

**MINUTES OF  
GREEN COUNTY BOARD OF ADJUSTMENT  
Wednesday, April 20, 2022**

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, April 20, 2022. At 7:00 p.m., the meeting was called to order by Chairman Vice Chairman Wasserstrass. Roll call was taken and present were Cal Wasserstrass, Larry Eakins, Ken Clark, Wayne Dieckhoff and Joni Waelchli-Buehl. Also present was Adam Wiegel, Zoning Administrator

2. CONSIDER THE MINUTES

Motion by Eakins, second by Clark to approve the minutes from the February 16, 2022 meeting. Motion carried.

3. VIRTUAL SITE VISIT(S)

- A. Jordan Land Holdings, LLC, landowner: located at W6174 County Road P, Section 28, Town of Clarno.

Application to amend an existing conditional use permit for the operation of a retail/wholesale supply store including a warehouse and farm machine sales.

- B. Marilyn Bartelt, landowner; located at N651 Highway 69, section 28, Town of Clarno. Application for a variance for the construction of a breezeway in the setback area of Highway 69, 39' from the right of way line vs County code minimum of 50'.

- C. Dead Foot Arms, LLC, landowners: located at N6768 County X, section 8, Town of Albany.

Application for a conditional use permit for the operation of a machine shop manufacturing firearm accessories.

4. SCHEDULE NEXT MONTH'S MEETING DATES:

Site visits/Public hearings(s)-Wednesday May 18, 2022, at 7:00 p.m. in the County Boardroom

5. CONDUCT HEARING(S)

- A. At 7:30 p.m., Wasserstrass called the JORDAN LAND HOLDINGS, LLC public hearing to order, stating that the purpose was to consider application #2022-153 to amend a conditional use permit for the operation of a retail/wholesale supply store including a warehouse and farm machine sales. The land is zoned agricultural and is located at W6174 County P, section 28, Town of Clarno. Roll call of the parties of interest was taken and present was Brian Jordan representing Jordan Land Holdings, LLC, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/Public Hearings APP 2022-153. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Waelchli-Buehl to approve the conditional use permit with the same conditions as the October 23, 2018 hearing with two modifications in bold:

1. Lighting Downward facing;
2. Dumpster onsite;
3. No parking on road-no trucks backing on and off road;
4. Hours 8-5 pm Monday-Saturday;
5. Outside storage new and used equipment for resale-no junk-empty tanks behind building;
6. **Traffic 1-2 per day up to 10 per day peak (removed in 2022)**
7. Letter to local Fire Department with copy to Zoning;
8. **Building size 6,000 now up to 15,000 modified in 2017 to up to 30,000, modified in 2022 to up to 60, 000;**

9. Fire department notified of hazardous chemicals onsite; and
10. Contact county emergency management of hazardous chemicals

Roll call on the motion was as follows: Waelchli-Buehl, aye, Clark, aye, Eakins, aye and Dieckhoff, aye. The motion carried. Motion by Clark seconded by Waelchli-Buehl to recess the public hearing. The motion carried by unanimous voice vote.

- B. At 8.00 p.m., Wasserstrass called the BARTELT public hearing to order, stating that the purpose was to consider application #2022-154 for the issuance of a variance for the construction of a breezeway in the setback area of Highway 69, 39' to the right of way line vs county code minimum of 50'. The land is agricultural and is located at N651 Highway 69, section 28, Town of Clarno. Roll call of the parties of interest was taken and present was Marilyn Bartelt, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/Public Hearings 2022/APP 2022-154. After hearing all testimony and evidence presented at the public hearing, Eakins made a motion that was seconded by Clark to approve the variance as requested. Roll call on the motion was as follows: Waelchli-Buehl, aye, Clark, aye, Eakins, aye and Dieckhoff, aye. The motion carried. Motion by Dieckhoff, second by Waelchli-Buehl to recess the public hearing. The motion carried by unanimous voice vote.
- C. At 8:30 p.m., Wasserstrass called the DEAD FOOT ARMS, LLC public hearing to order, stating that the purpose was to consider application #2022-155 for the issuance of a conditional use permit for the operation of a machine shop manufacturing firearm accessories. The land is zoned industrial and is located at N6768 County X, section 8, Town of Brooklyn. Roll call of the parties of interest was taken and present was Theodore Schumacher representing Dead Foot Arms, LLC, landowner; Blasé Strobel, adjoining landowner and Abel Schultz, Town of Albany. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/Public Hearings APP 2022-155. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Waelchli-Buehl to approve the conditional use permit with the following conditions:
  1. Hours of operation Monday-Friday 8 am to 5 pm;
  2. No customers;
  3. No store front or retail sales on-site;
  4. Dumpster on-site for waste materials;
  5. Fluid waste recycled;
  6. Notify local fire department with a copy of notification to the Zoning Department;
  7. Security lighting downward facing;
  8. Manufacturing in the current buildings only any future additions would need additional approval in the form of a public hearing; and
  9. No firearm testing on property.

Roll call on the motion was as follows: Waelchli-Buehl, aye, Clark, aye, Eakins, aye and Dieckhoff, aye. The motion carried. Motion by Dieckhoff seconded by Clark to recess the public hearing. The motion carried by unanimous voice vote.

## 7. ADJOURNMENT

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

Larry Eakins  
Secretary

Adam Wiegel  
Acting Secretary