

**MINUTES OF
GREEN COUNTY BOARD OF ADJUSTMENT
Wednesday, July 19, 2023**

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, July 19, 2023. At 7:00 p.m., the meeting was called to order by Vice-Chairman Wasserstrass. Roll call was taken and present were Ted Fahey (business meeting only), Cal Wasserstrass, Wayne Dieckhoff, Larry Eakins, Ken Clark and Joni Waelchli-Buehl. Also present were Adam Wiegel, Zoning Administrator and Sara Larsen, Zoning Technician

2. CONSIDER THE MINUTES

Motion by Dieckhoff, second by Waelchli-Buehl to approve the minutes from the June 21, 2023 meeting. Motion carried.

3. VIRTUAL SITE VISIT(S)

- A. EMC Properties, landowner: located at W2407 Bethel Road, section 4, Town of Clarno.

Application to amend condition number one of conditional use permit #2003-255 to allow more buildings for additional storage units.

- B. Cody and Megan Christianson, landowners: located at the intersection of Edwards Lane and County GG, section 35, Town of Decatur.

Applications for variances for the construction of a shed in the setback area of Edwards Lane 5 feet to the right of way vs county code minimum of 30 feet and 0 feet to a side lot line vs county code minimum of 10 feet.

4. SCHEDULE NEXT MONTH'S MEETING DATES:

Site visits/Public hearings(s)-Wednesday August 16, 2023 at 7:00 p.m. in the County Board Room. Motion by Eakins, second by Clark to recess the meeting until 7:30. Motion carried.

5. CONDUCT HEARING(S)

- A. At 7:30 p.m., Wasserstrass called the EMC PROPERTIES public hearing to order, stating that the purpose was to consider application 2023-318 to amend conditional use permit #2003-255 to allow more buildings for additional storage units from EMC Properties. The land is zoned agricultural and is located at N2407 Bethel Road, section 4, Town of Clarno. Roll call of the parties of interest was taken and present was Andrew Kranig, Representing landowner EMC Properties, LLC. All other parties of interest were absent. For testimony and evidence presented at the public hearing refer to shared Public Hearings APP 2023-318. 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. Rental will be limited to two buildings with one building of 16' X 210' and the other 40' x 210';
2. Building must meet state commercial codes;
3. Applicant will write a letter to the Monroe fire Department informing them of their new business and provide a copy to the Zoning Department;
4. Application will send a letter to the City of Monroe informing them of this proposed business and provide a copy to the Zoning Department; and
5. No outdoor storage will be allowed.

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

B. At 8:00 p.m., Wasserstrass called the public CHRISTIANSON hearing to order, stating that the purpose was to consider applications 2023-319 and 2023-320 to consider variances for the construction of a shed in the setback area of Edwards Lane 5 feet to the right of way vs county code minimum of 30 feet and 0 feet to a side lot line vs county code minimum of 10 feet. The land is zoned Residential and Highway Interchange and is located at the intersection of County GG and Edward Lane, section 35, Town of Decatur. Roll call of the parties of interest was taken and present were Cody Christianson, landowner; Allen Schneider, Town of Decatur; Deanne and Doran Boeglie and Janet Wendler, adjoining landowners. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/Public Hearings APP 2023-319 and 2023-320. After hearing all testimony and evidence presented at the public hearing, Waelchli-Buehl made a motion that was seconded by Clark to deny the variances as requested. Roll call on the motion was as follows: Clark, aye, Waelchli-Buehl, aye, Eakins, aye and Dieckhoff, aye. The motion carried. Motion by Eakins, second by Dieckhoff to recess the public hearing. The motion carried.

6. ADJOURNMENT

Motion by Eakins, second by Dieckhoff to adjourn. The motion carried by unanimous voice vote.

Larry Eakins
Secretary

Adam M. Wiegel
Acting Secretary