

**MINUTES OF
GREEN COUNTY BOARD OF ADJUSTMENT**

1. CALL TO ORDER AND ROLL CALL

The Board of Adjustment met in the County Board Room of the Green County Courthouse in Monroe on Wednesday, January 18, 2023. At 7:00 p.m., the meeting was called to order by Chairman Fahey. Roll call was taken and present were Larry Eakins, Cal Wasserstrass, Ken Clark, Wayne Dieckhoff, Ted Fahey and Joni Waelchli-Buehl (for the business meeting only). Also present were Adam Wiegel, Zoning Administrator.

2. CONSIDER THE MINUTES OF THE PREVIOUS MEETING(S)

Motion by Clark seconded by Dieckhoff to approve the minutes of the December 21, 2022 meeting. The motion carried by unanimous voice vote.

3. SCHEDULE NEXT MONTH'S MEETING AND HEARING DATES

No business in February

4. DISCUSSION AND POSSIBLE ACTION TO REOPEN APPLICATION 2022-658 FOR THE ISSUANCE OF A CONDITIONAL USE PERMIT TO EWA ROSZCYNSKI, FOR OPERATION OF A LODGING HOUSE/BOARDING HOUSE PURSUANT TO SECTION 3.21 OF GREEN COUNTY BOARD OF ADJUSTMENT RULES.

Motion by Wasserstrass, second by Dieckhoff to reopen the public hearing for application 2022-658 for the issuance of a conditional use permit to Ewa Rosxcynski, for operation of a lodging house/boarding house. The motion carried by unanimous voice vote.

5. DISCUSSION AND POSSIBLE ACTION IN REGARDS TO THE FOLLOWING ANNUAL INSPECTIONS CONDUCTED BY THE ZONING DEPARTMENT:

- A. Lincoln's Double G Concrete, LLC, N4797 Middle Juda Road, Section 6, Town of Jefferson
Inspection of conditional use permit #2017-075 for the operation of a concrete business to dispose of dirt, gravel and old concrete as fill.
- B. Eric Becker, W944 Town Center Road, Section 15, Town of Spring Grove
Inspection of conditional use permit #2000-219 for the operation of a custom welding business.
- C. Charles Menehan, N3054 Park Road, Section 27, Town of Decatur
Inspection of conditional use permit #1999-258 for the operation of an air conditioning and refrigeration business.
- D. Dennis & Jill Crouch, N6899 Little Sugar River, Section 10, Town of Washington
Inspection of conditional use permit #1996-311 for the operation of a dog kennel
- E. Buck Guthrie, W9141 Highway 81, Section 5, Town of Jordan
Inspection of conditional use permit #2004-041 for the operation of a toy train barn, outdoor miniature railroad rides, homemade crafts, Guthrie's Memorials and tourist information.
- F. Tom Saunders, West of County D, Section 26, Town of Exeter
Inspection of conditional use permit #1997-337 for the operation of a limestone quarry.
- G. Randall Dreger, N8731 County E, Section 15, Town of Brooklyn
Inspection of conditional use permit #1996-283 for the operation of a motor vehicle repair and wholesale business.

Wiegel gave the Board a summary of the inspections done by the Zoning Department. Motion by Clark, seconded Waelchli-Buehl to approve the annual inspections. The motion carried by unanimous voice vote.

6. VIRTUAL SITE VISIT(S)

- A. Andrew and Marlene Nauta, landowners: located at N7749 Sandy Hook Road, section 30, Town of Brooklyn.

Application for a conditional use permit for the operation of an outdoor recreational facility (horseback riding and lessons).

- B. R&T Blackcat Properties, LLC, landowner: located north of N3739 County N, section 28, Town of Monroe.

Application for a conditional use permit for the operation of a contractor storage yard (excavating business).

7. REVIEW PROPOSED ZONING ORDINANCE AMENDMENTS

No ordinance was reviewed

8. CONDUCT HEARING(S)

- A. At 7:30 p.m. Fahey called the NAUTA public hearing to order stating that the purpose was to consider applications 2022-726 to consider a conditional use permit from Andrew and Marlene Nauta, for the operation of an outdoor recreational facility (horseback riding and lessons). The land is zoned agricultural and is located at N7749 Sandy Hook Road, section 30, Town of Brooklyn. Roll call of the parties of interest was taken and present were Andrew and Marlene Nauta, landowners. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2022-726. After hearing all testimony and evidence presented at the public hearing, Eakins made a motion that was seconded by Dieckhoff to approve the conditional use permit request with the following conditions:

1. Outdoor Recreational Facility;
2. Teach riding lessons;
3. Limited to the size of the existing buildings, plus an additional 1000 square feet;
4. No retail sales onsite;
5. Large pole shed for indoor riding;
6. Horse stalls in dairy barn;
7. Boards others horses;
8. Trains other horses for lessons and training;
9. Needs bathroom: port a potty not allowed;
10. No large public events;
11. No parking on the public road;
12. Horse riding must remain on the current 72 acres/no riding on the road right of way;
13. All lighting facing downward: and
14. Letter informing the local fire department of the business with a copy of the letter provided to the zoning department.

Roll call on the motion was as follows Wasserstrass, aye, Clark, aye, Eakins aye and Dieckhoff, aye. The motion carried. Motion by Dieckhoff, seconded by Clark to recess the public hearing the motion carried.

- B. At 8:00 p.m. Fahey called the R&T BLACKCAT PROPERTIES, LLC public hearing to order stating that the purpose was to consider applications 2022-703 to consider a conditional use permit from R&T Blackcat Properties, LLC, for the operation of a contractor storage yard (excavating business). The land is zoned agricultural and is located north of N3039 County N, section 28, Town of Monroe. Roll call of the parties of interest was taken and present were R&T Blackcat Properties, LLC, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2022-726. After hearing all testimony and evidence presented at the public hearing, Dieckhoff made a motion that was seconded by Clark to approve the conditional use permit request with the following conditions:

1. Contractors Storage Yard;
2. Storage of equipment-dump trucks, semi-truck, pickup trucks, excavators, dozers, skid steers, wheel loaders, graders;

3. No office employees,
4. Office/restroom per code;
5. No retail sales, no customers onsite;
6. Hours of operation M-S 5:30 am -7:30 pm 95% of time: upkeep of property done on Sundays; hours depending on workload;
7. No mechanic on staff: no mechanic work onsite;
8. Materials onsite-topsoil, gravel clear stone, breaker rock, sand, culvert pipe, misc. pipe and pipe fittings;
9. Existing berms with future plantings are plan per code;
10. Proposed gate on plan;
11. Total building size not to exceed 15,000 including lean to;
12. Washing of vehicles to be done inside of buildings, wash water to go into an approved system; and
13. Letter to fire department informing them of business with letter to the Zoning Department (after construction)

Roll call on the motion was as follows Wasserstrass, aye, Clark, aye, Eakins aye and Dieckhoff, aye. The motion carried. Motion by Eakins, seconded by Wasserstrass to recess the public hearing the motion carried.

9. ADJOURNMENT

Motion by Eakins, seconded by Wasserstrass to adjourn. The motion carried by unanimous voice vote.

Larry Eakins
Secretary

Adam M. Wiegel
Acting Secretary