

**MINUTES OF
GREEN COUNTY ZONING AND LAND USE COMMITTEE
MONDAY, MAY 8, 2023**

1. **CALL TO ORDER AND ROLL CALL**
The regular meeting of the Zoning and Land Use Committee was held in the County Board Room at the Green County Courthouse in Monroe on Monday, April 8, 2023 at 3:00 p.m., the meeting was called to order by Chairman Schwartz. Roll call was taken and those present included Dennis Schwartz, Barb Krattiger, Sue Nelson, Nick Hartwig and Kathy Pennington. Also present at the meeting were Adam Wiegel, Zoning Administrator and Brian Buckholtz, Corporation Counsel.
2. **CONSIDER THE MINUTES OF THE PREVIOUS MEETING**
Motion by Krattiger, second by Nelson to approve the Zoning Departments minutes. The motion carried by unanimous voice vote.
3. **REVIEW ZONING DEPARTMENTS BILLS**
Motion by Krattiger, second by Nelson to approve the Zoning Departments Bills. The motion carried by unanimous voice vote and the members present signed the bills.
4. **CONDUCT A PUBLIC HEARING**
A public hearing was held relative to application # 2023-176 from Ruchti Enterprise, LLC for the rezoning of a parcel of land from the Agricultural Zoning District to the Industrial Zoning District. The land is located at W6027 Melvin Road, section 15, Town of Clarno. A petition was presented to the Committee. Roll call of the parties of interest was taken and present was Randy Ruchti, representing Ruchti Enterprise, LLC. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/Public Hearings 2023-176. After hearing all testimony and evidence Hartwig made a motion that was seconded by Nelson to approve the rezone as requested. Motion carried by unanimous voice vote.
5. **PUBLIC COMMENT**
Phil Molina: In regard to agritourism, campgrounds and portable toilets
Nicole Anderson: In regard to small rustic campground and portable toilets
Jeff Monson: In regard to portable toilets
6. **DISCUSSION AND POSSIBLE ACTION IN REGARD TO SEPTIC FEES AND UPDATING THE HOLDING TANK AGREEMENT**
Wiegel informed the Board that Assistant Corporation Counsel MacLennan had updated the holding tank agreement that is recorded at the Register of Deeds. A discussion was held on when to require a permit and charge a fee for portable toilets. Motion by Krattiger, second by Pennington that every zoning permit issued by the County will include the use of a portable toilet without a fee or a separate application. The motion carried 4-1. Motion by Schwartz, second by Nelson to charge a fifty-dollar fee for portable toilets per use/site not per portable toilet and to double the fee if the portable toilet is moved onsite without the proper permits with a grace period for the double fee until January 1, 2023. The motion carried by unanimous voice vote.
7. **DISCUSSION AND POSSIBLE ACTION IN REGARD TO CODE CHANGES TO CAMPGROUND REQUIREMENTS**
Chair Schwartz asked Nelson to lead the discussion, since she has been working directly with Assistant Corporation Counsel MacLennan on the issue. During the discussion Wiegel was asked to follow up with the DNR to whether portable toilets could be used at rustic campsites. During discussion it was determined that rustic campground language

needs to be added to County Code. Also a few terms in code may need to be updated, but in general the rest of the campground ordinance does not need to be addressed at this time.

8. DISCUSSION AND POSSIBLE ACTION IN REGARD TO COUNTY CODE DEFINITION OF A FARM, AGRICULTURAL OPERATION AND SECONDARY AG USE
A discussion was held in regard to the definition of a farm. Wiegel was directed to discuss removing the “words the major use of such property” and replacing them with “the primary use of such property” in the definition of a farm. Adding a definition of Agricultural Operation was discussed. The committee agreed that for a property to qualify for any of the ag uses recently added to code a property owner must provide the Zoning Department a copy of a schedule F (profits and loss from farming). There will be no minimum income requirement.
9. DISCUSSION IN REGARD TO THIS MONTHS BOARD OF ADJUSTMENTS PUBLIC HEARING SCHEDULE
Wiegel distributed this month Board of Adjustments applications. No discussion was held in regard to the agenda item
10. DISCUSSION AND POSSIBLE ACTION IN REGARD TO ZONING DEPARTMENT MINUTES
Corporation Counsel Bucholtz informed the Committee that all that is legally required in the minutes is members present, motions and votes. He also stated that he preferred the minutes short, since the more you have in the minutes the more you may have to defend in court. The Committee discussed electing a secretary. Wiegel was directed to put highlights of what was discussed in the minutes not just motion.
11. CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE.
No discussion was held in regard to this item. It will be placed on next month’s agenda
12. SCHEDULE NEXT MEETING DATE
Monday, June 12, 2023 – 3:00 p.m. Regular Meeting – County Board Room
13. ADJOURNMENT
Motion by Krattiger, second by Hartwig to adjourn. The motion carried by unanimous voice vote.