

GREEN COUNTY COMMITTEE MEETING NOTICE

COMMITTEE: Board of Adjustment
DATE: Wednesday, January 21, 2026 TIME: 7:00 p.m.
LOCATION: County Board Room, Green County Courthouse, 1016 16th Ave., Monroe, WI

AGENDA

1. Call to order and roll call.
2. Consider the minutes of the previous meeting
3. Virtual site visit(s) for the following hearing(s);
 - A. Michael and Carmen Rassel, landowners; located at N7743 Loyalty Road, section 29, Town of York.
Application for a conditional use permit for an outdoor recreational facility.
 - B. Luke Bailey and Rebecca Williams, landowners; located at W2938 Main Street, section 2, Town of Jefferson.
Application for the construction a deck on a lot under minimum lot size 8,127 square feet vs. county code of 10,000 square feet, 63 feet wide vs. county code minimum of 80 feet wide and in the setback area of Franklin Street and Main Street, 57 feet and 32 feet respectively from the centerline vs county code minimum of 63 feet.
4. Schedule next month's meeting and hearing dates:
Wednesday, February 18, 2026 at 7:00 p.m. in the County Board Room
5. Conduct hearing(s):
 - A. 7:30 p.m. Conduct a public hearing including discussion and possible action relative to application 2026-004 from Michael and Carmen Rassel, landowners, for the issuance of a conditional use permit for an outdoor recreational facility. The land is zoned agricultural and is located at N7743 Loyalty Road, section 29, Town of York.
 - B. 8:00 p.m. Conduct a public hearing including discussion and possible action relative to application 2025-718 and 2025-719 from Luke Bailey and Rebecca Williams, landowners, to construct a deck on a lot under minimum lot size 8.127 square feet vs. county code minimum of 10,000 square feet, 63 feet wide vs. county code minimum of 80 feet and in the setback area of Franklin Street and Main Street 57 feet and 32 feet respectively from the centerline vs county code minimum of 63 feet. The land is zoned residential and is located at W2938 Main Street, section 2, Town of Jefferson.
6. Adjournment.

COMMITTEE CHAIR: Ted Fahey

PLEASE NOTE: Upon Reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the Zoning Office at (608) 328-9423.



CURRENT LANDOWNER: Name Blanchard LLC Michael H. and Carmen G. Rassel
Address, City, State, Zip 5506 W School St. Chicago, IL 60641 Phone (773) 269-7837
Email Address rassel4me@yahoo.com

APPLICANT, if different: Proposed Landowner Agent for Landowner Tenant Other
Name _____ Company name _____
Address, City, State, Zip _____ Phone(_____) _____
Email Address _____

PROPERTY LOCATION: Fire #/Road name: N7743 Loyalty Rd Blanchardville Tax parcel number 23-032.0627.2000

Newly assigned fire number No fire number needed Existing fire number Replacement sign needed
Description SW 1/4 SW 1/4 Section 29 T4 N-R6 E # of acres 6.110 Town York
Lot # _____ CSM# _____ Subdivision # _____ - _____ Subdivision name _____ Zoning District Agriculture

Shoreland (300' to stream/1000' to lake) Wetland Floodway 100 yr Floodplain (Map # C0137E)

ACCESS: New driveway Existing driveway
Applicant must obtain Town and/or County and/or State driveway permit if required.

PROJECT TYPE: New construction for: House Dwelling Multi-unit housing Shed (storage) Garage (vehicle storage)
 Barn (animal housing) Pool Sign Tower Greenhouse Gazebo Church Manure pit Bin/crib Factory
 Other (specify type under project use) Addition (to existing building) Change of use

EXISTING STRUCTURE INVOLVED: House Dwelling Multi-unit housing Shed Garage Barn Factory Business

PROJECT USE: Residence Deck/Porch Storage Garage Carport Animal housing Business Office Plants
 3/4 Seasons Rm Living Space Communication Electricity/power Recreational Conditional Use Permit

PROJECT DESCRIPTION: Dimensions of area/building/addition(s) _____ 'x' _____ Sq. ft _____ and _____ 'x' _____ Sq. ft _____

New house: Dimensions of: Living space _____ 'x' _____ Garage _____ 'x' _____ Porch _____ 'x' _____ Deck _____ 'x' _____
Other _____ 'x' _____ # of bedrooms _____ Sq. ft. living area _____ Cost of construction \$ _____

Type of construction frame Wood Steel Manufactured Other _____ Construction has has not begun

Height (from lowest ground to highest roof peak) _____ # of stories _____ Basement: None Below ground Exposed
This bldg to be used for: Human habitation/occupancy: Yes No Animal housing: Yes No Operating a business: Yes No
Other Outdoor Recreational Facility 4-3-1-2-A-13(t)

BOARD OF ADJ. ACTION REQUIRED: No Yes Variance Cond. Use Permit for _____

Issuance of a Conditional Use Permit is for business operation only and does not include construction of above-described structures unless a separate zoning permit is issued.

Hearing fee paid on 12-12-25 Action of BOA: Approved Denied on _____
#75183 Cash

The applicant agrees to do work described above and on the attached sketch in accordance and compliance with all applicable codes, statutes and ordinances and with the conditions of this permit; which shall remain valid one year from issuance. Any part of the project not completed within one year will require a new zoning permit. Applicant must obtain town building permit if required. Any new fire # assigned is temporary, preliminary and subject to field verification. Applicant certifies that this proposed construction will not be located in a floodplain, floodway or wetland area unless indicated above and with the proper permits and approvals from the regulating agencies. Reduction of finished grade to less than two feet above floodplain levels can create new floodplain areas after construction.

This zoning permit creates no legal liability, expressed or implied, on the County of Green. Applicant certifies that all the above information is correct and accurate:

Applicant's Signature: Michael H. Rassel Carmen G. Rassel Date Signed: 11/15/2025

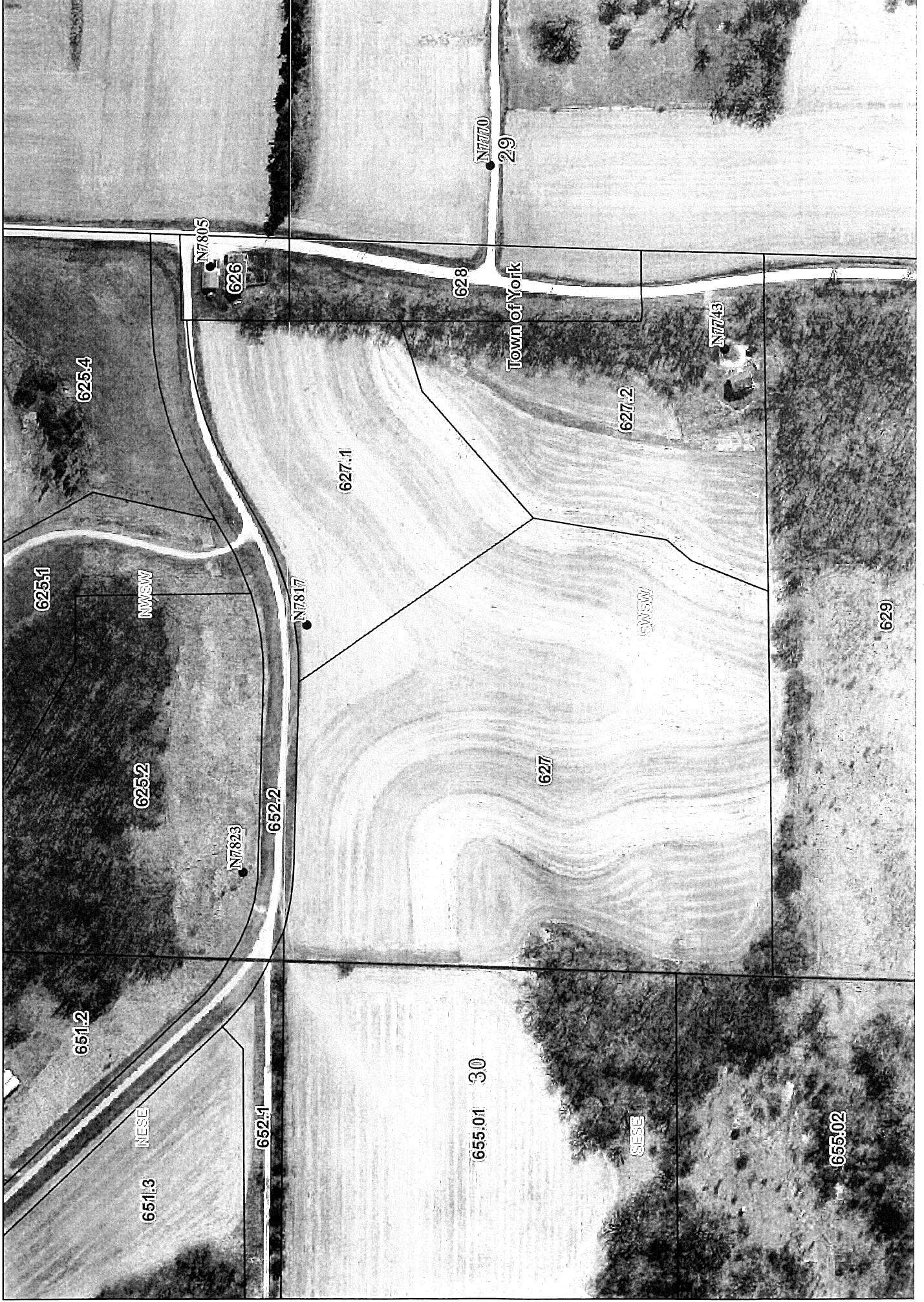
Application is Denied: Reason: _____
 Application is approved and issued pursuant to the following conditions: (Failure to comply may result in suspension revocation of this permit or other penalty.) _____

Sanitary Permit#: _____
 Zoning Permit \$ _____ Signed: _____
 Fire # Sign/Post \$ _____ Zoning Department
Total \$ _____ Date of Issuance: _____

Receipt# _____
 Cash Credit Check # _____ Date of Inspection: _____

Permit # 2026
05/15/2020


Green County Map



Conditional Use Permit

"Private Amusement Park" - Outdoor Recreational Facility
Rassel

Legend

 N7743 Loyalty Rd

Google Earth

Image © 2025 Alibius

500 ft

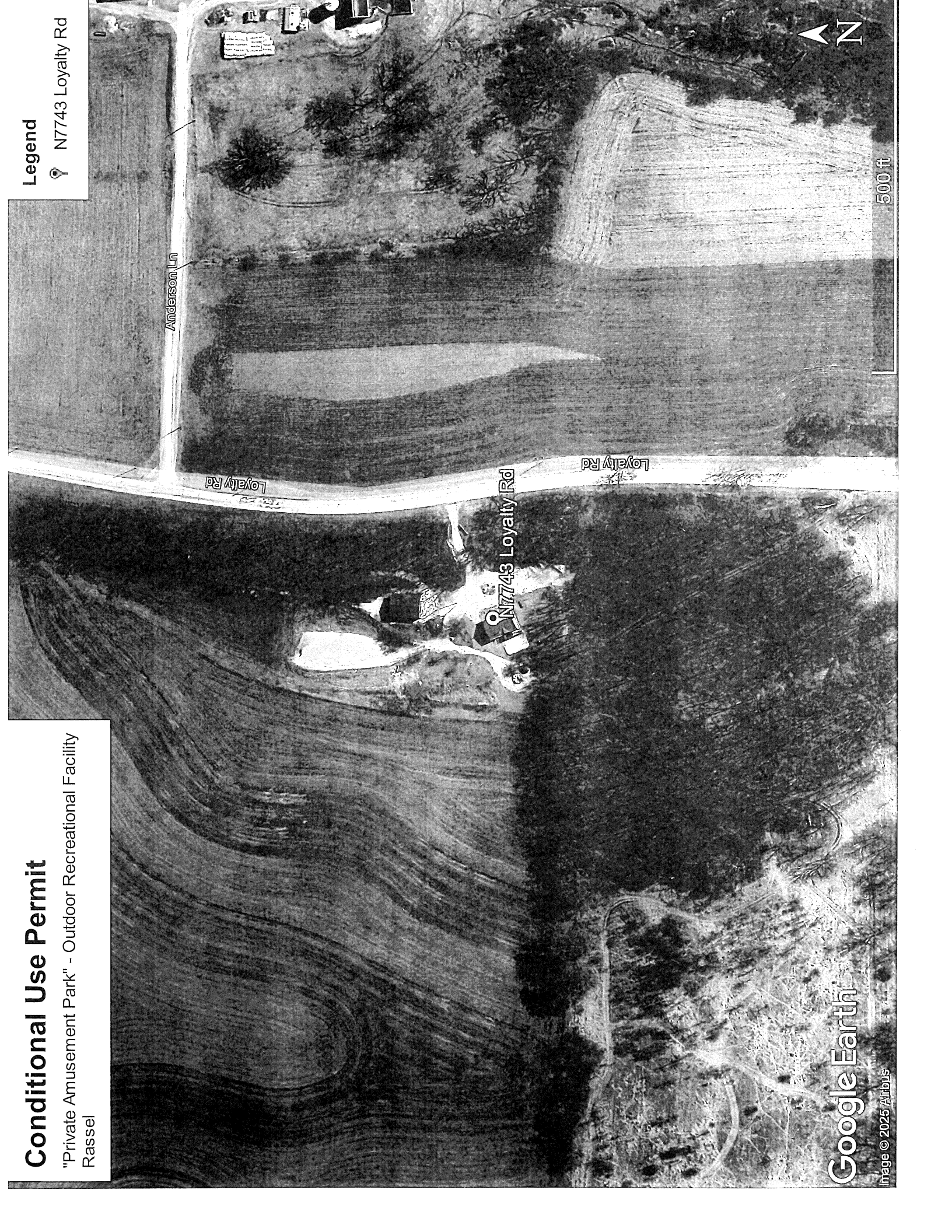


Anderson Ln

Loyalty Rd

N7743 Loyalty Rd

Loyalty Rd



SUMMARY TO APPLICANT

Date: November 11, 2025

Zoned: Agricultural

Owner: Blanchardland LLC

Location: N7743 Loyalty Road Blanchardville, WI 53516
SW ¼, SW ¼ Section 29, T4N, R6E
Township of York
Parcel 2303206272000

Site: N7743 Loyalty Road

Use summary:

The primary uses of this property is residential and agriculture. The secondary use for this property is to serve as an exhibit for the owner's collection of mechanical amusement-type rides, while offering the opportunity for said rides to be used exclusively by family, friends and neighbors.

- Entirely non-profit
- No advertising
- No fees for service or use
- No employees, operated by owners
- Never more than 10 individuals on the property at one time
- Currently, a 50'x50' parking area exists for guests
- No commerce, no retail, no food or alcohol for sale
- Operation by invite only during the summer months (April through October)
- No more than 3 days per week, generally weekends only
- Hours 11 am – 9 pm

Michael H. Rassel Carmen G. Rassel

Signature:

Michael H. Rassel Carmen G. Rassel

Date: November 12, 2025



DECISION OF THE GREEN COUNTY BOARD OF ADJUSTMENT
CONDITIONAL USE PERMIT

Applicant's name: Michael H. and Carmen Rassel Application number: 2026-004
Applicant's address: 5506 W School St. Chicago, IL 60641
Property location: N7743 Loyalty Road Blanchardville, Wi 53516 SW 1/4 SW 1/4, Sec 29 T 4 N; R 6 E
Date of application: 11/15/25 Date of public hearing: 01/21/2026 Publication dates: 12/30/25 & 1/7/26
Proposed use: 4-3-1-2-A-13-t Outdoor Recreational Facility

FINDINGS OF FACT: After hearing and considering testimony and evidence presented, the Green County Board of Adjustment finds that:

- 1. Notice requirements have been met; an adequate application has been filed; the Applicant holds an interest in land within the area included in the Green County Zoning District that is subject to this application; and the Board has jurisdiction to consider this application, unless indicated otherwise:
2. The use in this application is listed as a conditional use in the Zoning District where the lands are located, or the use in this application is not an assigned use in the Green County Zoning Code but is similar in character to uses allowed in the Zoning District in which the site is located and which is compatible with the purpose and intent of such Zoning District, unless indicated otherwise:
3. The regulations of the Zoning District in which the lands subject to this appeal have been applied by the Board.
4. Where the Zoning District contains no standards unique to that district or use, the following standards were applied:
a. The application or use is not inconsistent with the spirit and intent of the county zoning code, unless indicated otherwise:
b. No issues were identified to indicate that the application or use is detrimental to the public health, safety or welfare, unless indicated otherwise:
c. No issues were identified to indicate that the application or use will affect community property values, unless indicated otherwise:
d. Concerns for nuisance abatement in the community are nonexistent or are addressed in the conditions ordered by the Board, unless indicated otherwise:

CONCLUSIONS OF LAW AND JUDGMENT: The Green County Board of Adjustment orders that:

Based on the findings of fact contained herein and the application of the Green County Zoning Code to this request for conditional use, the application is hereby:

DENIED GRANTED with the following specific conditions attached to the permit:

Any privilege granted by this decision must be exercised within 12 months of the date of this decision (or a different length of time indicated as follows:) by obtaining the necessary driveway, sanitary, zoning, building or other permits for the proposed land use and/or construction, otherwise this decision or approval is null and void and without effect unless otherwise granted an extension. This period will be extended if this decision is stayed by the order of any court or operation of law.

Pursuant to Green County Code section 4-3-2-6, if there is a change in ownership of a parcel of land subject to a conditional use permit which the new owner intends to exercise rights under, written notification of such change in ownership shall be made to the Zoning Department within 60 days of said change so that a new permit may be obtained. Unless a longer period is granted elsewhere in this Code, if a permit holder or his/her successor fails to exercise rights under an approved conditional use permit for a period of 12 consecutive months, said permit shall become void.

A separate zoning permit is necessary for any signs advertising the operation of a business or conditional use permit activity.

- County Code 4-3-1-2-A-13-t Outdoor Recreation Facility

- No employees, owner operated only

- Never more than 10 individuals (not counting owners) on site at any one time

- Off street parking for visitors

- No commerce, retail, food sales or alcohol for sale

- Open seasonally, April thru October

- Hours 11 am - 9 pm, all amusement lighting off at 9 pm

- Not for profit, no advertising, no fees for service or use

- Restroom, Portable Restroom available for visitors - permits acquired through zoning

- No loud music, no loud vehicles or loud rides so as to disturb nearby neighbors

- Letter notifying local fire department and EMS of planned outdoor recreational activities and use

The above named conditions are necessary to further the purpose and aims of the Green County Zoning Code.

The vote of the Board of Adjustment for this conclusion of law and judgment was approved by a majority vote, or as otherwise indicated: _____

If applicable, the Zoning Department is directed to proceed with the procedure to issue the necessary permits incorporating these conditions.

This order may be revoked by the Board after notice and opportunity to be heard for violation of any of the conditions imposed. This decision may be appealed by filing an action in certiorari in the Circuit Court for Green County within 30 days after the date of filing of the decision. Green County assumes no liability for and makes no warranty as to reliance on this decision if land use and/or construction is commenced prior to expiration of this 30 day period.

The Green County Zoning Board of Adjustment recognizes and takes judicial notice of the Circuit Court standard of review as established by the Wisconsin Supreme Court in the case of Klinger v. Oneida County, 149 Wis.2d 838, 440 N.W. 2d 348 (1989) and has rendered its decision in this matter in conformity and consistent with the requirements imposed on County Boards of Adjustment by Klinger. See Klinger, supra 149 Wis.2d at 843.

Dated this _____ day of _____, _____. Decision rendered at _____:_____ A.M / P.M.

Signed by the Green County Board of Adjustment:

Michael and Carmen Rassel ✓
5506 W School St.
Chicago, IL 60641

CERTIFIED MAIL

No Signature Required has been requested by Rassel

Michael and Carmen Rassel ✓
5506 W School St.
Chicago, IL 60641

Donald and Laura Anderson ✓
N7770 Loyalty Road
Blanchardville, WI 53516

REGULAR MAIL

Dan and Mareen Reeson ✓
N8161 Reeson Lane
Blanchardville, WI 53516

Ed Stampfli ✓
N7817 Loyalty Rd
Blanchardville, WI 53516

Steven and Grace Knutson ✓
N7976 Loyalty Rd
Blanchardville, WI 53516

PARTIES OF INTEREST

TOWNSHIP MAIL

Town Chair Dan Truttman ✓
N9682 County Road J
Blanchardville, WI 53516

Town Clerk Brenda Hackbart ✓
PO Box 10
Blanchardville, WI 53516

Town Supervisor Travis Leonard ✓
W9198 Yankee Hollow Road
Blanchardville, WI 53516

Town Supervisor Aaron Gifford ✓
N8525 Hay Hollow Road
Blanchardville, WI 53516

BOARD OF ADJUSTMENT

Ted Fahey, Cal Wasserstrass, Larry Eakins, Ted Belanus, Wayne Dieckhoff, Ken Clark, Joni Waelchli-Buehl

APPLICATION WORKSHEET FOR CONDITIONAL USE PERMITS

PLEASE NOTE: Applications for Conditional Use Permits (CUPs) to the Board of Adjustment are considered monthly at public hearings. To be considered at the next hearing, full application information must be received in the Zoning Department no later than 4:00 p.m. on the filing date shown on the Zoning Application Schedule. No copies or faxes will be accepted.

The following items must be submitted to Green County Zoning prior to the filing deadline:

1. Completed Application form,
2. Clearly drawn Location Sketch, or Site Plan of the subject property, including yard & setback dimensions, in accordance with Ordinance 4-6-1-2-2,
3. A Written Statement explaining this request in detail,
4. List of Parties of Interest (names & addresses of all landowners within 300' of boundary of subject property),
5. Hearing Fee of \$600.00 (nonrefundable, for hearing only - does not include eventual cost of Zoning Permit or any other permits and requirements),
6. Original, signed Town Review of County Application Requiring Public Hearing form, and;
7. If subject property is located within the extraterritorial area (1.5 miles in most cases) of a nearby City or Village, written proof of notification to the municipality must be provided with this submittal.

Applicants should include in their Written Statements, and be prepared at public hearing to discuss, answers to the following questions:

FOR CONDITIONAL USE PERMITS: *How would factors such as smoke, dust, noxious or toxic gases or odors, noise, glare, vibration, operation of heavy machinery, heavy vehicle traffic or increased traffic on the public streets associated with the proposed project be expected to affect neighbors? Can the project proceed with conditions which would limit or regulate waste disposal, water supply requirements, increased yards & setbacks, operational controls and limitations, sureties and deed restrictions, fencing, landscaping and screening requirements, noise and odor abatement measures, pollution controls, or with other limitations & regulations?*

A Public Hearing Notice of the date, time and location of the public hearing and the Location Sketch will be mailed to all landowners within 300 ft. of the subject property and applicable Town Board. Depending on the location of the subject property, notice of the public hearing may be sent to the Green County Highway Commissioner, Wisconsin Dept. of Natural Resources, or other appropriate review agency.

The property owner or their representative must be present at the public hearing to present their request to the Board of Adjustment and answer questions. Should an appearance not be made or insufficient testimony be presented, the application will not be considered further and will require the submission of a new application and public hearing fee. **Prior to starting a conditionally permitted project or land use, all applicable permits must be obtained, including but not limited to; sign permit(s), driveway verification(s), sanitary permit(s) for sewer installation, commercial building plan approval(s), plus all applicable zoning permit(s).**

STATEMENT & SIGNATURES: *I have read and understand my responsibilities regarding my application to the Board of Adjustment.*

Michael H. Rassel Carmen G. Rassel

Print Applicant's Name(s)

Michael H. Rassel Carmen G. Rassel

Applicant's Signature(s)

11/15/2025

Date Signed

TOWN REVIEW OF CONDITIONAL USE PERMIT APPLICATION

Green County requires Town review of the Conditional Use Permit application prior to holding a public hearing. Green County asks that the Town Board and/or Town Plan Commission review this matter in which the Town has jurisdiction (such as a land use plan, moratorium, ordinances, etc):

LANDOWNER:

NAME: Michael H. Russell
ADDRESS: N 7743 Loyalty Road, Blanchardville, WI 53516
TELEPHONE: 773-269-7837

APPLICANT, TENANT OR PROPOSED LANDOWNER, IF DIFFERENT THAN OWNER:

NAME: _____
ADDRESS: _____
TELEPHONE: _____

PROPERTY ADDRESS: N 7743 Loyalty Road, Blanchardville, WI 53516
PROPERTY LEGAL DESCRIPTION: Attachment # 1 Exhibit A
SW 1/4 OF SW 1/4, SECTION 29 TOWN OF York

APPLICATION IS FOR: CONDITIONAL USE PERMIT

REASON FOR CONDITIONAL USE PERMIT REQUEST/PROJECT DESCRIPTION: See Attachment # 2

TOWN BOARD ACKNOWLEDGMENT:

Matter was noticed on a Town Board agenda: Yes X No _____
Matter was noticed on a Town Planning Commission agenda: Yes _____ No X

Agenda was properly posted: Town Board Yes X No _____ N/A _____
Agenda was properly posted: Planning Commission Yes _____ No ~~X~~ N/A X

Public input was received by Town Board: Yes X No _____ or Planning Commission Yes _____ NO X
If yes, please summarize: Held discussion during meeting with no opposition. Letters were mailed to 4 neighbors, 2 responded with no objection
If no, please explain why no input was taken: _____

Meets the Towns comprehensive plan/ordinances? Yes X No _____
If no, please explain: _____

Town recommends the conditional use permit be X approved _____ denied.
 See attached.

The Town Board and/or Town Plan Commission hereby had the opportunity to review the above application for a conditional use permit.

DATE: Dec 10, 2025 SIGNATURE: Daniel J. Truttman
Town Board Chairman (or designee)

The original form must be submitted to the Green County Zoning Department by the applicant/landowner with the Petition for Rezone. Signatures must be within 90 days of the date of submission. 7/07/25



CURRENT LANDOWNER: Name Rebecca Williams or Luke Bailey
 Address, City, State, Zip W2938 Main Street Juda, WI 53550 Phone (608) 778-4012
 Email Address baileybro2@gmail.com

APPLICANT, if different: Proposed Landowner Agent for Landowner Tenant Other _____
 Name _____ Company name _____
 Address, City, State, Zip _____ Phone(_____) _____
 Email Address _____

PROPERTY LOCATION: Fire #/Road name: W2938 Main Street Tax parcel number 23-016.0140.0000

Newly assigned fire number No fire number needed Existing fire number Replacement sign needed
 Description NE 1/4 NE 1/4 Section 2 T1 N-R 8 E # of acres 0.1250 Town Jefferson
 Lot # _____ CSM# _____ Subdivision # _____ - _____ Subdivision name _____ Zoning District Residential

Shoreland (300' to stream/1000' to lake) Wetland Floodway 100 yr Floodplain (Map # C0309G)
ACCESS: New driveway Existing driveway

Applicant must obtain Town and/or County and/or State driveway permit if required.

PROJECT TYPE: New construction for: House Dwelling Multi-unit housing Shed (storage) Garage (vehicle storage)
 Barn (animal housing) Pool Sign Tower Greenhouse Gazebo Church Manure pit Bin/crib Factory
 Other (specify type under project use) Addition (to existing building) Change of use

EXISTING STRUCTURE INVOLVED: House Dwelling Multi-unit housing Shed Garage Barn Factory Business

PROJECT USE: Residence Deck/Porch Storage Garage Carport Animal housing Business Office Plants
 3/4 Seasons Rm Living Space Communication Electricity/power Recreational VARIANCE

PROJECT DESCRIPTION: Dimensions of area/building/addition(s) _____'x_____ Sq. ft _____ and _____'x_____ Sq. ft _____

New house: Dimensions of: Living space _____'x_____ Garage _____'x_____ Porch _____'x_____ Deck 13'x10'
 Other _____'x_____ # of bedrooms _____ Sq. ft. living area _____ Cost of construction \$ Included with house

Type of construction frame Wood Steel Manufactured Other _____ Construction has has not begun
 Height (from lowest ground to highest roof peak) 5' # of stories _____ Basement: None Below ground Exposed

This bldg to be used for: Human habitation/occupancy: Yes No Animal housing: Yes No Operating a business: Yes No
 Other VARIANCE REQUESTED: 31' to Main St, 6' to Franklin St., 63' wide lot vs. 80; 8127 sq' lot vs. 10,000 sq'

BOARD OF ADJ. ACTION REQUIRED: No Yes Variance Cond. Use Permit for _____

Issuance of a Conditional Use Permit is for business operation only and does not include construction of above-described structures unless a separate zoning permit is issued.

Hearing fee paid on 12-3-25 Action of BOA: Approved Denied on _____

CK 1236 Rec. # 74866
 The applicant agrees to do work described above and on the attached sketch in accordance and compliance with all applicable codes, statutes and ordinances and with the conditions of this permit; which shall remain valid one year from issuance. Any part of the project not completed within one year will require a new zoning permit. Applicant must obtain town building permit if required. Any new fire # assigned is temporary, preliminary and subject to field verification. Applicant certifies that this proposed construction will not be located in a floodplain, floodway or wetland area unless indicated above and with the proper permits and approvals from the regulating agencies. Reduction of finished grade to less than two feet above floodplain levels can create new floodplain areas after construction.

This zoning permit creates no legal liability, expressed or implied, on the County of Green. Applicant certifies that all the above information is correct and accurate:

Applicant's Signature: [Signature] Date Signed: 12-3-25

Application is Denied: Reason: _____

Application is approved and issued pursuant to the following conditions: (Failure to comply may result in suspension revocation of this permit or other penalty.) _____

Sanitary Permit#: _____ - _____

Zoning Permit \$ _____

Fire # Sign/Post \$ _____

Total \$ _____

Signed: _____

Zoning Department

Date of Issuance: _____

Receipt# _____

Cash Credit Check # _____

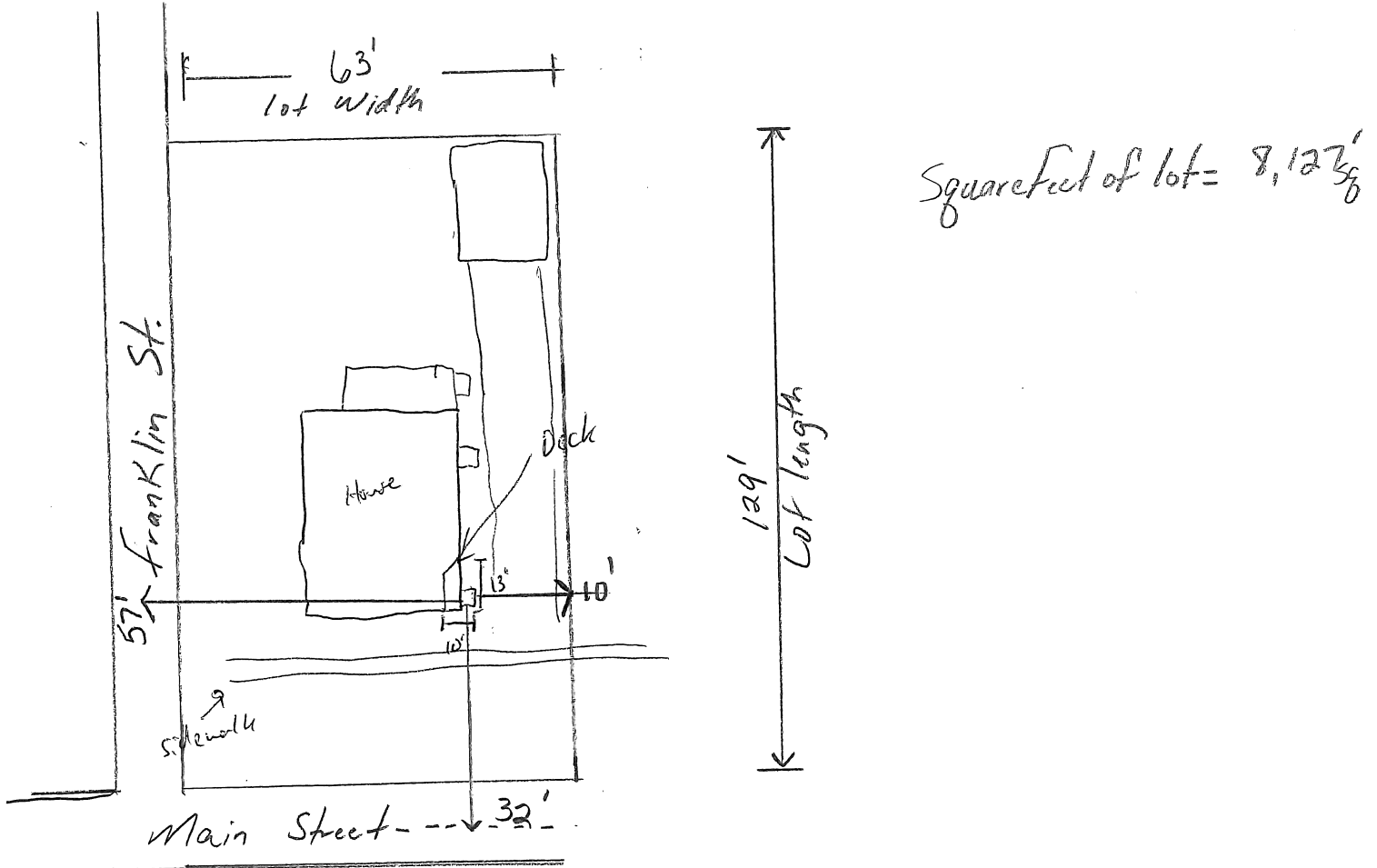
Date of Inspection: _____

Permit # 2025
05/15/2020

SKETCH

Section 4-6-1-2: A. 2. of the Green County Code provides that all applications for a permit shall be accompanied by a location sketch. The sketch is to be drawn to scale, showing the location, actual shape and dimensions of the lot; the existing or proposed building area; the distances between the nearest point on the building to the center line of all adjoining roadways or access easements and to lot lines; a north arrow; location of any existing or proposed sewer systems, including tanks, drainfield or soil evaluation boring sites; use of adjoining property; any floodplain or wetland; signature and date.

SEE ATTACHED



- Variance request:
- ① 6' Variance to Franklin St.
 - ② 31' Variance to Main St.
 - ③ 17' Variance to Lotwidth of 80'
 - ④ 1873 sq' variance to lot size minimum of 10,000 sq'

Signature

Date 12-3-25

GREEN COUNTY ZONING AND LAND USE OFFICE

Green County Courthouse
1016 16th Avenue, Monroe, WI 53566
Phone (608) 328-9423
Email: greenzone@greencountywi.org



Adam M. Wiegel, Zoning Administrator
Sara J. Larsen, Assistant Administrator
Jeffrey B. King, Zoning Technician
Staci A. Lehman, Zoning Technician

January 2026

LEGAL NOTICE:

There will be a public hearing before the Green County Board of Adjustment to consider a variance from Luke Bailey and Rebecca Williams, landowners; for the construction of a deck in the setback area of Franklin Street and Main Street, 57' and 32' respectively from the centerline -vs.-county code minimum of 63'.

Additionally, a variance is sought from their lot size of 63' wide and 8,127 sq' vs. the minimum lot width of 80' minimum and lot size of 10,000 square feet. The land is zoned residential, and is located at W2938 Main Street, Juda, WI, Section 2, T1N-R8E, Town of Jefferson. The public hearing will be held in the County Board Room at the Green County Courthouse, 1016 16th Avenue, Monroe, Wisconsin on Wednesday January 21, 2026 at 8 p.m. All those who are concerned or affected by such action are urged to attend.

GREEN COUNTY ZONING ADMINISTRATION

Adam M. Wiegel
Zoning Administrator

TOWN REVIEW OF VARIANCE APPLICATION

Green County requires Town review of the variance application prior to holding a public hearing. Green County asks that the Town Board and/or Town Plan Commission review this matter in which the Town has jurisdiction (such as a land use plan, moratorium, ordinances, etc):

LANDOWNER:

NAME: Luke Bailey
ADDRESS: W2938 Main Street, Juda WI 53550
TELEPHONE: (608) 778-4012

APPLICANT, TENANT OR PROPOSED LANDOWNER, IF DIFFERENT THAN OWNER:

NAME: _____
ADDRESS: _____
TELEPHONE: _____

PROPERTY ADDRESS: W2938 Main Street, Juda WI 53550
PROPERTY LEGAL DESCRIPTION: Residence
NE 1/4 OF NE 1/4, SECTION 2 TOWN OF: Jefferson

APPLICATION IS FOR: VARIANCE

REASON FOR VARIANCE REQUEST/PROJECT DESCRIPTION: Lot size to small
House to close to city streets

TOWN BOARD ACKNOWLEDGMENT:

Matter was noticed on a Town Board agenda: Yes ___ No
Matter was noticed on a Town Planning Commission agenda: Yes ___ No

Agenda was properly posted: Town Board Yes ___ No ___ N/A
Agenda was properly posted: Planning Commission Yes ___ No ___ N/A

Public input was received by Town Board: Yes ___ No or Planning Commission Yes ___ NO
If yes, please summarize: _____

If no, please explain why no input was taken: _____

Meets the Towns comprehensive plan/ordinances? Yes No ___
If no, please explain: _____

Town recommends the variance be approved ___ denied.
 See attached.

The Town Board and/or Town Plan Commission hereby had the opportunity to review the above application for a **variance**.

DATE: 12-2-25 SIGNATURE: [Signature]
Town Board Chairman (or designee)

The original form must be submitted to the Green County Zoning Department by the applicant/landowner with the Petition for Rezone. Signatures must be within 90 days of the date of submission. 7/07/25

NOTICE OF APPEAL

To the Board of Adjustment:

Please take notice that the undersigned was on the 21 day of November, 2025 refused a permit by the Zoning Administrator for the construction of a Deck

_____ or land use in the NE 1/4 of the NE 1/4, Section 2, Town of Jefferson, at W2938 Main St. Juda, WI 53550 (address of premises), in the County of

Green, and hereby appeals from said ruling and decision for the following reasons:

The village of Juda and my residence existed long before Green County adopted zoning ordinances.

What specific hardship is created by applying the zoning ordinance to this property?

The entire property is too small and too close to city streets

Is reasonable use of the property denied by the zoning regulations or render conformity with such restrictions unnecessarily burdensome?

Yes. No use would be permitted based on current code.

Is there a unique physical characteristic of the property which prevents development in compliance with the zoning ordinance?

Yes. 8127 Sq' instead of 10,000, 63' wide lot vs. 80' 32' to Main St. & 57' to Franklin instead of 63'

Is there an alternative plan that would comply with the ordinance?

No, only a variance

Dated: 12-3-25

Signed: John B. [Signature]

Pfingsten Dennis Living Trust ✓
W2926 Main St.
Juda, WI 53550

Garrett Portsman ✓
W2948 Washington St.
Juda, WI 53550

RC Rentals of Monroe LLC
N2657 Short Ln
Monroe, WI 53566

Jessica Raskow ✓
W1525 Rose Ln
Brodhead, WI 53520

Jeffrey Rathsack ✓
W2955 Main St.
Juda, WI 53550

Colleen and Randall Riese ✓
W2944 Washington St.
Juda, WI 53550

Roy Schwebke, Paul or Connie
Heimann ✓
W2933 Main St.
Juda, WI 53550

Steven Spoonhour ✓
W2916 Main St.
Juda, WI 53550

Andrew Stewart ✓
W2938 Walnut St.
Juda, WI 53550

Utelco LLC ✓
827 16th Ave.
Monroe, WI 53566

Village of Juda ✓
PO Box 32
Juda, WI 53550

Thomas Zimmerman ✓
PO Box 211
W2964 Main St.
Juda, WI 53550

Town Chair Rick Nusbaum ✓
W3090 Middle Juda Rd
Juda, WI 53550

Supervisor Kurt Jordan ✓
N1010 CTH S
Juda, WI 53550

Supervisor Nathan Weber ✓
N881 Twin Grove Rd
Monroe, WI 53566

W2938 Main St.
Juda, WI 53550

W2938 Main St.
Juda, WI 53550

Levi Andes ✓
W2937 Main St.
Juda, WI 53550

Stephanie Baum ✓
W2942 Main St.
Juda, WI 53550

Burger Family Trust ✓
W2953 Washington St.
Juda, WI 53550

Gary and Lou Ann Colden ✓
W2927 Main St.
Juda, WI 53550

Patrick and Corrine Daniels ✓
N2348 Walnut St.
Juda, WI 53550

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