NOTICE OF MEETING

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE AND EXTENSION COMMITTEE

April 9, 2019 4:00 PM

Sheboygan County Administration Building
508 New York Avenue, Sheboygan
Room 302

AGENDA

Call Meeting to Order
Certification of Compliance with Open Meeting Law
Approval of Minutes
- PRAE Committee - Regular Meeting – March 12, 2019

Public Input and Comments on Agenda Items/Non-Agenda Items

Public Hearing

To consider an application from Kohler Company to rezone a total of 3000 square feet of wetlands located in Government Lot 4, SW ¼, SE ¼ and SE ¼, SE ¼, Section 34, T16N-R23E, Town of Mosel, from the "Shoreland-Wetland District" to the "Shoreland District", to allow for the construction of an access driveway associated with a proposed chapel development in the Shoreland jurisdiction of Lake Michigan, pursuant to Section 72.09(4) of the *Sheboygan County Shoreland Ordinance*.

Close Public Hearing

Consideration of an application from Kohler Company to rezone a total of 3000 square feet of wetlands located in Government Lot 4, SW ¼, SE ¼ and SE ¼, SE ¼, Section 34, T16N-R23E, Town of Mosel, from the "Shoreland-Wetland District" to the "Shoreland District", to allow for the construction of an access driveway associated with a proposed chapel development in the Shoreland jurisdiction of Lake Michigan, pursuant to Section 72.09(4) of the *Sheboygan County Shoreland Ordinance*.

Public Hearing

To consider an application from Kohler Company for a Conditional Use Permit to allow a chapel within the Shoreland District of Lake Michigan. Property is located in Government Lot 4, SW ¼, SE ¼ and SE ¼, SE ¼, Section 34, T16N-R23E, Town of Mosel, pursuant to Section 72.10(4)(e) and (i) of the *Sheboygan County Shoreland Ordinance*.

Close Public Hearing

Consideration of an application from Kohler Company for a Conditional Use Permit to allow a chapel within the Shoreland District of Lake Michigan. Property is located in Government Lot 4, SW ¼, SE ¼ and SE ¼, SE ¼, Section 34, T16N-R23E, Town of Mosel, pursuant to Section 72.10(4)(e) and (i) of the *Sheboygan County Shoreland Ordinance*.

Correspondence

Consideration of Door County Resolution regarding the support of a National Estuarine Research Reserve (NERR) Designation for Northeast Wisconsin

Consideration of Outagamie County Resolution regarding the support of the Knowles-Nelson Stewardship Program

Planning & Conservation

Consideration of Department Grant Application

Other Department Project and Program Management Updates
Consideration and Approval of Attendance at Other Meetings/Functions
Travel Report and Report of Meetings and Functions Attended
Review and Approve Vouchers
Adjournment
Next scheduled meetings

- April 23, 2019 at 4:00 PM (UW Extension Focus)
- May 14, 2019 at 4:00 PM (Planning & Conservation Focus)

Prepared by:
Karsen Gosh, Recording Secretary
(920) 459-1370

Approved by:
Fran Damp, Chairperson
(920) 698-2110

NOTE: The Committee welcomes all visitors to listen & observe, but only Committee members & those invited to speak will be permitted to do so, except for the Public Hearing portion of this meeting where any interested person can speak. Person with disabilities needing assistance to attend or participate should contact the County Planning & Conservation Department at 920/459-3060 prior to the meeting so that accommodations may be arranged.

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board,* Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

SHEBOYGAN COUNTY PLANNING, RESOURCES, AGRICULTURE, & EXTENSION COMMITTEE MINUTES

Sheboygan County UW-Extension Office
5 University Drive
Sheboygan, WI
Room 5024

March 12, 2019 **Called to Order: 4:00 PM** **Adjourned: 5:32 PM**

MEMBERS PRESENT: Supervisor Fran Damp, Supervisor Keith Abler, Supervisor Henry Nelson, Supervisor Jim Baumgart, Supervisor Paul Gruber, and FSA Member Stanley Lammers

MEMBERS ABSENT: NONE

OTHERS PRESENT: Aaron Brault, Karsen Gosh, Kathryn Fabian, Kevin Stange, Tim Cook, Sarah Majerus, Jon Butt, Jeff Freye

Chairperson Damp called the meeting to order at 4:00 PM and verified the meeting notice had been posted on March 8, 2019 at 9:30 AM and that the meeting was in compliance with the Wisconsin Open Meeting Law.

Supervisor Abler made a motion to approve the January 8, 2019 Planning, Resources, Agriculture and Extension Committee minutes. Supervisor Nelson seconded the motion. Motion carried unanimously.

Chairperson Damp opened the public hearing at 4:02 PM.

> To consider an application from Miller Engineers and Scientists, on behalf of Milk Specialties Global, to rezone a total of approximately 120 square feet of wetlands located in Section 8, T13N-R21E, Town of Sherman, from the "Shoreland-Wetland District" to the "Shoreland District", to allow for the placement of a pipeline outfall adjacent to the North Branch of the Milwaukee River, pursuant to Section 72.09(4) of the *Sheboygan County Shoreland Ordinance*.

Kathryn Fabian, of the Planning & Conservation Department, noted that the public hearing notice was posted on February 20 and February 27 in compliance with state statute. Mrs. Fabian gave an overview of the proposed project and addressed questions from the Committee. Mr. Butt of Symbiont answered questions from the Committee. Mr. Freye asked a number of questions. Mr. Butt answered them and Mr. Freye stated the answers were satisfactory before leaving the meeting.

Public Hearing closed at 4:28 PM.

Supervisor Nelson made a motion to approve the wetland rezone as proposed, Mr. Lammers seconded the motion. Supervisor Baumgart made a recommendation to amend the conditions to include a visit to the site in question prior to taking a vote. Supervisor Abler noted there was ample time to review the site prior to the meeting and during his visit he noted nothing of concern. The amendment failed for lack of a second. The original motion carried with Supervisor Baumgart voting nay.

Planning & Conservation – Mr. Stange led the discussion on violation options pertaining to the Sheboygan County Sanitary Ordinance and answered questions from the Committee regarding violations that are outstanding for years at a time that see no movement towards compliance in regards to polluting the County's water. One option Corporation Counsel suggested was, after all other options have been exhausted, the County could step in to bring the system into compliance and charge back the cost to the landowner on their taxes. Mr. Lammers also recommended that a resolution be drafted in favor of potentially amending the State Statute to again allow septic inspections at sale of property. Supervisor Nelson motioned and Supervisor Abler seconded to support this option and to work with Corp. Counsel, the Finance Department, and County Treasurer's office to determine the terms of the payback. Motion carried unanimously.

Mr. Brault explained the resolution regarding the Snowmobile Aids Program to the Committee. Supervisor Abler made a motion to approve. Mr. Lammers seconded the motion. Motion carried unanimously.

Mr. Brault discussed the opportunity for Department staff to attend a Parks and Recreation Summit in Dallas, Texas. Supervisor Nelson made a motion to approve the travel and Supervisor Gruber seconded the motion. Motion carried unanimously.

Mr. Brault gave an overview of the Shared Services Agreement with the City of Plymouth and answered questions from the Committee. Supervisor Baumgart made a motion to approve the agreement and Supervisor Abler seconded the motion. Motion carried unanimously.

Mr. Brault gave a brief update on the Department involving the Household Hazardous Waste Program, the Tree & Shrub Sale, Amsterdam Dunes, and discussed his recent stormwater presentation to the Great Lakes Gang at Grant Elementary School.

Mr. Stange gave a brief overview of his attendance and presentation at the 2019 National Precast Show in Louisville, Kentucky that was approved by the Committee in December 2018.

Supervisor Abler made a motion to approve the vouchers. Mr. Lammers seconded the motion and the motion carried unanimously.

Mr. Lammers moved and Supervisor Abler seconded to adjourn. Motion carried unanimously with adjournment at 5:32 PM.

Next meeting (UW-Extension focus) is scheduled for Tuesday, March 26, 2019. Next meeting (Planning & Conservation and Register of Deeds focus) is scheduled for Tuesday, April 9, 2019.

Prepared by:
Karsen Gosh
Recording Secretary

Approved by:
Fran Damp, Chairperson
(920) 698-2110

HEARING NOTICE

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICUTURE & EXTENSION COMMITTEE

Tuesday, April 9, 2019 4:00 P.M.

Sheboygan County Administration Building
508 New York Avenue, Sheboygan
Room 302

Please Take Notice: That the Sheboygan County Planning, Resources, Agriculture & Extension Committee of the Sheboygan County Board will hold public hearings pursuant to Wis. Stat. § 59.69 and 59.694 and Section 72.25 Sheboygan County Shoreland Ordinance at the time, date, and location set forth above for the following purposes:

(1) To consider an application from Kohler Company to rezone a total of 3000 square feet of wetlands located in Government Lot 4, SW ¼, SE ¼ and SE ¼, SE ¼, Section 34, T16N-R23E, Town of Mosel, from the "Shoreland-Wetland District" to the "Shoreland District", to allow for the construction of an access driveway associated with a proposed chapel development in the Shoreland jurisdiction of Lake Michigan, pursuant to Section 72.09(4) of the *Sheboygan County Shoreland Ordinance*.

(2) To consider an application from Kohler Company for a Conditional Use Permit to allow a chapel within the Shoreland District of Lake Michigan. Property is located in Government Lot 4, SW ¼, SE ¼ and SE ¼, SE ¼, Section 34, T16N-R23E, Town of Mosel, pursuant to Section 72.10(4)(e) and (i) of the *Sheboygan County Shoreland Ordinance*.

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE & EXTENSION COMMITTEE

_____

Henry Nelson, Secretary

HN/kg

Dated at Sheboygan, Wisconsin, this 13th day of March, 2019

NOTE: The Committee welcomes all visitors to listen & observe, but only Committee members & those invited to speak will be permitted to do so, except for the Public Hearing portion of this meeting where any interested person can speak. Person with disabilities needing assistance to attend or participate should contact the County Planning & Conservation Department at 920/459-3060 prior to the meeting so that accommodations may be arranged.

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board,* Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

HEARING FEE - $650.00

SHEBOYGAN COUNTY PLANNING & CONSERVATION DEPARTMENT
Administration Building, 3rd Floor
508 New York Avenue
Sheboygan, WI 53081-4126
(920) 459-3060

RECEIVED
MAR 12 2019
SHEBOYGAN COUNTY
PLANNING & CONSERVATION

APPLICATION FOR REZONING OF WETLANDS

Applicant or Agent Kohler Company (Contact: Jay Hoekstra)

Mailing Address 444 Highland Drive Kohler, WI 53044 Phone (920) 457-4441 ext. 77211

Owner of Property Kohler Company (Contact: Jay Hoekstra)

Mailing Address 444 Highland Drive Kohler, WI 53044 Phone (920) 457-4441 ext. 77211

LOCATION / LEGAL DESCRIPTION OF PROPERTY

Project Address See Attached Tax Key Number 59014187360

___¼, ___¼ of Section _____, Town of _____ T # _____

Subdivision N/A Block N/A Lot GOVT Lot 4

Lot Size 44.200 Acres Size of Area to be Rezoned * 3,000 sq. ft.

Present Use See Attached

Proposed Use See Attached

Reasons for Rezoning Request See Attached

* Size of area to be rezoned shall include depth of fill; if driveway is proposed, width should include side slopes of no less than 2:1 slope.

Date 3-12-19 Signed _____
Applicant/Agent/Owner

ATTACH THE FOLLOWING:

1. Map and/or Plot Plan defining area involved and project dimensions.
2. Photographs of property.

SUBMIT ORIGINAL & 9COPIES OF APPLICATION AND 10 SETS OF ATTACHMENTS

Date received by Department 3/12/19 Staff Initials KF

DEPARTMENT ATTACHMENTS:

1. Shoreland-floodplain-Wetland Map
2. Soil Survey
3. Topo Map
4. Floodplain Map
5. Aerial Photo

Project Address

Legal Description; GOVT LOT 4, SEC 34, BEING PRT SW SE & PRT SE SE.

Situate on Playbird Road, in the Town of Mosel, Sheboygan County, Wisconsin.

Part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ and part of the Northeast ¼ and Southeast ¼ of the Southwest ¼ of Section 34, Town 16 North, Range 23 East, in the Town of Mosel, Sheboygan County, Wisconsin.

Present Land Use

- Hiking
- Access to lake Michigan
- Hunting
- Active Farm field to the Northwest

Proposed Land Use

- Kohler proposes to build a chapel that provides a unique destination for special events
  - Weddings, funerals, special gatherings
- Part of Destination Kohler business plan to enhance guest experiences and options
- Site was selected because of the unique natural features
  - Remote and tranquil, forested, bluff, viewshed
- Project includes Chapel, access via Playbird Road, drive, parking areas, stormwater BMPs
- Chapel and processional highlight the natural property features
- Low impact development that fits into the unique setting
  - Small building footprint, minimal drive width

Reasons for Rezoning Request

To allow for the construction of a driveway associated with the proposed chapel development.

Sheboygan County
Planning & Conservation Department
Administration Building 508 New York Avenue Sheboygan, WI 53081-4126
P: (920) 459-3060 F: (920) 459-1371
E: plancon@sheboygancounty.com
Director
Aaron C. Brault

Staff Report

DATE: April 2, 2019

TO: Chairwoman Fran Damp and Members of the Planning, Resources, Agriculture, & Extension Committee

C: Mika Frank, Kohler Company
Town of Mosel
Aaron Brault, County Planning & Conservation Director
Dale Rezabek, WDNR Regional Shoreland Specialist

FROM: Kathryn Fabian, Zoning Administrator KF

RE: March 12, 2019 Application for Rezoning of Wetlands by the Kohler Company, requesting approximately 3,000 square feet of wetland be rezoned from the Shoreland-Wetland District to the Shoreland District. The rezoning is requested to allow for the construction of a driveway associated with a proposed chapel on the bluff of Lake Michigan. The wetlands are located on a 44.2 acre property owned by the Kohler Company in Government Lot 4, Part of the SW ¼, SE ¼ and Part of the SE ¼, SE ¼, Section 34, Town of Mosel.

A. Background

Property Owner: Kohler Company
444 Highland Drive
Kohler, WI 53044

Sheboygan County's shoreland and floodplain zoning jurisdiction applies to the unincorporated areas of the County that fall within 1,000 feet of the ordinary high water mark (OHWM) of navigable lakes, ponds, and flowages, within 300 feet of the OHWM of navigable rivers, streams, and intermittent streams, or to the landward edge of the floodplain (whichever is greater). The shoreland-wetlands impacted by the proposed chapel project are within the shoreland district of Lake Michigan. When considering an application for a wetland rezoning, Section 72.09(4)(b) of the *Sheboygan County Shoreland Ordinance* (hereinafter referred to as "Shoreland Ordinance") states a wetland or portion thereof in the Shoreland-Wetland District shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

1. Storm and flood water storage capacity.
2. Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland.
3. Filtering or storage of sediments, nutrients, heavy metals, or organic compounds that would otherwise drain into navigable waters.
4. Shoreline protection against soil erosion.
5. Fish spawning, breeding, nursery or feeding grounds.
6. Wildlife habitat.

7. Wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas as defined in *Wisconsin Administrative Code*, Chapter NR 103.04. Lake Michigan is designated as an area of special natural resource interest.

B. Analysis

The proposed wetland disturbance is part of a project to construct a chapel, parking area, and driveway on a currently vacant parcel. The proposed driveway will enter off of the east end of Playbird Road, run north for approximately 700 feet and then turn east for approximately 700 feet before coming to a 59 stall parking lot and walkway leading to the 33.5' by 90' chapel. In addition to the 3,000 square feet of wetland disturbance on the eastern stretch of the driveway, an area of approximately 2,500 square feet of wetlands will be disturbed just off of Playbird Road; however, this area is beyond the shoreland jurisdiction and is not subject to a rezone at the County level.

Please note the following:

- The chapel will be used for private events such as weddings, funerals, and other special gatherings.
- The chapel will be located approximately 120 feet from the edge of the Lake Michigan bluff. The Sheboygan County Shoreland Ordinance requires structures be located at a minimum of 100 feet from the edge of the bluff.
- The subject parcel is 44.2 acres in size but is part of 150 contiguous acres owned by the Kohler Company between Lakeshore Road and Lake Michigan.
- The driveway is located in the proposed location so as to hide the view of Lake Michigan until inside of the chapel building.
- A wetland delineation was completed on the subject property by Jon Gumtow of Stantec, Inc.
- All of the proposed development is located outside of the floodplain of Lake Michigan and the creek located to the east of the property.
- If approved, the project will also require a Conditional Use Permit from Sheboygan County, a Sanitary Permit for the septic system, a Shoreland/Floodplain Zoning Permit, a Stormwater/Erosion Control Permit, and approval from the Wisconsin Department of Natural Resources, Army Corps of Engineers, and the Town of Mosel.

C. Recommendation

If the Committee finds it appropriate to approve the requested wetland rezone, Department Staff recommends conditioning the approval on the applicant obtaining all necessary permits and approvals that may be required by local ordinance, or as may be required from the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

Sheboygan County PRAE Committee
Sheboygan County Administration Building
508 New York Avenue, Room 302
Sheboygan, WI 54881

Dear Committee Members:

We have received the notice concerning the application for the Kohler Company to rezone a total of 3000 square feet of shoreland-wetlands located in Government Lot 4, SW ¼, SE ¼ and SE ¼, SE ¼, Section 34, T16N-R23E, Town of Mosel from the "Shoreland-Wetland District" to the "Shoreland District". The rezoning would allow for the construction of an access driveway associated with a proposed chapel development utilized for special events in the Shoreland jurisdiction of Lake Michigan, pursuant to Section 72.09(4) of the Sheboygan County Shoreland Ordinance.

The department reviews all proposed amendments to shoreland–wetland zoning districts pursuant to s. NR 115.04 (2) to determine whether an ordinance which is amended as proposed will comply with s. 59.692, Wis. Stats.

In order to ensure that the shoreland protection objectives found in s. 281.31, Stats., will be accomplished by the county shoreland ordinance, Section 72.09(4)(b) of the Sheboygan County Shoreland Ordinance states that a county shall not rezone a shoreland–wetland zoning district, or portion thereof, if the proposed rezoning may result in a significant adverse impact upon any of the following:

a. Storm and flood water storage capacity;
b. Maintenance of dry season stream flow, or the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;
c. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
d. Shoreline protection against soil erosion;
e. Fish spawning, breeding, nursery or feeding grounds;
f. Wildlife habitat; or
g. Areas of special recreational, scenic or scientific interest, including scarce wetland types.

Given the location this wetland type has the potential to provide the following services:

a. Storm and flood water storage capacity;
b. Maintenance of dry season stream flow, or the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;
c. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
f. Wildlife habitat; or
g. Areas of special recreational, scenic or scientific interest, including scarce wetland types.

Considerations: The site map submitted by the applicant with the rezoning application shows that it is feasible to construct the driveway in roughly the same configuration and location in an upland area between wetland complexes which would avoid having to rezone and fill wetlands. Based on the application, the applicant has not provided any evidence or information that the rezoning will not result in a significant adverse impact on the above criteria. It is possible that this information will be presented at the public hearing for the committee to evaluate.

Thank you for the opportunity to comment on this notice. We appreciate your willingness to serve to protect the resources of Sheboygan County's shorelands and wetlands.

Sincerely,

Kathi Kramasz
Water Management Specialist

OPTION 'A'

DISTURBED WETLANDS
5,500 SF

PARKING LOT
APPROXIMATELY 59 STALLS

N

0 40' 80' 160'

PRELIMINARY

THIS DRAWING IN DESIGN AND DETAIL IS OUR PROPERTY, AND MUST NOT BE USED EXCEPT IN CONNECTION WITH OUR WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.

KOHLER. CO.
KOHLER, WIS., U.S.A.

SUBJECT
SITE PLAN
PROPOSED CHAPEL
ALTERNATIVE A

MOSEL, WI

MADE BY: JJJ	DATE FINISHED: 03/08/2019
CHECKED BY: RJL	APPROVED BY: MIKA FRANK
CONTROL NO.: 2018-02-0010	THIS BAR IS 2" LONG WHEN DRAWING IS PRINTED FULL SCALE
SCALE: 1"=80'	Copyright©2018 Kohler Co.
DRAWING NO.: 1000-000-9042-C200	SHEET NO.

ACAD# ALT 12 3180265-OPTA

NO MANUAL REVISIONS ARE TO BE MADE TO THIS DRAWING WITHOUT FIRST CONTACTING C.A.D. PERSONNEL.

TECHNICAL SERVICES

REV.	NAME	DATE	CONTROL NO.

P:\3180265\Dwg\Sheets\ALT 12 3180265-optA.dwg, C200, 3/11/2019 3:13:53 PM, SJG

OPTION 'A'

DISTURBED WETLANDS
5,500 SF

PARKING LOT
APPROXIMATELY 59 STALLS

N

0 40' 80' 160'

PRELIMINARY

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KOHLER. CO.
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SUBJECT

SITE PLAN
PROPOSED CHAPEL
ALTERNATIVE A

MOSEL, WI

MADE BY: JJJ	DATE FINISHED: 03/08/2019
CHECKED BY: RJL	APPROVED BY: MIKA FRANK
CONTROL NO.: 2018-02-0010	THIS BAR IS 3" LONG WHEN DRAWING IS PRINTED FULL SCALE
SCALE: 1"=80'	Copyright ©2018 Kohler Co
DRAWING NO.: 1000-000-9042-C300	SHEET N

ACAD# ALT 12 3180265-OPTA

REV. | NAME DATE CONTROL NO.

NO MANUAL REVISIONS ARE TO BE MADE TO THIS DRAWING WITHOUT FIRST CONTACTING C.A.D. PERSONNEL.

TECHNICAL SERVICES

P:\3180265\Dwg\Sheets\ALT 12 3180265-opA.dwg, C300, 3/11/2019 3:14:26 PM, Sid

COUNTY PERMIT NUMBER CU-_____

DNR PERMIT NUMBER_____

Sanitary Permit Number_____

Previous Shoreland Permit Number_____

RECEIVED
MAR 12 2019
SHEBOYGAN COUNTY
PLANNING & CONSERVATION

CONDITIONAL USE PERMIT

Sheboygan County Planning & Conservation Department
Administration Building, 3rd Floor
508 New York Avenue, Sheboygan, WI 53081-4126 (920) 459-3060

Application is hereby made by the undersigned for a permit to use the land as described below and in attachments hereto at the location indicated.

This application is for the land use only, the undersigned understands a Sheboygan County Shoreland/Floodplain Zoning Permit is required prior to the start of any construction.

OWNER / APPLICANT

Owner(s): Kohler Company
Contact: Jay Hoekstra

Mailing Address: 444 Highland Drive

City/State/Zip: Kohler, WI 53044

Daytime Phone: (920) 457-4441 ext. 77211

Applicant (if different): _____

Mailing Address: _____

City/State/Zip: _____

Daytime Phone: _____

LOCATION

***Project* Address** (if applicable): See Attached

Tax Key Number 59014187360

____¼, ____¼ of Section _____, Town of _____

Subdivision N/A Block N/A Lot GOVT Lot 4

Proposed Use

- ☐ Residential
- ☐ Garage/Barn/Shed
- ☒ Commercial
- ☐ Conservation/Open Space
- ☐ Recreation
- ☐ Other

Lot Size

_____ Feet x _____ Feet
_____ Square Feet
or 44.200 acres

Zoning District

- ☐ Shoreland
- ☒ Shoreland-Wetland
- ☐ Flood Fringe
- ☐ Floodway
- ☐ General Floodplain

DEPARTMENT USE

Date Fee Paid $650 ck# 98808

Resources Committee Approval on _____

Inspected by:

Pre-Approval _____ on _____

PRESENT USE OF PROPERTY: (attach separate sheet if necessary)

See Attached

DESCRIPTION OF PROPOSED PROJECT AND USE: (attach separate sheet if necessary)

See Attached

AN ACCURATE SITE PLAN OR PLAT OF SURVEY, DRAWN TO SCALE OR THOROUGHLY DIMENSIONED, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot, (3) location and centerline of all abutting streets, (4) Ordinary High Water Mark (OHWM) of any water body which lot abuts, (5) location of existing/proposed wells and septic systems on lot, (6) floor elevation of proposed new buildings, (7) location of soil borings for new buildings. **SOIL TESTS, BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED.** APPROVAL OF THE SEPTIC SYSTEM BY THIS DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. Submittal, and subsequent review, of this application may include a site inspection.

**You are responsible for complying with the state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law, or other penalties or costs. For more information, visit the Wisconsin Department of Natural Resources wetlands identification page or contact a DNR Service Center. The webpage is: http://dnr.wi.gov/topic/Wetlands/.

****By signing this permit application, you acknowledge you have read the above statement concerning construction around wetlands.**

The undersigned states that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the application; and that work will not commence before a building permit has been obtained from the town building inspector. If any changes or deviations are made from the original application, a new permit or written request for a permit revision and subsequent approval is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties.

The attached specification sheet sets conditions of this Permit approval and is made a part hereof.

PROPERTY OWNERS, BUILDERS & CONTRACTORS ARE RESPONSIBLE FOR CODE COMPLIANCE AND REASONABLE CARE IN CONSTRUCTION.

Signature(s) of all Owner(s) Mike Hanna Date 3.12.19

_____ Date _____

Project Address

Legal Description; GOVT LOT 4, SEC 34, BEING PRT SW SE & PRT SE SE.

Situate on Playbird Road, in the Town of Mosel, Sheboygan County, Wisconsin.

Part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ and part of the Northeast ¼ and Southeast ¼ of the Southwest ¼ of Section 34, Town 16 North, Range 23 East, in the Town of Mosel, Sheboygan County, Wisconsin.

Present Land Use

- Hiking
- Access to lake Michigan
- Hunting
- Active Farm field to the Northwest

Proposed Land Use

- Kohler proposes to build a chapel that provides a unique destination for special events
  - Weddings, funerals, special gatherings
- Part of Destination Kohler business plan to enhance guest experiences and options
- Site was selected because of the unique natural features
  - Remote and tranquil, forested, bluff, viewshed
- Project includes Chapel, access via Playbird Road, drive, parking areas, stormwater BMPs
- Chapel and processional highlight the natural property features
- Low impact development that fits into the unique setting
  - Small building footprint, minimal drive width

Sheboygan County
Planning & Conservation Department
Administration Building | 508 New York Avenue | Sheboygan, WI 53081-4126
P: (920) 459-3060 | P: (920) 459-1370 | F: (920) 459-1371
E: plancon@sheboygancounty.com
Director
Aaron C. Brault

Staff Report

DATE: April 2, 2019

TO: Chairwoman Fran Damp and Members of the Planning, Resources, Agriculture, & Extension Committee

C: Mika Frank, Kohler Company
Town of Mosel
Aaron Brault, County Planning & Conservation Director
Dale Rezabek, WDNR Regional Shoreland Specialist

FROM: Kathryn Fabian, County Zoning Administrator KF

RE: March 12, 2019 Conditional Use Permit application by the Kohler Company to allow for a chapel to be used for weddings, funerals, and other special gatherings within the Shoreland District of Lake Michigan.

A. Background

Property Owner: The Kohler Company

Property Location: End of Playbird Road, Government Lot 4, Part of the SW ¼, SE ¼ and Part of the SE ¼, SE ¼, Section 34, Town of Mosel; Parcel #59014187360

Sheboygan County's Shoreland and Floodplain zoning jurisdiction applies to the unincorporated areas of the County that are within 1,000 feet of the ordinary high water mark (OHWM) of navigable lakes, ponds, and flowages, within 300 feet of the OHWM of navigable rivers, streams, and intermittent streams, or to the landward edge of the floodplain (whichever is greater). A Sheboygan County Conditional Use Permit authorizes a proposed land use, whereas a Sheboygan County Shoreland/Floodplain Zoning Permit authorizes a proposed development.

When considering an application for a Conditional Use Permit, Section 72.25 of the *Sheboygan County Shoreland Ordinance* (hereinafter referred to as "Shoreland Ordinance") requires the Committee to evaluate the effect of the proposed use on the following:

a) Maintenance of safe and healthful conditions.
b) Prevention and control of water pollution, including erosion and sedimentation.
c) Existing topography, drainage, and vegetative cover.
d) Location to floodways and floodplains.
e) Erosion potential based on percent slope, soil type, and vegetative cover.
f) Existing and future access roads.
g) Existing and future traffic and parking needs.

h) Degree of site disturbance and its impact upon adjoining natural resource areas (e.g. wetlands, archaeological features, preserves, wildlife habitat).
i) Compatibility with adjacent uses.
j) Suitability for waste disposal and potable water supply.
k) Natural scenic beauty.
l) Conformance with other applicable codes and ordinances.

B. Analysis

Pursuant to Sections 72.10 (4)(e) and (i) of the Shoreland Ordinance, churches and other similar places of worship, hotels, resorts, motels, restaurants, dinner clubs, taverns, and other private or public clubs are conditional uses in the Shoreland District.

With this application, the owners are looking to develop a currently vacant property. The plans for the property include constructing a 33.5' by 90' chapel to be used for weddings, funerals, and other special events.

Based upon information gathered from the County database, Department files, and information contained in the applicant's submittal, please note the following:

- The proposed structure will be located approximately 200 feet from Lake Michigan and 120 feet from the edge of the Lake Michigan bluff. Section 72.15(5) of the Shoreland Ordinance requires new principal structures to be located at least 100 feet from the edge of the bluff.

- The property is 44.2 acres in size but is part of a contiguous 150 acre tract owned by the Kohler Company.

- Roughly 2/3 of the property falls under the shoreland jurisdiction of Lake Michigan; the remaining 1/3 of the property is outside of the shoreland zone.

- All of the proposed development is located outside of mapped floodplains.

- The chapel building will be able to seat approximately 150 individuals in the main seating area. The parking area can accommodate 59 vehicles.

- The surrounding land use is primarily residential and agricultural. The nearest residence is approximately one quarter (1/4) mile away from the proposed development.

- According to information on file with the Department, the property is currently zoned A-T, Agricultural Transition District, by the Town of Mosel. It is staff understanding that this project requires separate approvals from the Town.

- As proposed, a portion of the driveway location needs a wetland rezone from the full County Board of Supervisors prior to construction for the filling of 3,000 square feet of wetlands. Approvals are also required from the Wisconsin Department of Natural Resources and the Army Corps of Engineers for wetland disturbance and erosion control.

C. Recommendation

If the Committee finds it appropriate to approve the requested Conditional Use Permit, Department Staff recommends incorporating the following conditions along with any additional conditions that the Committee deems appropriate:

1. A Sheboygan County Shoreland-Floodplain Zoning Permit, a Sanitary Permit, and an Erosion Control/Stormwater Permit shall be obtained from the Department prior to the start of any development associated with the project.

2. No parking outside of the proposed parking lot shall be permitted.

3. Lighting in the parking areas and on any buildings shall be directed downward to avoid light pollution to surrounding properties.

4. All permits and approvals for operation of the new development must be obtained as required by local and state ordinances.

5. An address must be assigned for the proposed development.

DOOR COUNTY

Resolution No. 2019-20
Supporting a National Estuarine Research Reserve (NERR) Designation for Northeast Wisconsin

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, The designation of Wisconsin's Lake Superior Estuarine Research Reserve in 2010 provides an outstanding example of broader impacts National Estuarine Research Reserve (NERR) sites provide to local communities; *and*

WHEREAS, The University of Wisconsin-Green Bay is currently exploring the feasibility of developing a National Estuarine Research Reserve (NERR) for northeast Wisconsin; *and*

WHEREAS, Our region's ecosystem is home to the largest freshwater estuary in the world, the vitality of which is critical to the current and future prosperity of ecological sustainability of Door County, and the broader region impacted directly by the Great Lakes; *and*

WHEREAS, Research activities associated with a Door County-based NERR will attract scholars on both the national and international stage, providing employment opportunities to the region, stronger connectivity to the University of Wisconsin-Green Bay, and ultimately inject money into the local economy; *and*

WHEREAS, Many of the youth currently enrolled in local school districts value Wisconsin's natural resources for the quality of life opportunities that they provide, shaping decisions about where they live, seek employment, further their education and raise their families; *and*

WHEREAS, Eco-tourism is an established and growing industry in Door County and a research reserve would fit well with Door County's five state parks and natural features, such as the Niagara Escarpment; *and*

WHEREAS, A County-based NERR will enhance place-based identity, contributing directly to talent recruitment and retention efforts;

WHEREAS, Sturgeon Bay is the county seat and home to the county's business infrastructure, airport, Wisconsin Department of Natural Resources office and highspeed internet.

NOW, THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors does hereby support the efforts of the University of Wisconsin-Green Bay as they seek a letter from to NOAA requesting their assistance in exploring the feasibility of a NERR designation for Northeast Wisconsin.

BE IT FURTHER RESOLVED, That should NERR designation be incurred for Northeast Wisconsin, the County of Door enthusiastically expresses its desire to host a NERR site and pledges to work with the University to Wisconsin-Green Bay to make this possibility a reality.

BE IT FURTHER RESOLVED, That the Door County Clerk is directed to provide a copy of this resolution to the all Wisconsin County Clerks, the Wisconsin Counties Association, each state and federal legislator representing Door County, Governor Tony Evers, Chancellor Gary Miller, University of Wisconsin-Green Bay, and Assoc. Vice-Chancellor Mathew Dornbush, University of Wisconsin-Green Bay.

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD			
BACON			
BULTMAN			
CHOMEAU			
D. ENGLEBERT			
R. ENGLEBERT			
ENIGL			
FISHER			
GUNNLAUGSSON			
HALSTEAD			
KOCH			
KOHOUT			
LIENAU			
LUNDAHL			
NEINAS			
NORTON			
ROBILLARD			
SCHULTZ			
VIRLEE			
VLIES WOTACHEK			
WAIT			

Voice Vote

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve — Adopted [X]

1st Austad — Defeated [ ]

2nd Bacon

Yes: ____ No: ____ Exc: ____

Reviewed by: _____, Corp. Counsel

Reviewed by: _____, Administrator

FISCAL IMPACT: There is no fiscal impact associated with the adoption of this resolution. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 26th day of February, 2019 by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

SUBMITTED BY: ADMINISTRATIVE COMMITTEE

David Lienau, Chairman

Susan Kohout

Kenneth Fisher

John Neinas

Dan Austad

Nancy Robillard

Joel Gunnlaugsson

RESOLUTION NO.: 157—2018-19

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN: ***MAJORITY***

The Wisconsin Legislature created the Knowles-Nelson Stewardship Program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation. Per Ch. 23.0915(2c)(d), Wis. Stats., the Knowles-Nelson Stewardship Program is set to expire in 2020. The program has supported land acquisition and capital development by the Department of Natural Resources (DNR), local governments, and nonprofit conservation organizations to preserve valuable natural areas, wildlife habitat, water quality and outdoor recreation for public benefit around the state. Outagamie County has utilized Stewardship grant funds to develop trails and other public outdoor recreation opportunities. This resolution supports the continuation of the Knowles-Nelson Stewardship Program.

NOW THEREFORE, the undersigned members of the Property, Airport, Recreation and Economic Development Committee recommend adoption of the following resolution.

BE IT RESOLVED, that the Outagamie County Board of Supervisors considers the Knowles-Nelson Stewardship Program a valuable tool to preserve and restore natural areas, wildlife habitat, and water quality while supporting the development of public nature-based outdoor recreation opportunities that promote economic development and enhance quality of life, and

BE IT FURTHER RESOLVED, that the Outagamie County Board of Supervisors does support funding renewal for the Knowles-Nelson Stewardship Program, and

BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a copy of this resolution to the Outagamie County Executive, the Outagamie County Development and Land Services Director, the Outagamie County Parks Director, the Outagamie County Greenway Implementation Committee, all Outagamie County Municipalities, all Wisconsin Counties, the Outagamie County Lobbyist for distribution to the Legislature and the Governor, and the Wisconsin Department of Natural Resources Secretary, 101 S. Webster Street, Madison, WI 53702.

Dated this 13th day of February 2019.

Respectfully Submitted,

PROPERTY, AIRPORT, RECREATION AND ECONOMIC DEVELOPMENT COMMITTEE

Dean Culbertson

Joy Hagen

Lee Hammen

Ronald Klemp

Jason Wegand

Duly and officially adopted by the County Board on: February 13, 2019

Signed: _____
Board Chairperson

County Clerk

Approved: 2·14·19

Vetoed: _____

Signed: _____
County Executive