

ANNUAL REPORT

OF THE

GREEN COUNTY ZONING

AND

LAND USE DEPARTMENT

2023

LAND USE AND ZONING COMMITTEE:

DENNIS SCHWARTZ, CHAIR

BARB KRATTIGER, VICE CHAIR

NICK HARTWIG

SUE NELSON

KATHY PENNINGTON

BOARD OF ADJUSTMENT:

TED FAHEY, CHAIRMAN

CAL WASSERSTRASS, VICE-CHAIRMAN

LARRY EAKINS, SECRETARY

WAYNE DIECKHOFF

KENNETH CLARK

JONI WAELCHI-BUEHL, ALTERNATE

TED BELANUS, ALTERNATE

ADMINISTRATION:

ADAM WIEGEL, ZONING ADMINISTRATOR

CONNIE THORSON, ASSISTANT ADMINISTRATOR

SARA LARSEN, TECHNICIAN

MARCIA BLUMER, SECRETARY

GREEN COUNTY ZONING & LAND USE DEPARTMENT

Your Zoning & Land Use staff is pleased to present our annual report for 2023.

Through your Zoning & Land Use Department, Green County administers zoning regulations and controls the use & division of land, especially wireless communications facilities, non-metallic mining operations, and manufactured housing. We administer State-designed shoreland & wetland and Federally-identified floodplain regulations, plus we review rural road names and issue addresses.

We review soil tests and issue sanitary permits for the proper installation of private onsite wastewater treatment systems.

We staff your Zoning & Land Use Committee and the appointed Board of Adjustment and of course, we continue to be a valuable resource for planning, zoning or other land use advice.

NEW RESIDENCES IN GREEN COUNTY

<u>TOWN</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Adams	1	4	1	1	1	0	3
Albany	10	16	3	4	7	4	3
Brooklyn	3	2	4	4	2	4	9
Cadiz	1	0	0	1	0	1	1
Clarno	3	3	1	2	0	3	2
Decatur	19	6	11	35	6	5	2
Exeter	7	7	14	16	18	14	6
Jefferson	1	1	1	2	4	3	2
Jordan	0	2	1	1	1	1	1
Monroe	2	5	6	5	3	4	5
Mt. Pleasant	1	0	6	1	2	4	4
New Glarus	5	8	4	6	9	8	5
Spring Grove	0	1	0	6	3	5	6
Sylvester	1	1	2	3	4	2	6
Washington	5	5	4	2	3	1	3
York	6	10	9	12	5	6	7
TOTAL	56	71	67	101	68	65	65

BOARD OF ADJUSTMENT HEARINGS HELD IN 2023

Public Hearings conducted: 18

Total Variances requested: 7

Granted: 7

Denied: 4

Total Conditional Use Permits requested: 12

Granted: 11

Denied: 1

Withdrawn: 0

REZONING PETITIONS IN 2023

THREE PETITIONS TO REZONE IN 2023

Landowners: Ruchti Enterprise, LLC
Location: Section 15, Town of Clarno
Rezoning: Agricultural to Industrial
Purpose: Expand a stainless steel manufacturing business

Landowners: Timothy and Peggy Cook
Locations: Section 27, Town of Jefferson
Rezoning: Agricultural and Industrial to Residential
Purpose: To allow human habitation/occupancy

Landowners: Santos Tinoco
Location: Section 36, Town of Monroe
Rezoning: Agricultural to Commercial
Purpose: Operation of a grocery store

HISTORY OF PERMITS ISSUED

YEAR	ZONING PERMITS ISSUED	SEPTIC PERMITS ISSUED
2023	530	123
2022	574	113
2021	531	141
2020	469	179
2019	433	113
2018	512	115
2017	546	140
2016	455	100
2015	449	115
2014	407	81
2013	359	79
2012	333	95
2011	263	129
2010	346	125
2009	284	126
2008	370	107
2007	405	161
2006	454	211
2005	606	286
2004	562	289
2003	602	314
2002	521	259
2001	485	259
2000	409	249
1999	439	258
1998	401	235
1997	343	229
1996	322	205
1995	268	189
1994	299	201
1993	273	141
1992	215	140
1991	172	98
1990	144	85
1989	184	85
1988	169	79
1987	131	56
1986	139	58
1985	116	50
1984	111	53

AVERAGE VALUE OF NEW RESIDENCES CONSTRUCTED DURING 2023

TOWN	VALUE
Adams	\$ 450,000.00
Albany	\$ 380,800.00
Brooklyn	\$ 347,653.33
Cadiz	\$ 594,781.00
Clarno	\$ 406,667.67
Decatur	\$ 418,000.00
Exeter	\$ 428,066.57
Jefferson	\$ 325,000.00
Jordan	\$ -
Monroe	\$ 582,500.00
Mt. Pleasant	\$ 650,000.00
New Glarus	\$ 414,200.00
Spring Grove	\$ -
Sylvester	\$ 325,000.00
Washington	\$ 295,800.00
York	\$ 404,166.67
All towns	\$ 430,902.67

2023 SANITARY PERMITS ISSUED BY SYSTEM TYPE

TOWN	NEW MOUND	REPL MOUND	NEW AT-GRADE	REPL AT-GRADE	NEW IN-GROUND	REPL IN-GROUND	OTHER
ADAMS	1	0	0	0	0	0	1
ALBANY	7	2	5	1	1	0	1
BROOKLYN	1	0	0	2	0	2	1
CADIZ	0	0	1	1	0	0	2
CLARNO	2	0	4	3	0	0	1
DECATUR	1	0	3	0	5	3	1
EXETER	2	0	4	2	1	2	4
JEFFERSON	1	1	1	0	0	0	0
JORDAN	0	0	2	1	0	0	0
MONROE	3	2	2	2	0	0	1
MT. PLEASANT	0	0	1	0	0	0	1
NEW GLARUS	3	1	2	1	0	0	3
SPR GROVE	0	0	0	1	1	1	0
SYLVESTER	2	3	2	3	0	0	1
WASHINGTON	1	0	3	2	0	0	1
YORK	1	0	4	1	0	0	1
Villages	0	0	0	0	0	0	0
TOTAL=	123	25	34	20	8	8	19

2023 ZONING DEPARTMENT REVENUES AND EXPENSES

REVENUES:

Septic permits/Soil tests	\$	137,205.00
Zoning permits	\$	91,742.00
Forfeiture penalties for violators	\$	17,305.00
Copies		
Fire number signs/posts	\$	9,060.00
other fees	\$	231.31
Public hearing fees	\$	1,200.00
Subdivision lot review	\$	5,775.00
Wisconsin Fund Application fees		
Wisconsin Fund state grants for landowners		
Undesignated non lapsed		
Proceeds from Copier		
Non-mettalic mining	\$	10,190.00
TOTAL REVENUES	\$	272,708.31

EXPENSES:

Payroll	\$	215,380.40
Fringes	\$	86,520.56
Zoning Comm expenses	\$	2,924.35
Utilities	\$	1,637.11
Professional services	\$	8,299.84
Ofc supply/forms/stamps/publishing	\$	6,030.01
Education/training	\$	525.00
Travel expense	\$	586.24
Fire number signs/posts	\$	9,392.44
Vehicle fuel/maintenance	\$	1,732.72
Computer	\$	-
Insurance	\$	945.51
Copy machine/Dept Service	\$	2,622.73
Equipment Maintenance	\$	1,542.51
Other		
Software Licenses	\$	883.20
Transfer to Treasurer (Land Records System)	\$	2,200.00
TOTAL EXPENSES	\$	339,680.11

Budgeted to take from the General Fund	\$	39,789.00
Additional funds needed from the general fund	\$	16,702.00

2023 BOARD OF ADJUSTMENT (BOA) REVENUES AND EXPENSES

Revenues:

Hearing Fees:	\$9,600
Zoning Permits	\$2,940

TOTAL REVENUES	\$12,540
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Expenses

BOA Committee Expenses	\$2,060
Outside Legal Council:	

TOTAL EXPENSES	\$2,060
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Funds returned to the general fund	\$10,480.00
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