

**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, August 18, 2021. At 7:00 p.m., the meeting was called to order by Chairman Fahey. Roll call was taken and present were Ted Fahey, Cal Wasserstrass (did not participate in the Rackow hearing), Larry Eakins, Wayne Dieckhoff and Joni Waelchli-Buehl. Also present were Sara Patterson, Zoning Technician and Adam Wiegel, Zoning Administrator.

2. CONSIDER THE MINUTES OF THE PREVIOUS MEETING

Motion by Eakins seconded by Fahey to approve the minutes of the July 21, 2021 meeting. The motion carried by unanimous voice vote.

3. VIRTUAL SITE VISIT(S)

- A. Kristina Hermanson, landowner; Kelly Ruschman, agent: located at W5444 Highland Drive, section 11, Town of New Glarus.
Application for a conditional use permit for the operation of a lodging house/boarding house.
- B. Seidler Properties, LLC, landowner; located at N8131 Postville Road, section 23, Town of York.
Application to amend an existing conditional use permit for a repair shop.
- C. Lisa and Timmy Rackow, landowners; located at W5370 County DR, section 26, Town of Monroe.
Application for a conditional use permit for the operation of an automotive repair garage.
- D. Lisa and Timmy Rackow, landowners; located at W5370 County DR, section 26, Town of Monroe.
Application for a conditional use permit for the operation of a manufacturing business.

4. SCHEDULE NEXT MONTH'S MEETING AND HEARING DATES

Virtual site visits/Public hearings – Wednesday, September 15, 2021 at 7:00 p.m. County Board Room

Motion by Dieckhoff, second by Wasserstrass to recess the meeting. The motion carried by unanimous voice vote.

5. CONDUCT HEARING(S)

A. At 7:30 p.m. Fahey called the HERMANSON public hearing to order stating that the purpose was to consider application #2021-355 for the issuance of a conditional use permit to Kristina Hermanson, landowner: Kelly Ruschman, agent: for the operation of a lodging house/boarding house (vacation rental). The land is zoned agricultural and is located at W5444 Highland Drive, section 11, Town of New Glarus. Roll call of the parties of interest was taken and present were Kelly Ruschman; agent for the landowner, Jeffrey Heil and Hans Christiansen; adjoining landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-355. After hearing all testimony and evidence presented at the public hearing, Wasserstrass made a motion that was seconded by Waelchli-Buehl to approve the conditional use permit with the following conditions:

- 1. Four bedrooms/eight person per septic verification.
- 2. Local contact phone number available to local residents onsite at zoning
- 3. No fireworks or shooting of firearms
- 4. Copy of renter contract on file at zoning office
- 5. Notify fire department of business being operated with copy to zoning
- 6. No snowmobiles or ATV's
- 7. No pets
- 8. Boundary fence two board fence minimum; and
- 9. Permit review in the form of a public hearing before September 2022

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

B. At 8:10 p.m. Fahey called the SEIDLER public hearing to order stating that the purpose was to consider application #2021-380 to amend an existing conditional use permit to Seidler Properties, LLC, landowner: to amend an existing conditional use permit for a repair shop. The land is zoned agricultural and is located at N8131 Postville Road, section 23, Town of York. Roll call of the parties of interest was taken and present was Seidler Properties; landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-380. After hearing all testimony and evidence presented at the public hearing, Dieckhoff made a motion that was seconded by Wasserstrass to approve the conditional use permit with the following conditions:

1. Existing building 40x100 and 50x60 any additions would require a new public hearing;
2. No residence;
3. Custom ornamental metalwork and forgings;
4. Repairs to equipment, machinery, antiques and hydraulic cylinders;
5. No retail sales or showroom or display area;
6. Monday-Friday 7:30 am -5 pm;
7. Holding tank; and
8. Letter to local fire department of business being operated and a copy to Green County Zoning Office

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

C. At 8:30 p.m. Fahey called the RACKOW public hearing to order stating that the purpose was to consider application #2021-387 for the issuance of a conditional use permit to Lisa and Timmy Rackow, landowner: for the operation of an automotive repair shop. The land is zoned highway interchange and is located at W5370 County DR, section 26, Town of Monroe. Roll call of the parties of interest was taken and present was Jeremy Goelke, agent for Timmy and Lisa Rackow; landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-387. After hearing all testimony and evidence presented at the public hearing, Dieckhoff made a motion that was seconded by Waelchli-Buehl to approve the conditional use permit with the following conditions:

1. Trucks only haul milk-based products, no other product being hauled;
2. All trucks owned by T&L Transport;
3. No parking allowed for trucks not owed by T&L Transport;
4. All equipment is housed inside;
5. Dumpster onsite;
6. Hours Monday-Friday 7am -7 pm;
7. Building 220x80;
8. Servicing of only trucks owned by T&L Transport (starting about May 2021);
9. Bathroom is a holding tank;
10. Maximum of two unlicensed parts vehicles; and
11. Letter to local fire department of business with a copy to Green County Zoning

Roll call on the motion was as follows Waelchli-Buehl, aye, Eakins aye and Dieckhoff. The motion carried.

At 8:30 p.m. Fahey called the RACKOW public hearing to order stating that the purpose was to consider application #2021-386 for the issuance of a conditional use permit to Lisa and Timmy Rackow, landowner: for the operation of a manufacturing business. The land is zoned highway interchange and is located at W5370 County DR, section 26, Town of Monroe. Roll call of the parties of interest was taken and present was Jeremy Goelke, agent for Timmy and Lisa Rackow; landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-386. 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 with the following conditions:

1. Machining, fabricating, cnc and hand-held plasma cutting, welding, tnr feed mixers, manure spreaders, sort gates, dairy parlors, custom equipment and custom products;
2. Outside storage of finished product and new materials on racks;
3. Letter to fire department about business with a copy to Green County Zoning;
4. Monday-Thursday 8 am -5:30 pm, Friday 8 am -5 pm and Saturday 9 am -1 pm (hours of operation);
5. Building is 220x80;
6. 80x100 manufacturing area office 20x30 25x 50 manufacturing area- addition space would require a new public hearing;
7. Existing bathroom is a holding tank; and
8. Dumpster onsite.

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

6. ADJOURNMENT

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

Larry Eakins
Secretary

Adam M. Wiegel
Acting Secretary