

Green Lake Septic Inspection Report

SEPTIC TANK

Construction: Concrete.

Date of last cleaning: December 14, 2020.

General condition of tank: Tanks appear to be in working condition, baffles and filter intact. The septic tanks are more than 100 feet from the well.

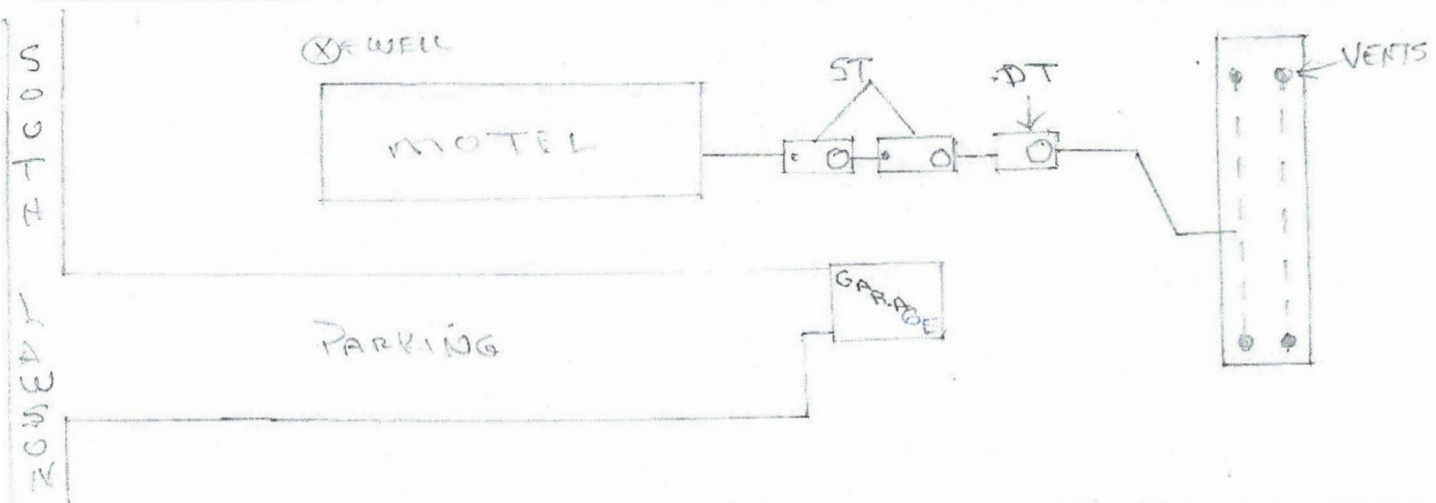
Type: Mound, more than 150 feet from the well.

Vent pipe present: Four vent pipes present.

Water visible in vent/field: None was visible.

Above ground discharge evident: None was observed.

COMMENTS: According to the Sanitary Permit #634535, dated May 21, 2001, the septic system consists of a two septic tanks, dosing tank and a mound. The water level in the tanks was at normal height at the beginning of the water load test. The water was run until the lift pump activated and placed a load on the mound. There were no backups or malfunctions noticed. The mound accepted the outflow and the vents remained dry. Perimeter of the mound was observed for blowouts or wetness with none noted. The alarm system is mounted on a post by the lift tank. Lift pump and alarm system are functional at this time. Filter was cleaned at the time of the inspection. The septic system appears to be working properly at this time. Be advised, no one can predict how long a septic system will last. SPECIAL NOTE: Access cover on two of the tanks are not properly locked.



Raymond Hudzinski

Raymond Hudzinski
W3351 State Rd 23
Princeton, WI 54968-8705



Sanitary Permit Application

In accord with Comm 83.21, Wis. Adm. Code
See reverse side for instructions for completing this application
Personal information you provide may be used for secondary purposes
[Privacy Law, s. 15.04(1)(m)]

DATE: 17 2001

Safety & Buildings Division
201 W. Washington Ave.
PO Box 7302
Madison, WI 53707-7302
(Submit completed form to county if not state owned.)

Attach complete plans (to the county copy only) for the system, on paper not less than 8-1/2 x 11 inches in size.

State Sanitary Permit Number

382538

☐ Check if revision to previous application

State Plan I. D. Number

634535

I. Application Information - Please Print all Information

Property Owner Name

Brad Gaffney, Green Lake Inn

Property Owner's Mailing Address

W1970 S. Lawson Drive

City, State

Green Lake, WI

Zip Code

54941

Phone Number

(920) 294-3417

Location:

Property Location

SE 1/4 SW 1/4, S20 T 16 N, R 13 (or) XXX

Lot Number

1 & 2 & Unplatted land adjacent

Block Number

Subdivision Name or CSM Number

CSM 2210

II Type of Building: (check one)

☐ 1 or 2 Family Dwelling - No. of Bedrooms: _____

☒ Public/Commercial (describe use): 17 unit motel & 2 Br. Aptmt.

☐ State-owned future pool bldg.

☐ City

☐ Village

☒ Town of

Brooklyn

III Type of Permit: (Check only one box on line A. Check box on line B if applicable)

A) 1. ☐ New System 2. ☒ Replacement System 3. ☐ Replacement of Tank Only 4. ☐ Addition to Existing System

B) ☐ A Sanitary Permit was previously issued

Permit Number

Date Issued

Nearest Road

S. Lawson Drive

Parcel Tax Number(s)

004-0480-0100

IV. Type of POWT System: (Check all that apply)

☐ Non-pressurized In-ground

☐ Pressurized In-ground

☐ At-grade

☒ Mound

☐ Holding Tank

☐ Aerobic Treatment Unit

☐ Sand Filter

☐ Single Pass

☐ Recirculating

☐ Constructed Wetland

☐ Drip Line

☐ Other:

V Dispersal/Treatment Area Information:

1. Design Flow (gpd)

2400

2. Dispersal Area Required

2400

3. Dispersal Area Proposed

2400

4. Soil Application Rate (Gals./day/sq. ft.)

1.0

5. Percolation Rate (Min./inch)

N.A.

6. System Elevation

99.7'

7. Final Grade Elevation

102.0'

VI Tank Information

Capacity in Gallons

Total Gallons

of Tanks

Manufacturer

Prefab Concrete

Site Constructed

Steel

Fiber-glass

Plastic

New Tanks

Existing Tanks

Septic Tank

3000

—

3000

2

Wieser Inc.

☒

☐

☐

☐

☐

Pump Chamber

1000

—

1000

1

Wieser Inc.

☒

☐

☐

☐

☐

VII Responsibility Statement

I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (print)

Daniel Pollesch

Plumber's Signature (no stamps):

Daniel Pollesch

MP/MPRS No.

221020

Business Phone Number

920-294-3878

Plumber's Address (Street, City, State, Zip Code)

N6205 Lawson Dr, Green Lake, WI 54941

VIII County/Department Use Only

☒ Approved

☐ Disapproved

☐ Owner Given Initial Adverse Determination

Sanitary Permit Fee (Includes Groundwater Surcharge Fee)

\$ 355.00

Date Issued

5/21/01

Issuing Agent Signature (No stamps)

Scott A. Rogers

IX. Conditions of Approval /Reasons for Disapproval:

See Conditional Approval Letter

Property Owner <i>Bred Grafton, Green Lake Inn</i>	Tax ID # <i>004-0480-0100</i>	Sanitary Permit # <i>382538</i>
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BUILDING SEWER

Length <i>27'</i>	Diameter <i>4"</i>	Pitch
Materials ☐ 3034 ☒ PVC ☐ Cast Iron ☐ Other <i>1785/2665</i>		
Bedding ☒ Sand ☐ Pea gravel ☐ Stone ☐ Other		
Depth below grade Wall <i>36"</i> Junction Inlet <i>24"</i>	Insulated ☐ Yes ☐ No	

TANK #1

Manufacturer <i>Weiser</i>	Volume <i>2000 gal</i>	gal
☒ Septic ☐ Holding ☐ Dose ☐ Aeration		
☒ Concrete ☐ Steel ☐ Other		
Condition ☒ No visible damage ☐ Damaged		
Bedding ☒ Sand ☐ Pea gravel ☐ Stone ☐ Other		
Inlet baffle ☒ Yes ☐ No	Outlet baffle ☒ Yes ☐ No	☐ Filter ☐ Capped
☒ Lid Joints ☐ Riser Joints	☐ Mortar ☐ Other	
☒ Mastic ☐ Tar		
Manhole covers Chained ☐ Yes ☐ No	Locked ☒ Yes ☐ No	
Warning label ☒ Yes ☐ No	☐ Below grade	
☐ Vent ☒ Cleanout ☐ Other	☐ Vent Cap	☐ Plug ☐ NA
<i>1785/2665</i>		

TANK #2

Manufacturer <i>Weiser</i>	Volume <i>1000</i>	gal
☒ Septic ☐ Holding ☐ Dose ☐ Aeration		
☒ Concrete ☐ Steel ☐ Other		
Condition ☒ No visible damage ☐ Damaged		
Bedding ☒ Sand ☐ Pea gravel ☐ Stone ☐ Other		
Inlet baffle ☒ Yes ☐ No	Outlet baffle ☒ Yes ☐ No	☐ Filter ☐ Capped
☒ Lid Joints ☐ Riser Joints	☐ Mortar ☐ Other	
☒ Mastic ☐ Tar		
Manhole covers Chained ☐ Yes ☐ No	Locked ☒ Yes ☐ No	
Warning label ☒ Yes ☐ No	☐ Below grade	
☐ Vent ☒ Cleanout ☐ Other	☐ Vent Cap	☒ Plug ☐ NA
<i>1785/2665</i>		

PUMP / ELECTRICAL CONTROLS*Duplex Pumps*

Pump Manufacturer <i>Grundfos</i>	Demand <i>45 min.</i>		
Pump Model # <i>WED3111</i>	<i>55±</i> gpm		
Lift <i>5.47</i>	Friction Loss <i>3-9</i>	Design Head <i>6.5</i>	TDH <i>15.87</i>
Pump floats <i>SJE-Rhombus</i>	☐ NA		
Alarm float <i>SJE-Rhombus</i>	☐ NA		
Electrical junction sealed	☐ NA		
☒ Factory seal ☐ Silicone ☐ Putty ☐ Other			

TANK #3

Manufacturer <i>Weiser</i>	Volume <i>1000</i>	gal
☐ Septic ☐ Holding ☒ Dose ☐ Aeration		
☐ Concrete ☐ Steel ☐ Other		
Condition ☒ No visible damage ☐ Damaged		
Bedding ☒ Sand ☐ Pea gravel ☐ Stone ☐ Other		
Inlet baffle ☐ Yes ☐ No	Outlet baffle ☐ Yes ☒ No	☐ Filter ☐ Capped
☒ Lid Joints ☒ Riser Joints	☐ Mortar ☐ Other	
☒ Mastic ☐ Tar		
Manhole covers Chained ☐ Yes ☐ No	Locked ☒ Yes ☐ No	
Warning label ☒ Yes ☐ No	☐ Below grade	
☒ Vent ☐ Cleanout ☐ Other	☐ Vent Cap	☐ Plug ☐ NA
<i>1785/2665</i>		

DISTRIBUTION SYSTEM

☒ Pressurized ☐ Gravity ☐ Siphon		
☒ Force main ☐ Conveyance pipe		
Length <i>65' #1</i>	Diameter <i>2"</i>	
☐ 1785/2665 ☐ 3034 ☐ Other		
☒ Manifold ☐ Header ☐ End Feed ☐ Dist Box		
Length <i>80"</i>	Diameter <i>2"</i>	
☒ 1785/2665 ☐ 3034 ☐ Other		
Distribution Laterals <i>6 laterals per cell</i>	☐ NA	
Length <i>56' 4"</i>	Diameter <i>1"</i>	Spacing <i>40"</i>
☒ Level ☐ Pitch	☐ 2729 ☐ Other	
<i>1785/2665</i> ☐ 3034		
Orifices Diameter <i>1/8"</i>	Spacing <i>40"</i>	☐ NA
Leaching chambers	☒ NA	
Manufacturer		
Model	# Per Cell	Total #

DISPERSAL CELL(S)

Type ☐ IGG ☐ IGP ☐ AG ☒ MD ☐ Drip ☐ Other		
Width <i>10'</i>	Length <i>140' sand 120' stone</i>	# of Cells <i>2</i>
Spacing <i>10'</i>		
Stone ☐ Good ☒ Few Fines ☐ Rejected	☐ NA	
Sand ☒ Good ☐ Few Fines ☐ Rejected	☐ NA	
Cover material ☒ Typar ☐ Other	☐ NA	
☐ Vented ☒ Observation Pipes	☐ Other	
☐ 1785/2665 ☒ 3034 ☒ Plug		
Cover Depth	Seed/Sod ☐ Yes ☐ No	Mulched ☐ Yes ☐ No

ALARM

Functioning ☐ Yes ☐ No	Separate circuit ☐ Yes ☐ No	☐ NA
Location ☐ Basement ☐ 1 st Floor ☐ Garage ☐ Other		
Insp. By <i>SAR</i>	Date <i>5/21/01</i>	Insp. By <i>SAR</i> Date <i>5/23/01</i>

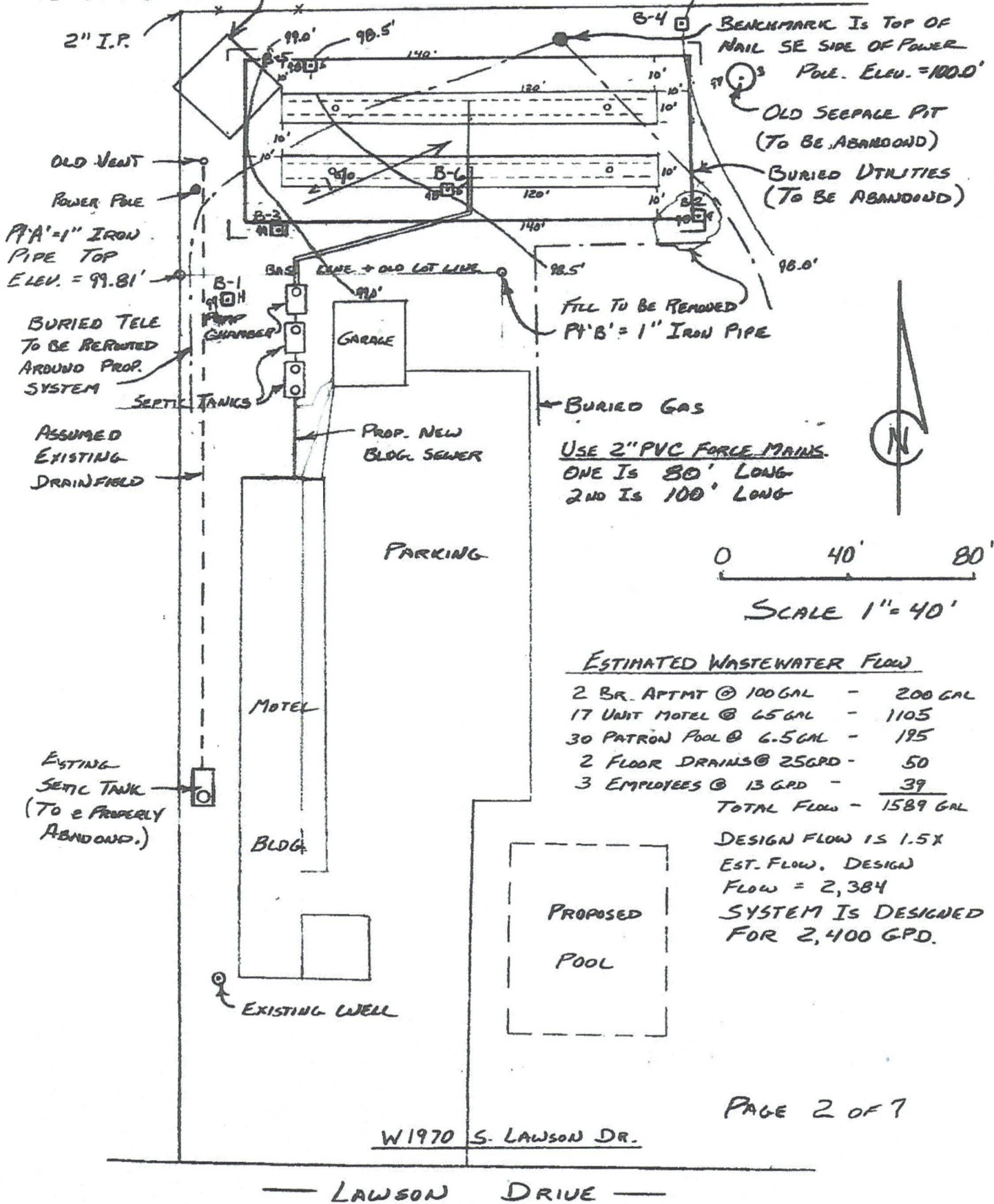
PARKER & ASSOCIATES, INC.

E12325 LOWERY ROAD
LA FARGE, WI 54639
(608) 625-4033

PLOT PLAN GREEN LAKE INN (MOTEL)

SEC. 20, BROOKLYN

BLOCK BLDG. ON SLAB
TO BE REMOVED



Unplanned Lands
Michael J White

Unplanned Lands
Michael J White

8 39 00'V
2"V
(0"E)

88°00'56"E

-

80.00'

Lot 1 CSM 0469

Thread

Electric Lines

Conic Lid

2 x 2

281.00'

W1970

Port

Tax Parcel ID# 00404800200

Grassy Area

Degraded Pavement Area

Parcel 2:

(N00°02'00"E 281.0'

S01°09' 281.0'

(SOUTH)

Tax Parcel ID# 00404800200

193

Pa

Originals

Grassy Area
(N89°40'00"W)
N 000 214 000

Centerline S. Lawson Dr.

(WEST 100.00' by Deed)

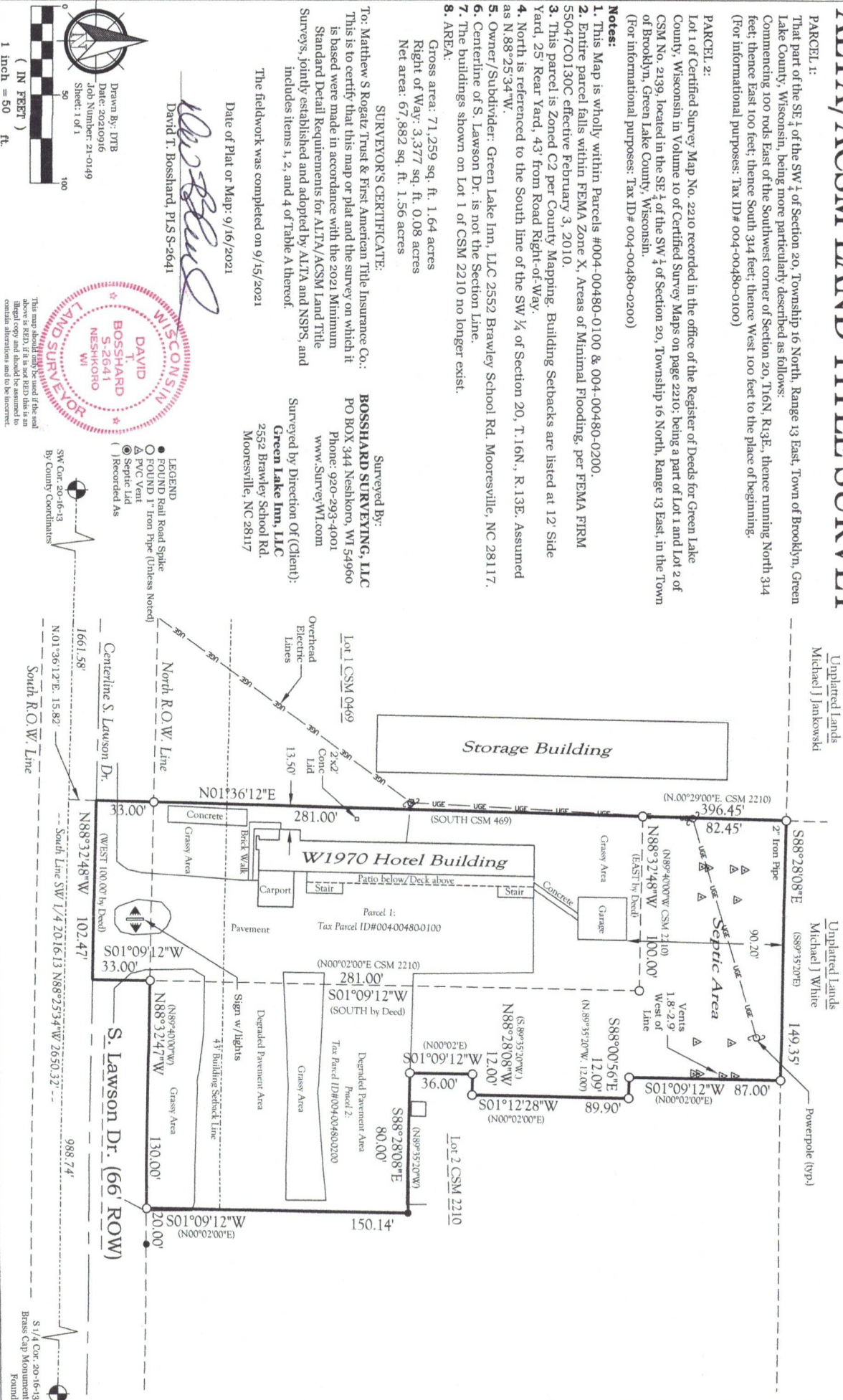
N88°32'48"W 102.47'

S. Lawson Dr. (6

South R.O.W. Line

-- South Line SW 1/4 20-16-13 N88°25'34"W 2650.32' --

South R.O.W. Line





Land Use Planning & Zoning Department

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

Phone 920-294-4156 Website: <http://www.greenlakecountywi.gov>
Land Development Code Enforcement County Surveyor GIS Land Information

April 8, 2022

1970 Lawson LLC
Attn: Matt Rogatz
210 South Ave.
Glenco, IL 60022

Re: Conditional Use Permit request for parcel #004-00480-0100, -0200

On April 7th, the Green Lake County Planning & Zoning Committee considered the Conditional Use Permit (CUP) request that you applied for on 01/28/2022. The Committee's decision was to **conditionally approve** your CUP request regarding:

Item II: Owner: 1970 Lawson LLC **Applicant:** Matt Rogatz **Site location:** W1970 S Lawson Dr
General legal description: Parcel 004-00480-0100, -0200 part of the SW1/4 of S20, T16N, R13E, Town of Brooklyn, ±1.63 acres **Request:** CUP to expand Inn business to include a bar and grill, deck and patio structure.

The conditions applicable to this CUP are as follows:

1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
2. Any outdoor lighting shall comply with Section 350-23 of the County Zoning Ordinance.
3. That the owners/applicants are responsible for obtaining permits from any other regulatory agency, if required.
4. A fence or vegetative screening be constructed on the east property line.
5. The hours of operation are from 11:00 am to 10:00pm Monday through Thursday and 11:00 am to 10:00 pm Friday through Sunday.

If you have questions, please feel free to contact the Land Use Planning & Zoning Department.
Sincerely,

Karen Werlein

Karen Werlein,
Land Use Planning & Zoning Department

CC: Kathy Morris, Town of Brooklyn Clerk
Enc: CUP determination form

GREEN LAKE COUNTY
Conditional Use Permit

GREEN LAKE COUNTY

DETERMINATION OF THE LAND USE PLANNING AND ZONING COMMITTEE

Public Hearing Date: 4/7/2022

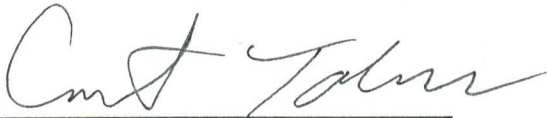
Owner: 1970 Lawson LLC

Applicant: Matt Rogatz

Parcel: #004-00480-0100, -0200, W1970 S. Lawson Dr., Town of Brooklyn

Request: Conditional Use Permit to expand Inn business to include a bar and grill, deck and patio structure.

Land Use Planning and Zoning Committee:



Curt Talma, Chair



Harley Reabe



William Boutwell, Vice Chair



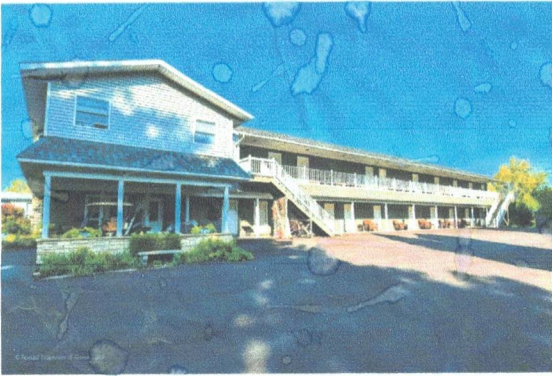
Chuck Buss

Recuse

Don Lenz

Date signed: April 7, 2022

Committee vote: Ayes 4 Nays Abstain 1 Absent



1893440 **Active** **Business/Comm** **Price: \$479,000**
(if lease only = annual lease amount)
W1970 S Lawson Dr # **Town** Brooklyn I03
Green Lake WI 54941 **County:** Green Lake
Trade Name: Green Lake Inn **Units in Bldg:** 17

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: Yes **Bldg Gross SqFt:** 5,100 Other
Lease Only: No **Net Leasable SF:** 3,900
of Stories: 2 **Onsite Parking:** 40
Bldg Dim: 30x130 **Parking Fee/Mo:** \$ 0
Year Built: 1959 Assessor **Open House:**

[Schedule a Showing](#) **Show Date:**



HWY 23 to S on N Lawson to property.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	none	none		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 0	2018	Est Acres: 1.6000	Assessor	Land Assess: \$ 79,600
Ann Op Exp: \$ 0		Lot Dim: 150x60		Improvements: \$ 322,200
Net Op Inc: \$ 0		Street Front: 125	# Loading Docks: 0	Total Assess: \$ 401,800 / 2020
Zoning: Commer		Ceiling Hgt Min: 8	Max: 8	Net Taxes: \$ 5,216 / 2020
Parcel #: 004-00480-0100		Industrial Park:		Owner:

Included: All fixtures, window coverings, furniture and inventory list to be provided.

Excluded: Sellers personal property not mentioned above or on sellers list

Type	Motel/Hotel/Bed & Brkfst	Building Parking	36-55 spaces, Paved, Gravel
Location	Business district, Near Major Highway	Licenses	None
Present Use	Motel/Hotel/Bed & Brkfst	Sale Includes	Business name, Signs, Furniture
Exterior	Vinyl	Lease Type	None
Roofing	Composition	Tenant Pays	N/A
Heating/Cooling	Central air, Wall furnace		
Fuel	Natural gas, Electric		
Water/Waste	Well		

An outstanding business opportunity is waiting for you in Green Lake! The Green Lake Inn is a highly rated, 17 room motel offering guests convenience, clean accommodations, boat and trailer parking lot and hook ups, and an enjoyable outdoor ambiance on those warm, summer nights. An owner's suite sits above the office, and offers beautiful accommodations as a 1 bedroom apartment with easy access to the office. Remodeled in 2001, offering new electric, plumbing, and HVAC system, as well as new septic system in 2019. The motel partners with the prestigious Lawsonia Golf Course, offering guests great golf packages to enjoy while staying in Green Lake. With room for expansion, this business opportunity is waiting for you!

ListAgt: Jeffrey Shadick 50482-90 CoList:	List Date: 9/12/2020 Expire Date: 2/12/2022	
Pref: 920-858-9786	Subagent Comm: 2.0% Electronic Consent: Yes	
jeff@special-properties.com	BuyerAgent Comm: 2.0% Exclusive Agency: No	
Special Properties of Green Lake LLC	DOM: 333 CDOM: 333 Licensee Interest: No	
Off: 920-294-0122 Fax #: 920-294-0132	AO Date: Limited Service: No	
PO Box 637	Closing Date: Multiple Rep: DA	
Green Lake WI 54941-0637	Financing: Named Exceptions: No	
Sale Agent:	Sale Factors: Policy Letter: No	
Sold Price:	Competing Offers: Variable Comm: No	
Concessions:		

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS **Orig MLS:** South Central WI
W1970 S Lawson Dr \$479,000 1893440 Printed By:Desiree Brush 08/11/2021 02:26 PM **Not for Public Distribution**