

**MINUTES OF  
GREEN COUNTY BOARD OF ADJUSTMENT  
Wednesday, January 21, 2026**

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 21, 2026. At 7:00 p.m., the meeting was called to order by Vice Chair Wasserstrass. Roll call was taken and present were Ted Fahey (items 3-6), Larry Eakins, Wayne Dieckhoff, Joni Waelchli-Buehl and Cal Wasserstrass. Also present was Zoning Administrator, Adam Wiegel.

2. CONSIDER THE MINUTES

Motion by Dieckhoff, second by Eackins to approve the minutes. Motion carried.

3. VIRTUAL SITE VISIT(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 of 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 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 DATES:

Site visits/Public hearings(s)-February 18, 2026, at 7:00 p.m. in the County Board Room of the Historic Courthouse. Motion by Eakins, second by Waelchli-Buehl to recess the meeting until 7:30 p.m. Motion carried.

5. CONDUCT HEARING(S)

A. At 7:30 p.m., Fahey called the RASSEL public hearing to order, stating that the purpose was to consider application 2026-004 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. Roll call of the parties of interest was taken and present was, landowner, Michael Rassel. All other parties of interest were absent. For testimony and evidence presented at the public hearing refer to shared Public Hearings APP 2026-004. After hearing all testimony and evidence presented at the public hearing, Wasserstrass made a motion that was seconded by Dieckhoff to approve the Conditional use permit with the following conditions;

1. County Code 4-3-1-2-A(13)t- Outdoor recreation facility;
2. No employees, owner operated only;
3. Never more than 10 individuals (not counting owners) on site at any one time;
4. Off street parking for visitors;
5. No commerce, retail, food sales or alcohol for sale;
6. Open seasonally, April thru October;
7. Hours 11 am-9pm, all amusement lighting off at 9 pm;
8. Not for profit, no advertising, no fees for service or use;
9. Restroom portable restroom available for visitors-permits acquired through Zoning;
10. No loud music, no loud vehicles or loud rides so as to disturb nearby neighbors; and
11. Letter notifying local fire department of planned outdoor recreational activities and use.

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

B. At 8:00 p.m., Fahey called the BAILEY-WILLIAMS public hearing to order, stating that the purpose was to consider applications 2025-718 and 2025-719 for the issuance of variances to construct a deck on a lot under minimum lot size 8,127 square feet vs county code minimum of 10,000 square feet, 57 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. Roll call of the parties of interest was taken and present was Luke Bailey, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing refer to shared Public Hearings APP 2025-718 and 719. After hearing all testimony and evidence presented at the public hearing, Eakins made a motion that was seconded by Waelchi-Buehl to approve the variances as requested. Roll call on the motion was as follows: Waelchli-Buehl, aye, Eakins, aye, Wasserstrass, aye and Dieckhoff, aye. The motion carried. Motion by Dieckhoff, second by Wasserstrass to recess the public hearing. The motion carried.

6. ADJOURNMENT

Motion by Eakins, second by Waelchli-Buehl to adjourn. The motion carried by unanimous voice vote

Larry Eakins  
Secretary

Adam Wiegel  
Acting Secretary