

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, June 16, 2021. At 6:30 p.m., the meeting was called to order by Chairman Fahey. Roll call was taken and present were Ted Fahey, Cal Wasserstrass, Wayne Dieckhoff, Larry Eakins, Ken Clark and Joni Waelchi-Buehl (business meeting only, did not vote on public hearings). Also present was Adam Wiegel, Zoning Administrator.

2. CONSIDER THE MINUTES OF THE PREVIOUS MEETING

Motion by Clark seconded by Dieckhoff to approve the minutes of the May 19, 2021 meeting. The motion carried by unanimous voice vote.

3. VIRTUAL SITE VISIT(S)

- A. Kimber and Mark Blum, landowners; located at N5501 Buckskin Road, section 30, Town of Washington.

Application for a variance for the construction of a porch in the setback area of Buckskin Road, 38' from the centerline vs county code minimum of 63'.

- B. Bart Ronek, landowner; located at W568 Elmer Road, section 23, Town of Brooklyn.

Application for a conditional use permit for the operation of a contractor's storage yard for concrete business equipment.

- C. Steven and Wendy Krupke, landowners; located at N3927 Brown Deer Drive, section 14, Town of Decatur.

Application for a conditional use permit for the operation of an indoor recreation facility for pitching, hitting, catching and coaching.

- D. Wang-Bader Farm, LLC; located east of W6512 County Y, section 20 and 21, Town of Monroe.

Application for a conditional use permit for the operation of a premises for the mining, storage, processing and transportation of non-metallic materials, including the quarrying, blasting, crushing or extraction of limestone, gravel, sand fill or other similar materials or activities

4. SCHEDULE NEXT MONTH'S MEETING AND HEARING DATES

Virtual site visits/Public hearings – Wednesday, July 21, 2021 at 7:00 p.m. County Board Room

Motion by Eakins, second by Waelchi-Buehl to recess the meeting. The motion carried by unanimous voice vote.

5. CONDUCT HEARING(S)

- A. At 7:00 p.m. Fahey called the BLUM public hearing to order stating that the purpose was to consider application #2021-254 for the issuance variance for the construction of a porch in the setback area of Buckskin Road 38' from the centerline vs county code minimum of 63'. The land is zoned agricultural and is located at N5501 Buckskin Road, section 30, Town of Washington. Roll call of the parties of interest was taken and present was Mark Blum; landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-254. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Dieckhoff to approve the variance as requested. Roll call on the motion was as follows Clark, aye, Eakins aye, Dieckhoff, aye and Wasserstrass, aye. The motion carried. Motion by Wasserstrass, second by Clark to recess the public hearing. The motion carried.

- B. At 7:30 p.m. Fahey called the RONEK public hearing to order stating that the purpose was to consider application #2021-279 for the issuance of a conditional use permit to Bart Ronek, landowner: for the operation of a contractor's storage yard. The land is zoned agricultural and is located at W568 Elmer Road, section 23, Town of Brooklyn. Roll call of the parties of interest was taken and present were Bart Ronek; landowner and Ronek Concrete, adjoining landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-279. After hearing all testimony and evidence

presented at the public hearing, Wasserstrass made a motion that was seconded by Clark to approve the conditional use permit with the following conditions:

1. All vehicles for business stored inside;
2. Hours of operation 6am-6pm 5 days a week winter; 6 days a week in summer;
3. All vehicles and equipment is owned by Ronek Concrete;
4. 11,240 sq. ft. of building to use for business;
5. Screening of trees for road and east and west side of property as per code;
6. Only resident family for office personal;
7. Trailers and forms kept outside;
8. Notify local fire department of business with a copy of Green County Zoning;
9. Containment of fuel; and
10. Dumpster onsite.

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

C. At 8:00 p.m. Fahey called the KRUPKE public hearing to order stating that the purpose was to consider application #2021-255 for the issuance of a conditional use permit to Steven and Wendy Krupke, landowners: for the operation of an indoor recreation facility. The land is zoned agricultural and is located at W3927 Brown Deer Drive, section 14, Town of Decatur. Roll call of the parties of interest was taken and present were Michael Oellerich attorney representing Steve Krupke; landowner, Allen Schneider, Town of Decatur; Birgit and Brian Backus, Francis and Maire O'Neill and Julie Taylor, adjoining landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-255. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Dieckhoff to approve the conditional use permit with the following conditions:

1. Structure 64 x 40;
2. Hitting, pitching, catching and coaching by Steve Krupke only;
3. Facility can be rented for hitting and pitching with no instruction;
4. No other uses allowed for rent in the facility;
5. Lighting outside (north and east) facing downward;
6. No employees. Has guest instructors that are not of resident family;
7. Maximum number of people of 10. Maximum number of people per day 20- 1hour between groups sessions;
8. Hours: 7 days a week 9am-7pm by appointment only- 1-hour break between sessions;
9. No outdoor activities or training;
10. No office or office employees;
11. Parking with a permeable surface-parcel 1173 will not have parking;
12. Bathroom in residence;
13. 1-year sunset review of permit in a form of a public hearing;
14. Maximum parking of 8 spaces; and
15. No retail sales.

Roll call on the motion was as follows Clark, aye, Eakins no, Dieckhoff, aye and Wasserstrass, aye. The motion carried. Motion by Wasserstrass, second by Clark to recess the public hearing. The motion carried.

D. At 9:00 p.m. Fahey called the WANG-BADER FARM, LLC meeting to order stating that the purpose was to consider application #2021-197 for the issuance of a conditional use permit for the operation of a premises for the mining, storage, processing and transportation of non-metallic materials, including the quarrying, blasting, crushing or extracting of limestone, gravel, sand fill or other similar materials or activities. The land is zoned agricultural and is located east of W6512 County Y, section 20 and 21, Town of Monroe. Roll call of the parties of interest was taken and present was Brad Bader representing Wang-Bader Farm, LLC, landowner; Linda and Mark Wells, Chris and Thelma Rose Gerrits, and Cherrie Blaser; adjoining landowners. All other

parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-197. The applicant made a request to withdraw the conditional use permit request. Clark made a motion that was seconded by Wasserstrass to accept the applicants request to withdraw the conditional use permit request. Roll call on the motion was as follows Clark, aye, Eakins aye, Dieckhoff, aye and Wasserstrass, aye. The motion carried. Motion by Wasserstrass, second by Clark to recess the public hearing. The motion carried.

6. ADJOURNMENT

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

Larry Eakins
Secretary

Adam M. Wiegel
Acting Secretary