, Ltd.

Bill Miner
Retired Environmental Consultant

Mike Regan
Cofounder, TranzAct Technologies

Bob Wallace
Retired Professor of Biology, Ripon
College

STAFF

Stephanie Prellwitz
Executive Director

Joshua Schubring
Development Manager

Jennifer Fjelsted
Communication & Project Manager

May 7, 2019

The Honorable Carole DeCramer, Green Lake Co., Land Use Planning & Zoning
Committee Secretary

Dear Committee Secretary DeCramer,

As an elected official within the Green Lake watershed—and with constituents who care about the quality of the lake and its over 140 miles of streams in Green Lake and Fond du Lac County—I want to extend a personal invitation for you and the Land Use Planning & Zoning Committee to attend one of the Green Lake Association’s events this year (included below).

The subject of polluted water and related public health concerns are making recent headlines. We anticipate you get questions from your constituents about how you are responding. The Green Lake Association is making strides implementing solutions to these problems in collaboration with a multitude of partners, from the local to federal level. We want you to be informed, invested, and engaged in these local accomplishments.

The Green Lake Association represents over local 700 community and business members who have joined us in our mission to promote the conservation of Big Green Lake and its watershed with a singular focus on water quality.

Our current clean water initiatives include:

- **Restoring a mile of eroding stream annually.** This year we are focusing on Dakin Creek in an attempt to restore a native brook trout species, which has been missing from this degraded trout stream since the 1950s.
- **Removing over 100,000 pounds of invasive carp** to improve water clarity, reduce nutrient pollution, and prevent harmful algae blooms.
- **Partnering with local farmers**, including hosting the Conservation Field Day with the Green Lake County Farm Bureau, and the farm demonstration network we are launching with Pollack-Vu Dairy and the Natural Resources Conservation Department.

If your schedule allows, the Green Lake Association would be honored to have you attend one of our events that supports clean water in our community. I have included a calendar for your reference. Thank you for your time and your continued dedication to doing what is right for Wisconsin’s residents.

Sincerely,

Jennifer A. Fjelsted
Communication & Project Manager, Green Lake Association

2019 Green Lake Association Events

As an elected official within the Green Lake watershed, we invite you to attend one of the Green Lake Association's events this summer.

Send your RSVP or any questions to Jennifer Fjelsted, Communication & Project Manager, at jennifer@greenlakeassociation.com or (920) 294-6480.

Annual Meeting | Saturday, June 15, 2019

9:00 AM– 11:00 AM at Town Square, 492 Hill Street, Green Lake, Wisconsin, 54941

This is an event open to the community and geared toward Green Lake Association members. We discuss our 2018 progress report and our 2019 plans for cleaner water in Green Lake.

Coffee and light breakfast snacks served. Anticipated attendees: 50–70.

10th Annual Gala | Saturday, August 3, 2019

5:00 PM – 10:00 PM at Shoreline Boat Center Showroom, 509 Commercial Avenue, Green Lake, Wisconsin, 54941

Our annual fundraiser focuses on our pillar projects that improve and protect water quality in Big Green Lake through agricultural best management practices, stream restoration, and invasive species removal.

Cocktail hour and dinner served. Anticipated attendees: 250–300.

3rd Annual Conservation Field Day | Saturday, August 17, 2019

10:00 AM – 2:00 PM at Dukelow Farm, W2026 County Road B, Markesan, Wisconsin 53946

We bring farmers, shoreline owners, and community members together to talk about ways to improve water quality and soil health. This field day cultivates connection and cooperation in the Green Lake watershed.

Co-hosted with the Green Lake County Farm Bureau. Anticipated attendees: 50–80.



Jennifer Fjelsted | Communication & Project Manager
Green Lake Association
492 Hill Street, Suite 205
PO Box 364 · Green Lake, WI 54941
(920) 294-6480 | office
www.greenlakeassociation.com | web

REQUEST FOR LINE ITEM TRANSFER

Office Use Only

Department: Land Use Planning & Zoning
 Budget Year Amended: 2019

No. _____
Date: _____

From Account

Account #	Account Name	Current Budget	Transfer Amount	YTD Expenditures	New Budget
19-100-10-53610-307-000	Training & Certifications	\$ 225.00	\$ 130.00	\$ 95.00	\$ 95.00
19-100-10-53610-312-000	Field Supplies	\$ 200.00	\$ 24.00		\$ 176.00
19-101-10-53610-999-000	Carryover Non-metallic Mining	\$ 67,462.00	\$ 154.00		\$ 67,308.00
					\$ -
					\$ -
					\$ -
					\$ -
Total Transfer			\$ 308.00		

To Account

Account #	Account Name	Current Budget	Transfer Amount	YTD Expenditures	New Budget
19-100-10-53610-225-000	Phone Service	\$ -	\$ 308.00		\$ 308.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Transfer			\$ 308.00		

Explanation for Transfer: The training program, budgeted for in 2019, is less of a priority than having data service plans for field staff iPads that would be used for Non-metallic Mining inspections, POWTS inspections and other zoning inspections. Further, the data connectivity would provide field staff with access to GIS and the Ascent Permit tracking computer system. Essentially allowing field staff to complete assigned duties in the field. There are two 2GB data plans being funded here, one would be primarily used for non-metallic mining inspections and POWTS inspections. The other plan would be used for shore land, floodplain and general zoning inspections. Per WNDR, Nonmetallic Mining funds should be used to administer and enforce a county's non-metallic mining program.

Department Head Approval _____

Governing Committee Approval _____

 If < \$500:

Send to County Administrator's Office

COUNTY ADMINISTRATOR Approval: _____

If > \$500:

Send to County Clerk's Office

FINANCE COMMITTEE Approval given on : _____

Date

Revised 02/2017

Transfer

Purpose

To transfer budgeted expense/revenue amounts from one line item to another within the same budget so as not to exceed adopted budget.

Policy

A transfer of funds should be made prior to an individual line item balance exceeding the line item budget as adopted. No transactions should be posted to any budget line item if there are not adequate budgeted funds available to cover those transactions during that fiscal year.

In the event a department has insufficient line item budgeted funds available to cover the balance of proposed transactions, a transfer of budget funds from another individual line item within that department's budget to cover those transactions may be initiated with prior approval.

All transactions shall be charged to the appropriate revenue/expenditure account, not arbitrarily charged to accounts where unused budget funds are available.

Procedure

To initiate the line item transfer process, the department head shall notice the review, discussion & action of this completed and signed form on the next monthly meeting agenda of their committee of jurisdiction.

If the Line Item Transfer is approved by the committee of jurisdiction ***AND IS FOR AN AMOUNT OF \$500 OR LESS*** the signed copy of this form along with a copy of the meeting minutes shall be forwarded to the County Administrator for approval.

If the Line Item Transfer is approved by the committee of jurisdiction ***AND IS FOR AN AMOUNT OF \$500 OR MORE*** the signed copy of this form along with a copy of the meeting minutes shall be forwarded to the County Clerk to be noticed on the Finance Committee agenda for review, discussion and action.

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, June 6, 2019, at 6:00 p.m.** to consider the following items:

Item I: Owner: Mary L. Athanasiou, Personal Representative for the Estate of John P. Mirr
Site Location: W1507 County Road AA, Parcel #002-00533-0100 (±14.9 acres); Part of the SW¼ of Section 28, T17N, R13E, Town of Berlin **Request:** Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

Item II: Owner: Michael T. Durant **Applicant:** Compass Surveying, LLC, Jeffrey S. Butzke, PLS
Site Location: N6199 County Road A, Parcel #004-00398-0100 (±119.9 acres); Part of Certified Survey Map 3517, Section 17, T16N, R13E, Town of Brooklyn **Request:** Rezone ±4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

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

Publish: May 23 & May 30, 2019

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

June 6, 2019

ITEM I: ZONING CHANGE

OWNER:

John P. Mirr

APPLICANT:

Mary L. Athanasiou, Estate Personal Rep.

REQUEST: The applicant is requesting a zoning change from A-1 Farmland Preservation District to R-4, Rural Residential District, ±3.3 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 002-00533-0100, located in the SW¼ of Section 28, T17N, R13E, Town of Berlin. The site proposed for zoning change is located at W1507 County Road AA.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel subject to this request is A-1 Farmland Preservation District. Located between State Highway 49 and County Road A, this stretch of land is dominated by agriculturally zoned and used lands. There are A-2 General Agricultural lands to the northeast, and A-1 Farmland Preservation lands to the north, south, and west. Also, west along County Road A are R-4 Rural Residential lands and R-1 Single-Family Residence lands.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area.

According to Flood Boundary and Floodway Map Panel 55047C0065C, all lands under consideration for this request are located outside the floodplain. Wisconsin Wetland Inventory shows no mapped wetlands. This property falls outside the Shoreland Zoning jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The representative of the estate plans to sell the rezoned portion of land, ±3.3 acres, containing a house with attached garage and two sheds. The remnant lot (±11.5 acres) will be purchased by the grandson of the late owner, and will retain the A-1 zoning, to be used as wooded field hunting land.

Soils Analysis: (OkB, 17831sqft, Okee loamy fine sand, KdB,113,060 sqft, Kidder fine sandy loam) Both soils are well-suited to agriculture in Green Lake County. Both soils require irrigation, are prone to organic matter depletion, and are subject to wind erosion, but overall not poor soils. There are no rivers, stream, lakes or wetlands that are down slope of these lands that would preclude them from being fully utilized for agricultural production. However, the lands associated with this rezone have been developed for rural residential use as opposed to agricultural use.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The use of lands under consideration for this rezone request have been used residentially and as open natural space since the home was built in 1981. Historic aerial photos from 1973 and 1980 show the land was used for crops then, but the 1992, 2000, 2005, 2011, and 2015 aerial photo records do not show any agricultural use on the property. While the farmland preservation zoning district allows for a**

residence, the district requires the home be an accessory use to agricultural operations. As the land has not been used for crops in 25-30 years, and as there is not enough acreage to meet the A-1 Farmland Preservation district permitted uses, this land appears to meet the criteria of being better suited to a different zoning district.

- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is considered consistent with the county's comprehensive plan, as the request upholds the goal identified to encourage cluster development of similar land uses. There is no reduction in lands that have been used agriculturally.**
- 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 are legally restricted to agricultural use. **The parcels surrounding this property, identified above as being used predominantly for row crop, have not been negatively impacted in the last 25-30 years by the ±3.3 acres being used residentially. This request serves to match the existing use of the property to the established rural residential uses and zoning pattern present in this neighborhood.**

TOWN OF BERLIN: An Action Form requesting the Town of Berlin's input related to this zoning change request was mailed to the Town Clerk on April 5, 2019.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 3/26/2019

Zone Change from A-1 to R-4

Conditional Use Permit for N/A

Other N/A

PROPERTY OWNER / APPLICANT (1)

Name Mary L Athanasiou, Personal Representative for the Estate of John P Mirr

Mailing Address 1810 Leonard Point Rd., Oshkosh, WI 54904

Phone Number 920.216.1610

Signature Mary L Athanasiou PR Date 3/26/19

PROPERTY OWNER / APPLICANT (2)

Name _____

Mailing Address _____

Phone Number _____

Signature _____

Date _____

PROPERTY INFORMATION

Town of Berlin Parcel Number(s) 002-00533-0100

Acres 14.89 Lot _____ Block _____ Subdivision _____

Section 28 Town 17 North Range 13 East

Location of Property W1507 County Road AA

Legal Description See attached proposed CSM

Current Zoning Classification A-1 Farmland Preservation Current Use of Property House and land

Detailed Description of Proposed Use Existing parcel to be divided into two smaller parcels. One parcel at approximately 3.3 acres to be zoned R4. This parcel has the home and sheds on it and will be sold. The remaining 11.5 acres is wooded/field hunting land. This parcel will be purchased by grandson of the estate. The remnant 11.5 acre parcel will remain zoned A-1, Farmland Preservation.

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

Certified Survey Map No. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 13 EAST, TOWN OF BERLIN, GREEN LAKE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, James E. Smith, Professional Land Surveyor, do hereby certify:

That I have surveyed, and mapped, at the direction of the Kelly Mirr, part of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 17 North Range 13 East, Town of Berlin, Green Lake County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 28; thence South 89 degrees 44 minutes 33 seconds East 2189.42 feet, along the North line of the said Southwest 1/4, to the point of beginning; thence South 89 degrees 44 minutes 33 seconds East 491.00 feet, along the said North line; thence South 00 degrees 27 minutes 45 seconds East 1320.17 feet, along the East line of the said Southwest 1/4; thence North 89 degrees 54 minutes 48 seconds West 490.98 feet, along the South line of the said Northeast 1/4 of the Southwest 1/4; thence North 00 degrees 27 minutes 45 seconds West 1321.63 feet, to the point of beginning.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, and mapping the same and the Green Lake County Land Division Ordinance and the Town of Berlin Land Division and Subdivision Ordinance.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this 25 day of MARCH, 2019.

James E. Smith
James E. Smith, WI Land Surveyor, S-1803



GREEN LAKE COUNTY PLANNING AND ZONING COMMITTEE CERTIFICATE:

Approved for recording as per Green Lake County Land Use Planning and Zoning Committee Action

of _____, 2019. _____
Committee Representative

OWNERS CERTIFICATE:

As owner, I the undersigned, hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this map.

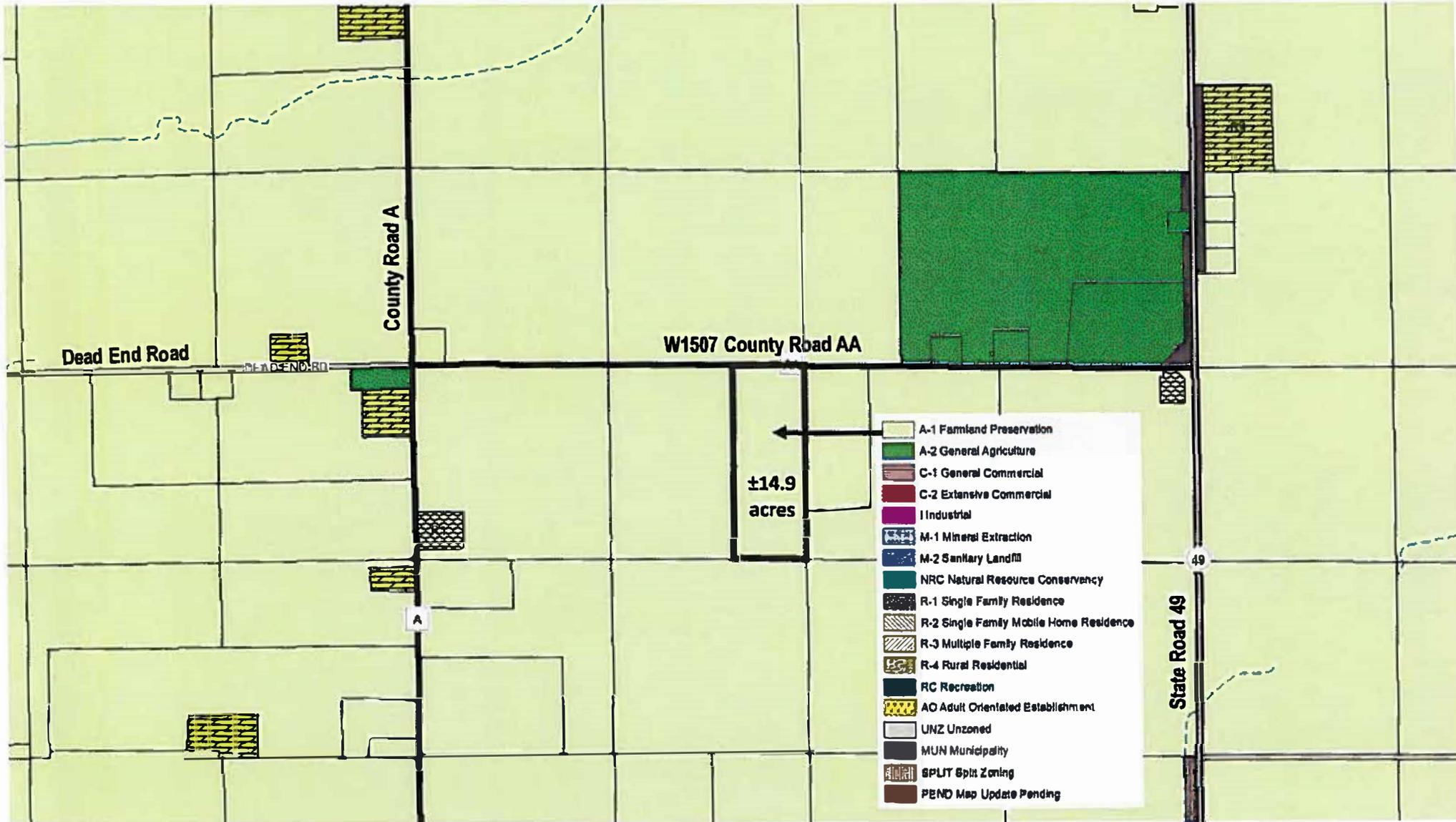
John P. Mirr Estate, Personal Representative Date

State of Wisconsin)
)SS
County)

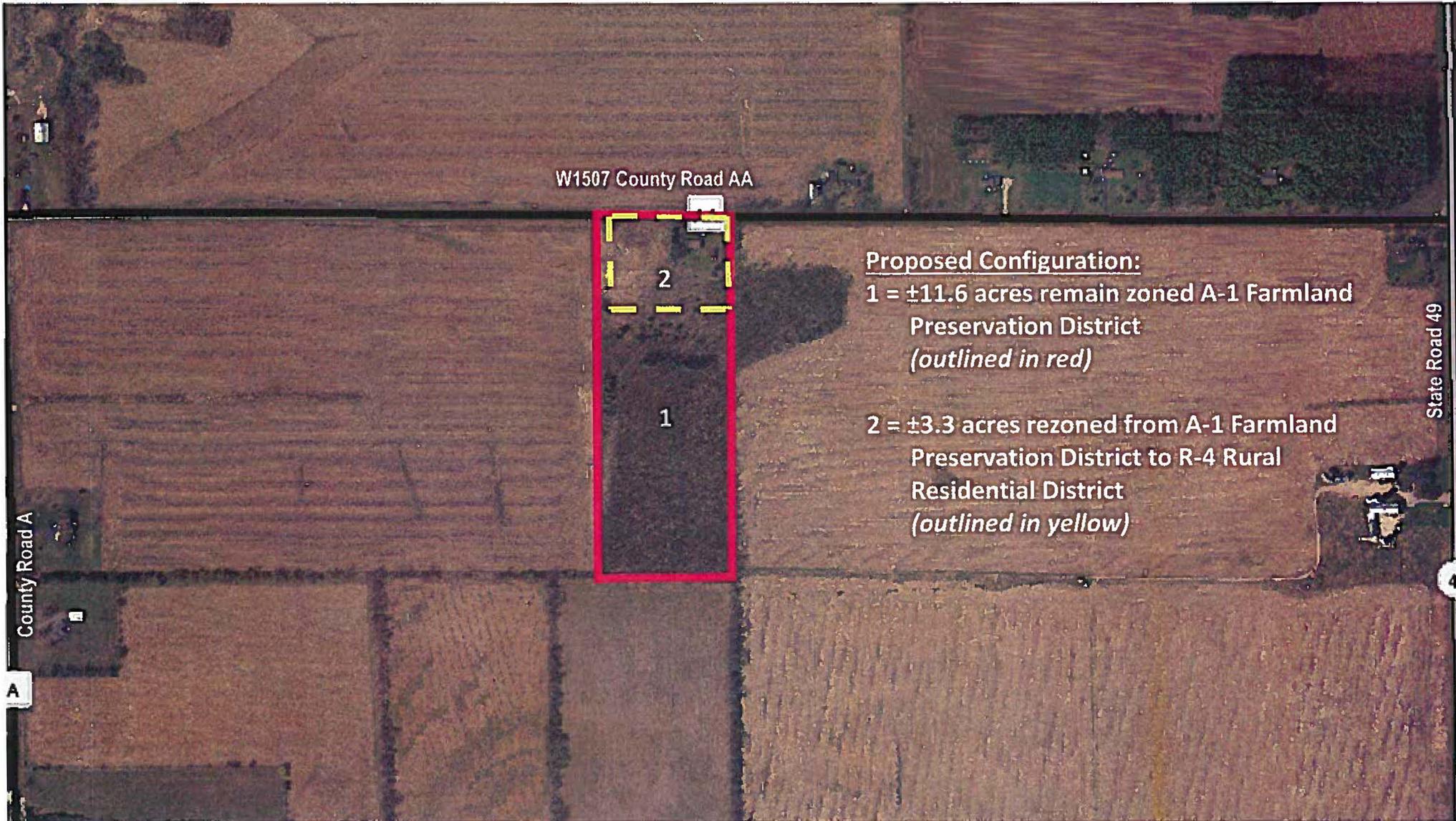
Personally came before me on the _____ day of _____, 2019, the above owner to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____

Owner: Mary L. Athanasiou, Personal Representative for the Estate of John P. Mirr
W1507 County Road AA, Town of Berlin, Parcel #002-00533-0100 (±14.9 acres); Part of the SW¼ of Section 28, T17N, R13E
Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District



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Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District**

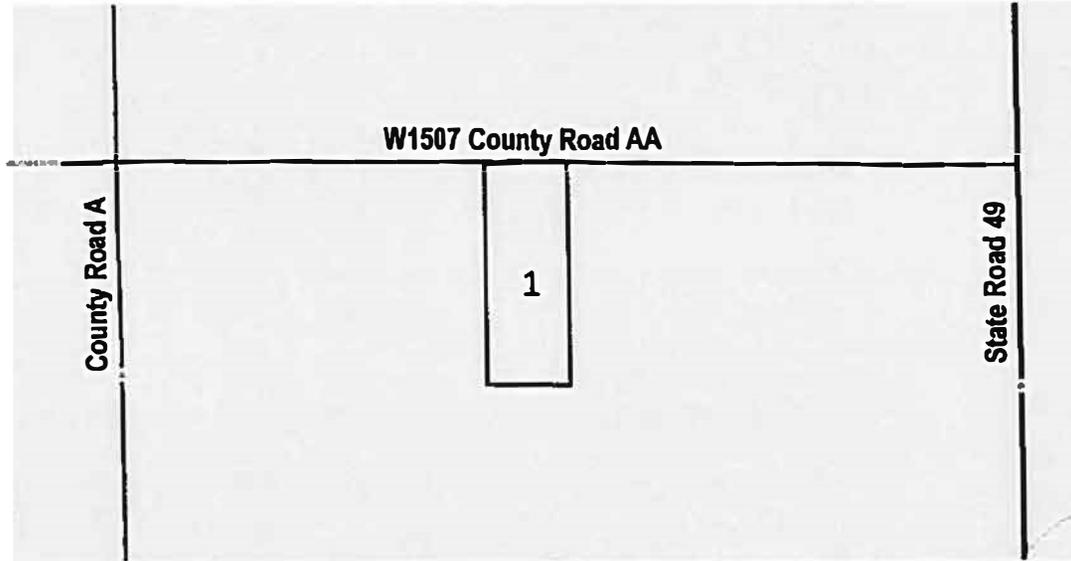


Green Lake County Land Use Planning & Zoning Committee Public Hearing 06/06/19

**Owner: Mary L. Athanasiou, Personal Representative for the Estate of John P. Mirr
W1507 County Road AA, Town of Berlin, Parcel #002-00533-0100 (±14.9 acres); Part of the SW¼ of Section 28, T17N, R13E
Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District**

Existing Configuration:

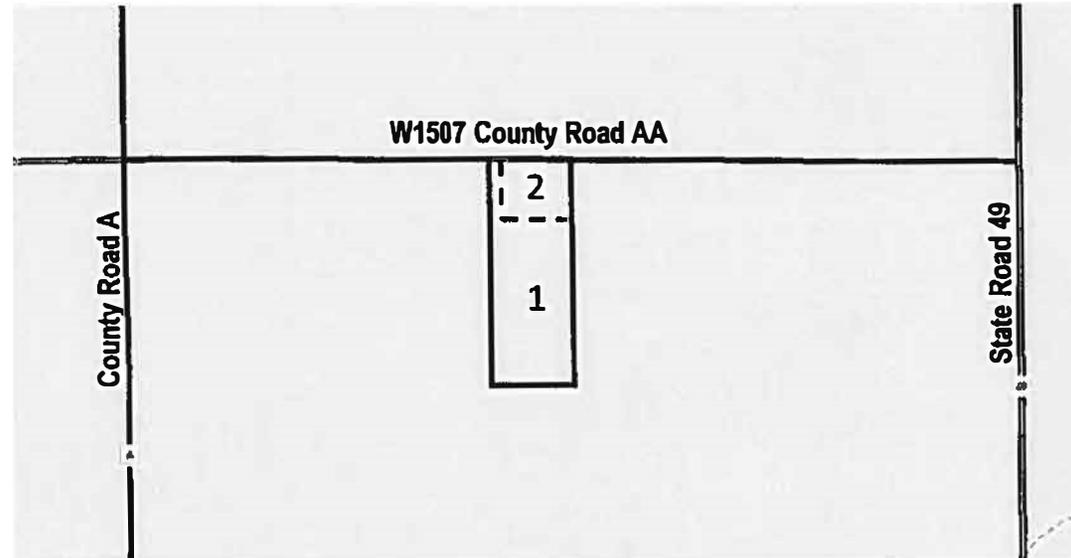
**1 = ±14.9 acre parcel zoned A-1 Farmland
Preservation District
Parcel #002-00533-0100**



Proposed Configuration:

**1 = ±11.6 acres remain zoned A-1 Farmland
Preservation District**

**2 = ±3.3 acres rezoned from A-1 Farmland
Preservation District to R-4 Rural
Residential District**



LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

June 6, 2019

ITEM II: ZONING CHANGE

OWNER:

Michael T. Durant

APPLICANT:

Compass Surveying LLC, Jeffrey S. Butzke, PLS

REQUEST: The applicant is requesting a zoning change from A-1 Farmland Preservation District to R-4, Rural Residential District, ±4.29 acres.

PARCEL NUMBER / LOCATION: The affected parcel number is 004-00398-0100, located in the SW¼ of Section 17, T16N, R13E, Town of Brooklyn. The site proposed for zoning change is located at N6199 County Road A.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel subject to this request is A-1 Farmland Preservation District. Located north of State Highway 23 and south of the Puchyan River, the lands surrounding this parcel are also zoned A-1 Farmland Preservation. To the east are split-zoned A-1 and C-2 lands, as well as a stretch of C-2 Extensive Commercial lands along the highways. This property is north of the Heritage Estates complex, a neighborhood of R-3 Multiple-Family Residence and R-4 Rural Residential District lands.

The Green Lake County Farmland Preservation Plan identifies the land under consideration for this zoning change to be in a Farmland Preservation Area.

For lands subject to this rezone request, there is no mapped floodplain, no inventoried wetlands, and no shoreland zoning jurisdiction. The lands not subject to this rezone request but part of the land division are unbuildable due to wetlands, general floodplain designations, and shoreland-wetland zoning criteria; said lands will be kept in the A-1 zoning district.

ADDITIONAL INFORMATION / ANALYSIS: The owner has an accepted offer to sell the rezoned portion of land, ±4.29 acres, containing a house with an attached garage. The remnant lot (±115.63 acres) will be split between the neighbor and the current owner, and will keep the A-1 zoning, to be used as open space lands reserved for hunting and recreation. Several ordinances and other jurisdictional restrictions prohibit construction on the remnant piece, outside of hunting blinds, stands, etc.

Soils Analysis: (KdB, 152,460 sqft, Kidder fine sandy loam and GhA, 13,068 sqft, Granby loamy fine sand) KdB soils are well-suited to agriculture in Green Lake County, but require irrigation, are prone to organic matter depletion, and are subject to wind erosion. Granby soils are low lying and receive and hold runoff. These soils are not well-suited for agriculture unless tilled or drained. There are no rivers, stream, lakes or wetlands that are down slope of these lands that would preclude them from being fully utilized for agricultural production. However, the lands associated with this rezone have been developed for rural residential use as opposed to agricultural use.

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

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The use of lands under consideration for this rezone request have been used residentially since 2014 and as fallow natural space since 1992. Historic aerial photos from 1992 and before show the land was used for crops, but the sales history indicate it was sold in November of 1992 and 2000, 2005, and 2011 photos show it was not being used for crop production, while 2015 aerial records show progress on the new house construction. Although the farmland preservation zoning district allows for a residence, the district requires the home be an accessory use to agricultural operations. As the land has not been used for crops in 25+ years, and as the subject area for this request does not contain enough acreage to meet the A-1 Farmland Preservation district permitted uses, this land appears to meet the criteria of being better suited to a different zoning district.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The proposed rezone is considered consistent with the county's comprehensive plan, as the request upholds the goal identified to encourage cluster development of similar land uses and encourage development that utilizes existing networks (road, power, etc). This property is within 1,500ft of the state highway, and 1,000ft from the residential development west of the City of Green Lake.**
- 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 are legally restricted to agricultural use. **The property has not been used for agricultural production since the early 1990s, so it appears there is no reduction in lands that have been in productive agricultural use. The remnant will remain in open space use.**

TOWN OF BROOKLYN: An Action Form requesting the Town of Brooklyn's input related to this zoning change request was mailed to the Town Clerk on April 5, 2019. The Brooklyn Town Board did not object to and approved the rezone request as presented.

Please type or use black ink

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

GENERAL APPLICATION

Fee \$375.00 (not refundable)

Date 4/1/2019

Zone Change from A-1 to R 4

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT (1)

Name Compass Surveying, LLC (Jeffrey S. Butzke, WI P.L.S. #S-2801) {Applicant}

Mailing Address N3756 Hickory Road, Fond du Lac, WI 54937

Phone Number (920) 517-1683 (Cell) / (920) 517-2417 (Office)

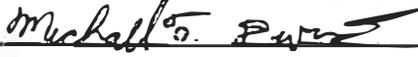
Signature  Date 4/1/2018

PROPERTY OWNER / APPLICANT (2)

Name Michael T. Durant {Property Owner}

Mailing Address 1715 Crestview Drive, Oshkosh, WI 54904

Phone Number (920) 642-3471

Signature  Date 4/1/2018

PROPERTY INFORMATION

Town of Brooklyn Parcel Number(s) A part of Parcel No. 004-00398-0100

Acres 4.287 acres Lot 1 Block _____ Subdivision A part of CSM #3517

Section 17 Town 16 North Range 13 East

Location of Property N6199 C. T.H. "A", Green Lake, WI 54941

Legal Description Proposed Lot 1 of the attached Certified Survey Map. Also shown and described on the attached Zoning Exhibit and Zoning Description.

Current Zoning Classification A-1 Current Use of Property Single Family Residential

Detailed Description of Proposed Use This rezoning is being requested for the creation of a 4.287 acres lot which is currently a Single Family Residential property. This lot is being split off of a much larger parcel and is shown on the attached Certified Survey Map. The Zoning District being requested is the R-4 ~~the~~ the A-1 district. The remaining lots of this proposed CSM are to remain in the A-1 district. from

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

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

**Certified Survey Map #3517 for Parcel
#004-00398-0100, N6199 County Road A.
Surveyed and recorded in 2015.
(outlined in green)**



CSM3517
RECORDED ON:
06/15/2015 02:25PM
REC FEE: \$30.00

VOL. 20 OF CSM PG. 3517

CERTIFIED SURVEY MAP

FOR
**MICHAEL T. DURANT &
SHAWN AND JENNIFER HEIDEL**

SARAH GUENTHER
REGISTER OF DEEDS
GREEN LAKE, WI
TRANSFER FEE:

LOT 1, CSM #3445, VOL 19, PG. 3445 AND THE NW 1/4 OF THE NW 1/4,
THE SW 1/4 OF THE NW 1/4, A PART OF THE SE 1/4 OF THE NW 1/4, A
PART OF THE NW 1/4 OF THE SW 1/4, A PART OF THE SW 1/4 OF THE
SW 1/4, A PART OF SE 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE
SW 1/4, SECTION 17, T. 16 N.-R. 13 E., TOWN OF BROOKLYN,
GREEN LAKE COUNTY, WISCONSIN.

PART OF TAX PARCEL NUMBERS:
004-00398-0000, 004-00399-0000,
004-00400-0000, 004-00401-0000,
004-00402-0000 & 004-0403-0100

LEGEND:

- 3/4" x 18" REBAR SET WEIGHING 1.50 LB/FT.
- ▲ 1" IRON PIPE FOUND.
- 3/4" IRON ROD FOUND.
- △ BERSTEN SURVEY SPIKE WITH WASHER FOUND.
- BROKEN OFF BERSTEN SURVEY SPIKE FOUND.
- ⊙ 60D SPIKE FOUND.
- ⊕ CAST BRASS MON. FOUND.
- ⊗ WELL

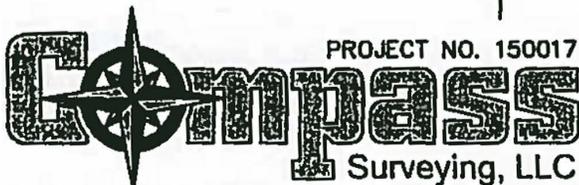
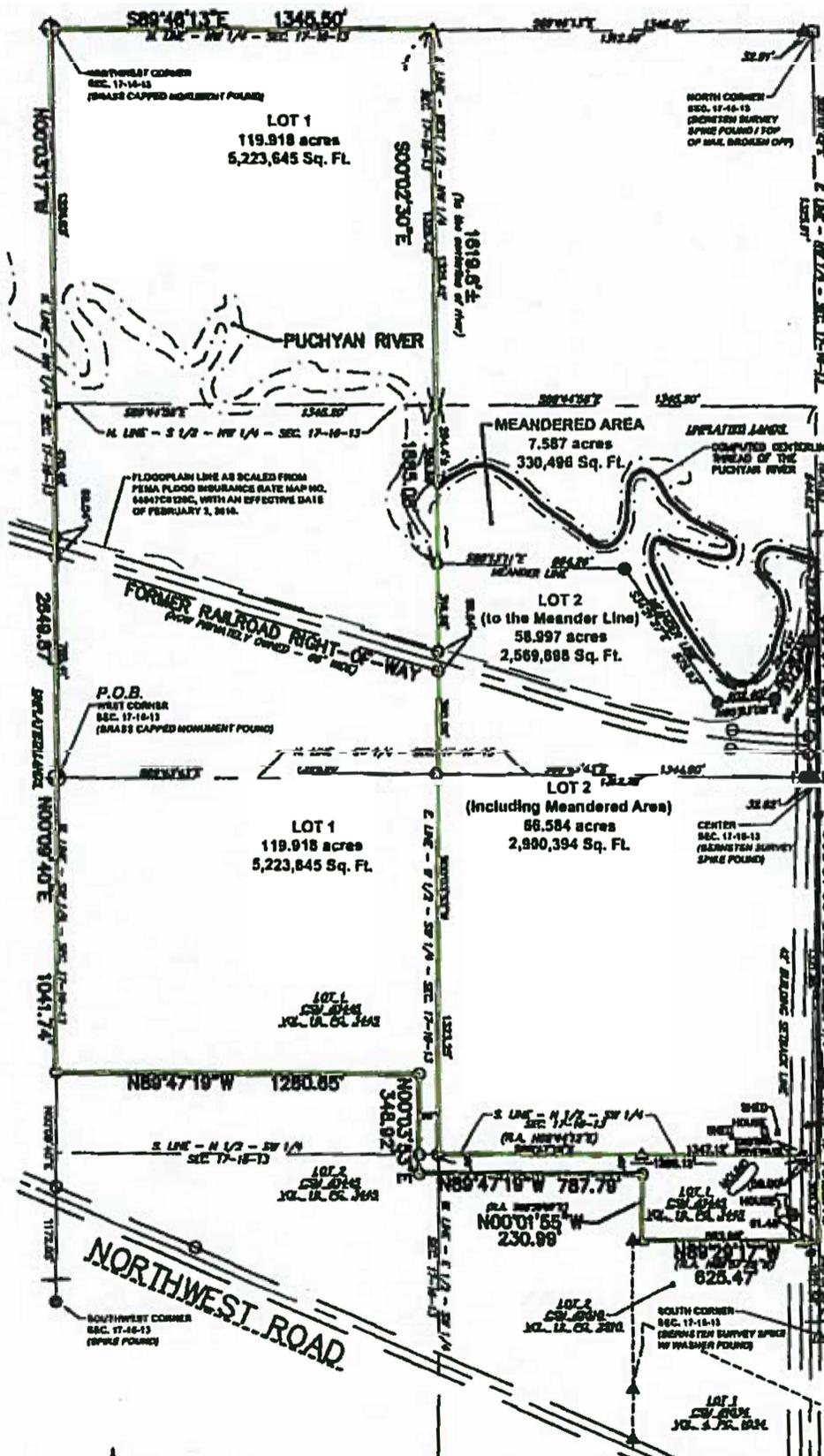
**TOTAL AREA
(to the Meander Line)**
178.915 acres
7,793,543 Sq. Ft.

**TOTAL AREA
(Including Meandered Area)**
186.502 acres
8,124,039 Sq. Ft.

OWNERS & SUBDIVIDERS:

MICHAEL T. DURANT
755 JEFFERSON STREET
OSHKOSH, WI 54901

SHAWN & JENNIFER HEIDEL
8314 CAREFREE CIRCLE
INDIANAPOLIS, IN 46236



611 Kinaswood Avenue | Fond du Lac, WI 54935

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN LAKE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 17, T. 16 N.-R. 13 E., HAS A BEARING OF N00°09'40"E.



VOLUME 20 OF CSM PG. 3517 SHEET 1 OF 8 SHEETS

Site Plan/Proposed Certified Survey Map

for a 4.29 acre lot rezoned from

A-1 Exclusive Agriculture District to

R-4 Rural Residential District.



CERTIFIED SURVEY MAP

FOR

MICHAEL T. DURANT &

BERT & AMY BRIESE JOINT REVOCABLE TRUST

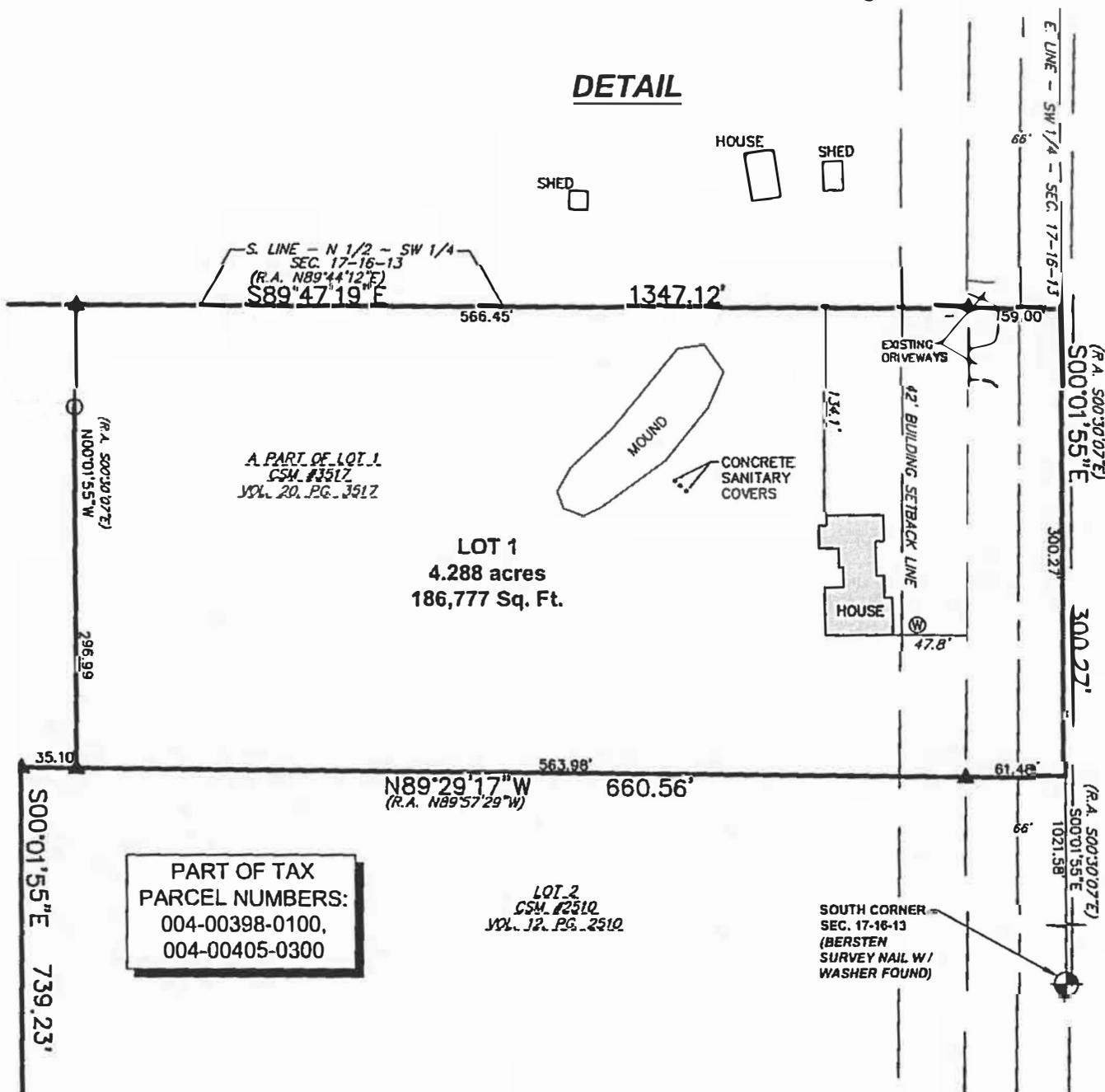
A RE-DIVISION OF LOT 2, CSM #3445, VOL. 19, PG. 3445 AND A RE-DIVISION OF LOT 1, CSM #3517, VOL. 20, PG. 3517, BEING A PART OF THE SE 1/4 OF THE SW 1/4, A PART OF THE SW 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4, SECTION 17, T. 16 N.-R. 13 E., TOWN OF BROOKLYN, GREEN LAKE COUNTY, WISCONSIN.

TOTAL AREA
154.918 acres
6,748,245 Sq. Ft.

LEGEND:

- 3/4" x 18" REBAR SET WEIGHING 1.50 LB/FT.
- ▲ 1" IRON PIPE FOUND.
- 3/4" IRON ROD FOUND.
- △ BERSTEN SURVEY SPIKE WITH WASHER FOUND.
- BROKEN OFF BERSTEN SURVEY SPIKE FOUND.
- ⊙ 60D SPIKE FOUND.
- ⊕ CAST BRASS MON. FOUND.
- ⊗ WELL

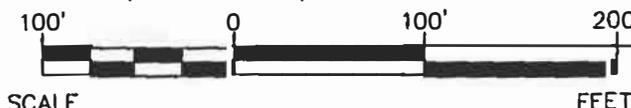
DETAIL



PROJECT NO. 190002

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN LAKE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 17, T. 16 N.-R. 13 E., HAS A BEARING OF N00°09'40"E.

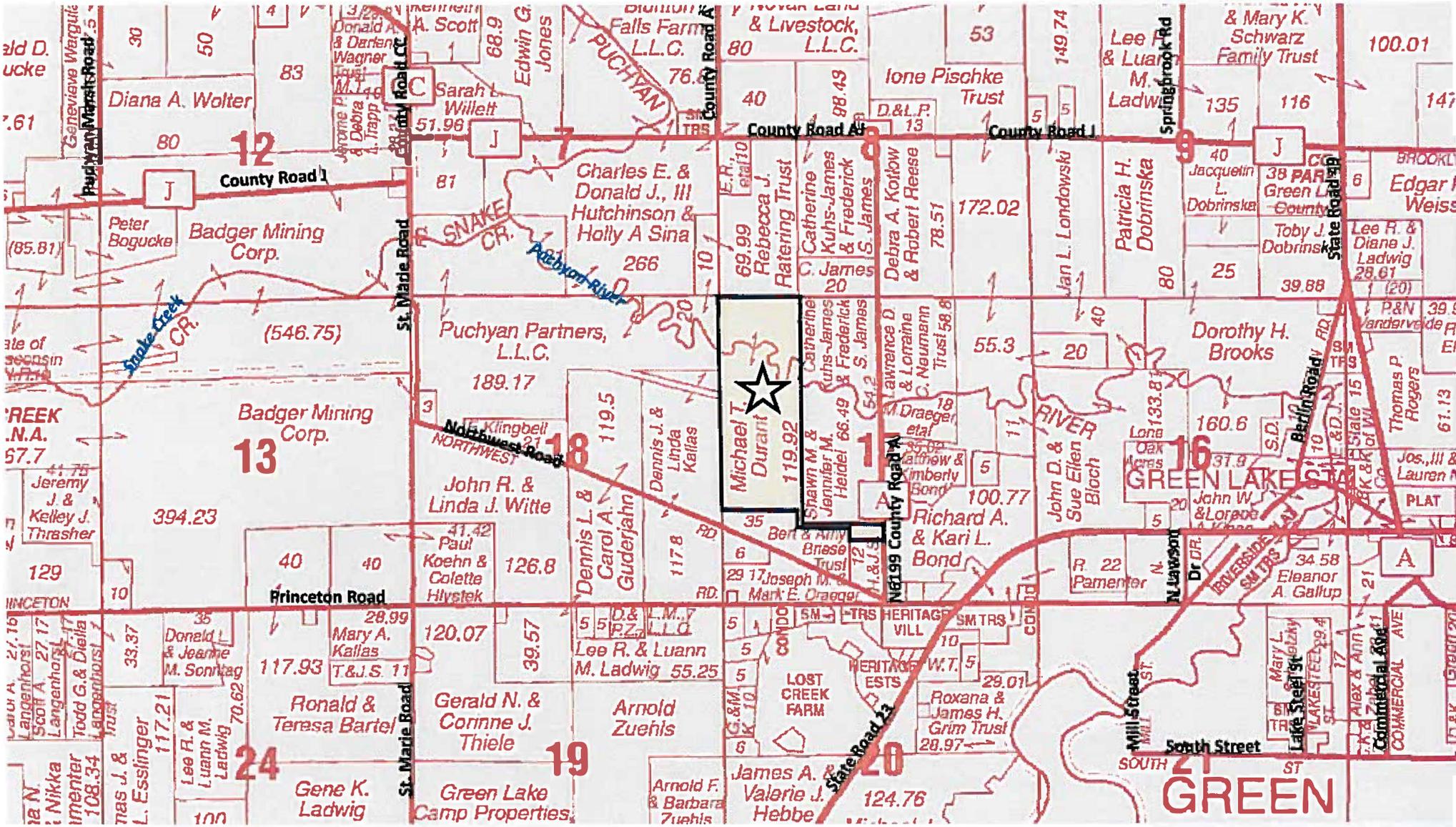
1" = 100'



N3756 Hickory Road | Fond du Lac, WI 54937

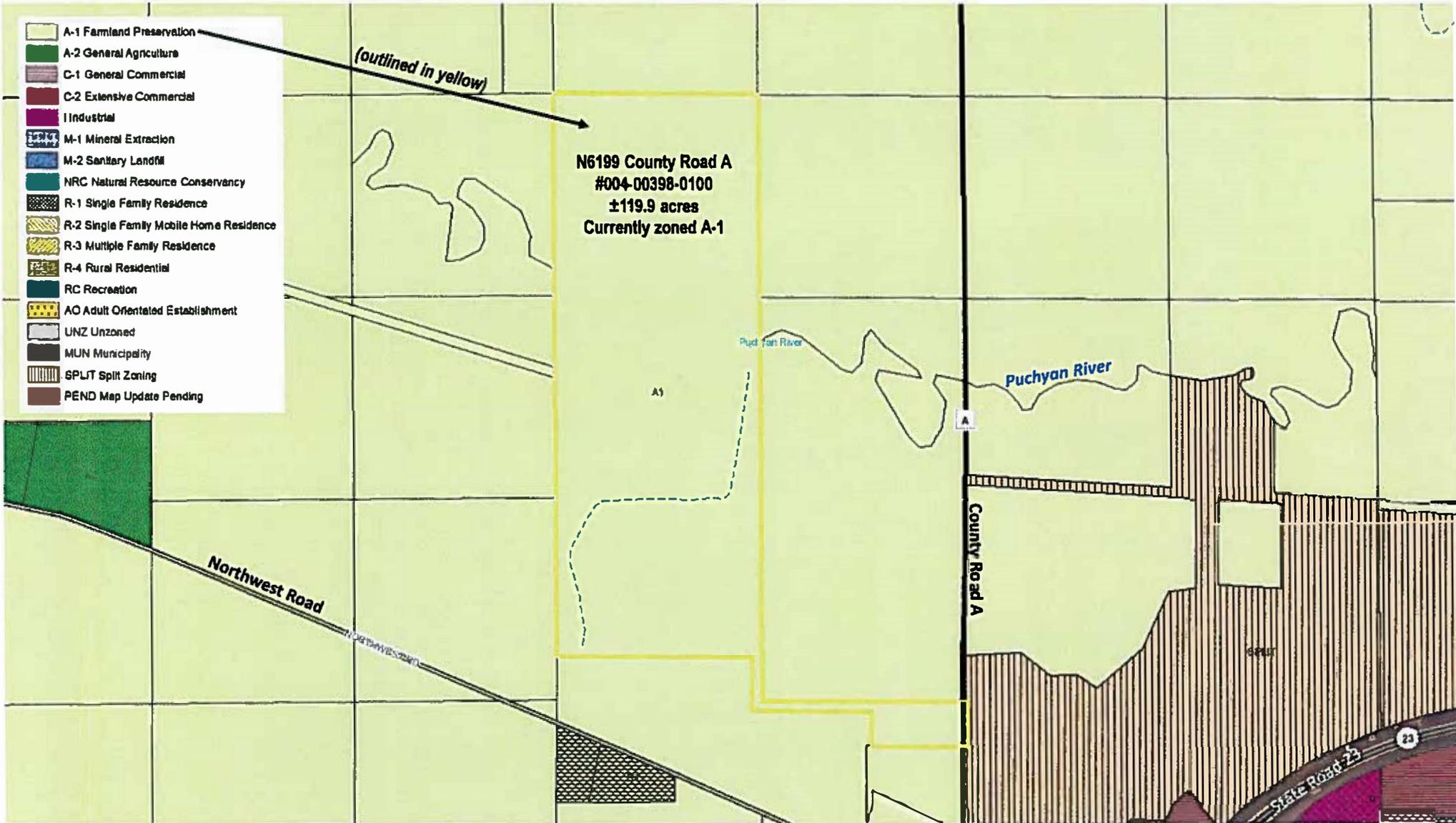
VOLUME _____ PAGE _____ SHEET 4 OF 8 SHEETS

Owner: Michael T. Durant Applicant: Compass Surveying, LLC, Jeffrey S. Butzke, PLS
N6199 County Road A, Town of Brooklyn, Parcel #004-00398-0100 (±119.9 acres); Part of Certified Survey Map 3517, Section 17, T16N, R13E
Rezone ±4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District



Green Lake County Land Use Planning & Zoning Committee Public Hearing 06/06/19

Owner: Michael T. Durant Applicant: Compass Surveying, LLC, Jeffrey S. Butzke, PLS
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Green Lake County Land Use Planning & Zoning Committee Public Hearing 06/06/19

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Rezone ±4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District



Part of #004-00398-0100
Proposed ±4.29 acre lot
Rezoned from A-1 to R-4

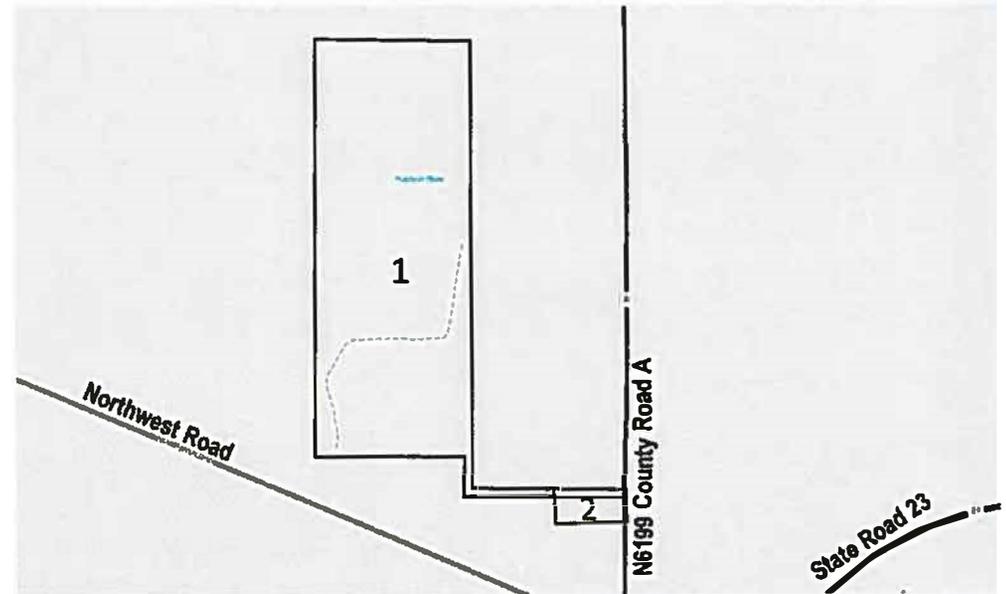
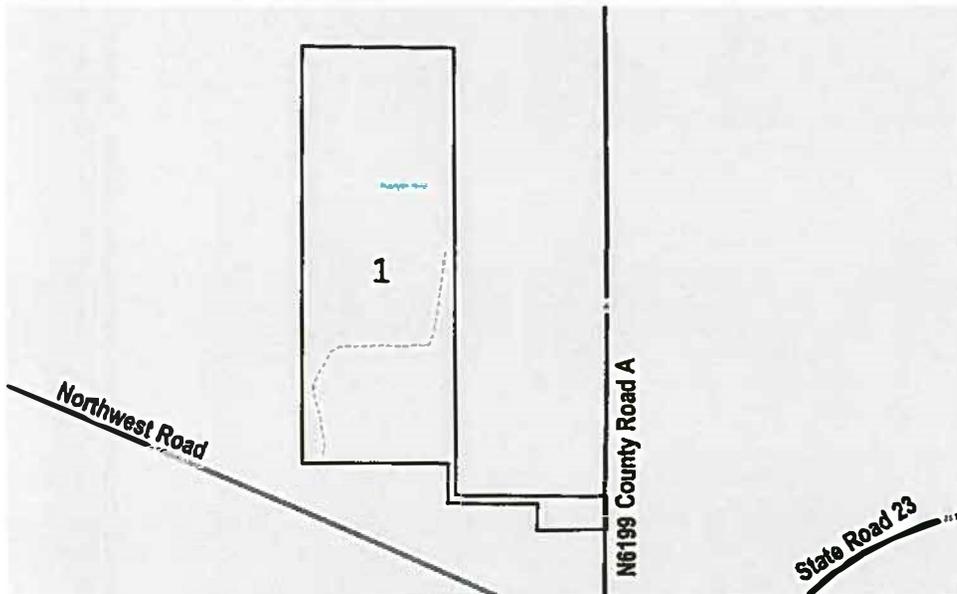
Owner: Michael T. Durant Applicant: Compass Surveying, LLC, Jeffrey S. Butzke, PLS
N6199 County Road A, Town of Brooklyn, Parcel #004-00398-0100 (±119.9 acres); Part of Certified Survey Map 3517, Section 17, T16N, R13E
Rezone ±4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District

Existing Configuration:

1 = ±119.9 acre parcel currently zoned A-1 Farmland Preservation District
Parcel #004-00398-0100

Proposed Configuration:

1 = ±115.61 acre parcel remains zoned A-1 Farmland Preservation District
2 = ±4.29 acre parcel rezoned from A-1 Farmland Preservation District to R-4 Rural Residential District



TOWN BOARD ACTION

Rezone 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 14-MAY-2019.

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.**

Owner: Michael T. Durant

Applicant: Compass Surveying, LLC, Jeffrey S. Butzke, PLS

Site Location: N6199 County Road A

General legal description: #004-00398-0100 (±119.9 acres); Part of Certified Survey Map 3517, Section 17, T16N, R13E, Town of Brooklyn.

Request: Rezone ±4.29 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

Planned public hearing date: June 6, 2019

Michelle West Townshier
Town Representative

14-May-2019
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: May 15, 2019

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, May 16, 2019**

CALL TO ORDER

Chairman Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

Present: William Boutwell, Robert Lyon, Harley Reabe, Curt Talma, Peter Wallace

Absent:

Also Present: Matt Kirkman, Land Use Planning and Zoning Director
Krista Kamke, Code Enforcement Officer
Carole DeCramer, Committee Secretary
Dawn N. Klokow, Corporation Counsel

PUBLIC COMMENT - None

CLOSED SESSION PER WIS. STAT. S. 19.85(1)(G) TO CONFER WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED. RE: THE CASE IS 18 CX 04 – A ZONING VIOLATION. THE COMMITTEE MAY RECONVENE IN OPEN SESSION TO ACT UPON THE MATTERS DISCUSSED IN CLOSED SESSION.

4:33 p.m. Motion by Boutwell/Reabe, the committee moved to closed session per Wis. State. s. 1985(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Re: The case is 18 CX 04 – a zoning violation.

Roll call: Boutwell - aye, Lyon - aye, Reabe - aye, Talma - aye, Wallace – aye.

Motion carried.

RECONVENE TO OPEN SESSION FOR FURTHER ACTION.

5:00 p.m. Motion by Reabe/Boutwell, the committee reconvened to open session.

Roll call: Boutwell - aye, Lyon - aye, Reabe - aye, Talma - aye, Wallace – aye.

Motion carried.

The committee directed Corporation Counsel Klokow to follow the directive discussed in closed session.

DISCUSS AMENDMENTS TO CHAPTER 338 SHORELAND ZONING ORDINANCE

The committee discussed the proposed ordinance amendments as presented by staff.

Randy Douglas, Badger Engineering and Construction, LLC, was in attendance to ask questions and discuss some of the amendments.

Boutwell was excused at 5:31 p.m.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items
- b. Next meeting date
 - June 6, 2019
 - Business meeting – 5:15 p.m.
 - Public hearing – 6:00 p.m.

ADJOURN

6:16 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

Land Use Violation Report 06/06/19



Status	Town	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# of Vios
NOV sent	Berlin	N8230 County Road F	THIEL TAMARA L	Junk	350-14 D and 350-21 C and D: Junk and 12 unregistered vehicles present. HHS working on cleaning	11/14/2018	1
NOV sent	Brooklyn	N5736 Spaulding Hill Rd	THRESHER MICHAEL P	Junk	350-14 D. - Appliances and furniture sitting in yard; Working on inventory of items remaining to pair	5/24/2018	1
FNOV sent	Brooklyn	N Lawson St	EGBERT EXCAVATING INC	Zoning	Expansion of a use which requires new conditional use permit; Has started application for CUP and	4/5/2018	3
CC	Marquette	W6853 Puckaway Rd	HUTTON-OKPALAEKE MATTHEW U	Zoning	Violation resolved; CC pursuing forfeiture (1/17/19).	8/13/2018	1

NOV = Notice of Violation
FNOV = Final Notice of Violation
CC = Corporation Counsel

TOWN BOARD ACTION

Rezone Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Berlin, County of Green Lake, took the following action on May 20th, 2019.

Does not object to and approves of λ

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

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

Owner: Mary L. Athanasiou, Personal Representative for the Estate of John P. Mirr

Site Location: W1507 County Road AA

General legal description: #002-00533-0100 (±14.9 acres); Part of the SW¼ of Section 28, T17N, R13E, Town of Berlin.

Request: Rezone ±3.3 acres from A-1 Farmland Preservation District to R-4 Rural Residential District. To be identified by certified survey map.

Planned public hearing date: June 6, 2019

Brenda Muehle, Clerk/Treas.
Town Representative

5/20/19
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: May 15, 2019