

GREEN COUNTY COMMITTEE MEETING NOTICE

COMMITTEE: Board of Adjustment

DATE: Wednesday, April 15, 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. Sugar Creek Stables, landowner; located at W1977 Brooklyn Albany Road, section 5, Town of Albany.
Application for a conditional use permit for an outdoor recreational facility (equine boarding, education and lessons).
 - B. Michael A. Stampfli, landowner; located at W5473 County Road FF, section 14, Town of Monroe.
Application for a conditional use permit for a contractor's storage yard (roofing and siding contractor).
 - C. Mic-Man Properties, LLC, landowner; located at W1109 State Highway 11, section 3, Town of Spring Grove.
Application for to amend a conditional use permit for rental storage units.
4. Schedule next month's meeting and hearing dates:
Wednesday, May 20, 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 2026-115 from Sugar Creek Stables, LLC, landowner, for the issuance of a conditional use permit for an outdoor recreational facility (equine boarding, education and lessons). The land is zoned agricultural and is located at W1977 Brooklyn Albany road, section 5, Town of Albany.
 - B. 8:00 p.m. Conduct a public hearing including discussion and possible action relative to application 2026-116 from Michael A. Stampfli, landowner, for the issuance of a conditional use permit for a contractor storage yard (roofing and siding contractor). The land is zoned agricultural and is located at W5473 County Road , section 14, Town of Monroe.
 - C. 8:30 p.m. Conduct a public hearing including discussion and possible action relative to application 2026-117 from Mic-Man Properties, LLC, landowner, for the issuance

of a conditional use permit for rental storage units. The land is zoned agricultural and is located at W1109 State Highway 11, section 3, Spring Grove.

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.

**MINUTES OF
GREEN COUNTY BOARD OF ADJUSTMENT
Wednesday, March 18, 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, March 18, 2026. At 2:00 p.m., the meeting was called to order by Chair Fahey. Roll call was taken and present were Ted Fahey, Wayne Dieckhoff, Joni Waelchli-Buehl and Cal Wasserstrass. Also present was Assistant Zoning Administrator, Sara Larsen and Zoning Technicians Staci Lehman and Jeff King.

2. CONSIDER THE MINUTES

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

3. ANNUAL INSPECTIONS

The Board approved the Lincoln's Double G Concrete, Becker, Meehan, Crouch, Guthrie Saunders and Drager inspections

4. VIRTUAL SITE VISIT(S)

- A. Dee's Nutz and Berries, LLC, landowner; located at N3591 State Highway 104, section 24, Town of Decatur.

Application for a conditional use permit for the operation of an agricultural entertainment business.

- B. Martintown Community Church, landowner; located at W8996 Lena Street, Section 32, Town of Cadiz.

Application for a variance to construct a church addition in the setback area of County Highway M, approximately 53 feet from the centerline vs county code minimum of 75 feet.

5. SCHEDULE NEXT MONTH'S MEETING DATES:

Site visits/Public hearings(s)-April 15, 2026 at 7:00 p.m. in the County Board Room of the Historic Courthouse. Motion by Wasserstrass, second by Waelchli-Buehl to recess the meeting until 2:30 p.m. Motion carried.

6. CONDUCT HEARING(S)

- A. At 2:30 p.m., Fahey called the DEE'S NUTZ AND BERRIES, LLC public hearing to order, stating that the purpose was to consider application 2026-040 for the issuance of a conditional use permit for an agricultural entertainment business. The land is zoned agricultural and is located at N3591 Highway 104, section 24, Town of Decatur. Roll call of the parties of interest was taken and present were, landowner, Heather Brown and adjoining landowner Brian Chapman. All other parties of interest were absent. For testimony and evidence presented at the public hearing refer to shared Public Hearings APP 2026-040. After hearing all testimony and evidence presented at the public hearing, Dieckhoff made a motion that was seconded by Waelchli-Buehl to approve the Conditional use permit with the following conditions;
1. County Code 4-3-1-2-A(14)4-u Agricultural Entertainment;

2. Growing fruit & nut crops and seasonal U-Pick- portable restrooms;
3. Parking on property – No parking on public roads (State HWY 104);
4. On-site store, educational activities, tours, workshops, and classes – and weddings, graduation, private events;
5. Amplified sound ends at 11pm;
6. Year round 8 am-11pm, 7 days a week;
7. Shed will have restrooms CSP 2024-108;
8. No overnight camping/stays;
9. Building cap Max size of 10,000 sq feet;
10. Downward facing lighting; and
11. Letter notifying local fire department with copy to zoning.

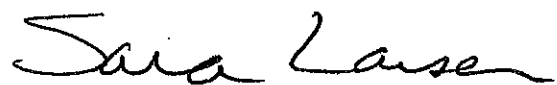
Roll call on the motion was as follows: Waelchli-Buehl, aye, Wasserstrass, aye and Dieckhoff, aye. The motion carried. Motion by Wasserstrass, second by Waelchli-Buehl to recess the public hearing. The motion carried.

- B. At 3:00 p.m., Fahey called the MARTINTOWN COMMUNITY CHURCH public hearing to order, stating that the purpose was to consider applications 2026-058 for the issuance of a variance to construct a church addition 53' from the centerline of County M vs. County Code of 75'. The land is zoned agricultural and is located at W8996 Lena Street, section 32, Town of Cadiz. Roll call of the parties of interest was taken and present was Martintown Community Church, landowner; Sarah Goeke, agent for landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing refer to shared Public Hearings APP 2026-058. After hearing all testimony and evidence presented at the public hearing, Wasserstrass made a motion that was seconded by Dieckhoff to approve the variance as requested. Roll call on the motion was as follows: Waelchli-Buehl, 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 Dieckhoff, second by Waelchli-Buehl to adjourn. The motion carried by unanimous voice vote

Secretary
Larry Eakins



Sara Larsen
Acting Secretary

Green County Zoning ♦ 1016 16th Avenue ♦ Monroe, WI 53566
PHONE (608) 328-9423 ♦ EMAIL greenzone@greencountywi.org

CURRENT LANDOWNER: Name Sugar Creek Stables LLC

Address, City, State, Zip W1977 Brooklyn Albany Road, Brooklyn, WI 53521

Phone(608)354-4010

Email Address sugarcreekstablesllc@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: W1977 Brooklyn Albany Road Tax parcel number 23- 004.0082.0000☐ Newly assigned fire number ☐ No fire number needed ☒ Existing fire number ☐ Replacement sign needed

Description NW 1/4NW 1/4 Section 5 T3 N-R9 E # of acres 25.00 Town Albany

Lot #1 CSM#1689 Subdivision # Subdivision name Zoning District Agricultural

☒ Shoreland (300' to stream/1000' to lake) ☐ Wetland ☐ Floodway ☐ 100 yr Floodplain (Map # C0089G)**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 begunHeight (from lowest ground to highest roof peak) # of stories Basement: ☐ None ☐ Below ground ☐ ExposedThis bldg to be used for: Human habitation/occupancy: ☐ Yes ☒ No Animal housing: ☒ Yes ☐ No Operating a business: ☒ Yes ☐ No

Other 4-3-1-2(A)13(t) Outdoor Recreational Facility

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

Outdoor Rec Facility

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 3-12-26 Action of BOA: ☐ Approved ☐ Denied on

Receipt 77906

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: A. Bill

Date Signed: March 11, 2026

☐ 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

\$

\$

Signed:

Zoning Department

Total

\$

Date of Issuance:

Receipt#

☐ Cash ☐ Credit ☐ Check #

Date of Inspection:

Permit # 2026

05/15/2020

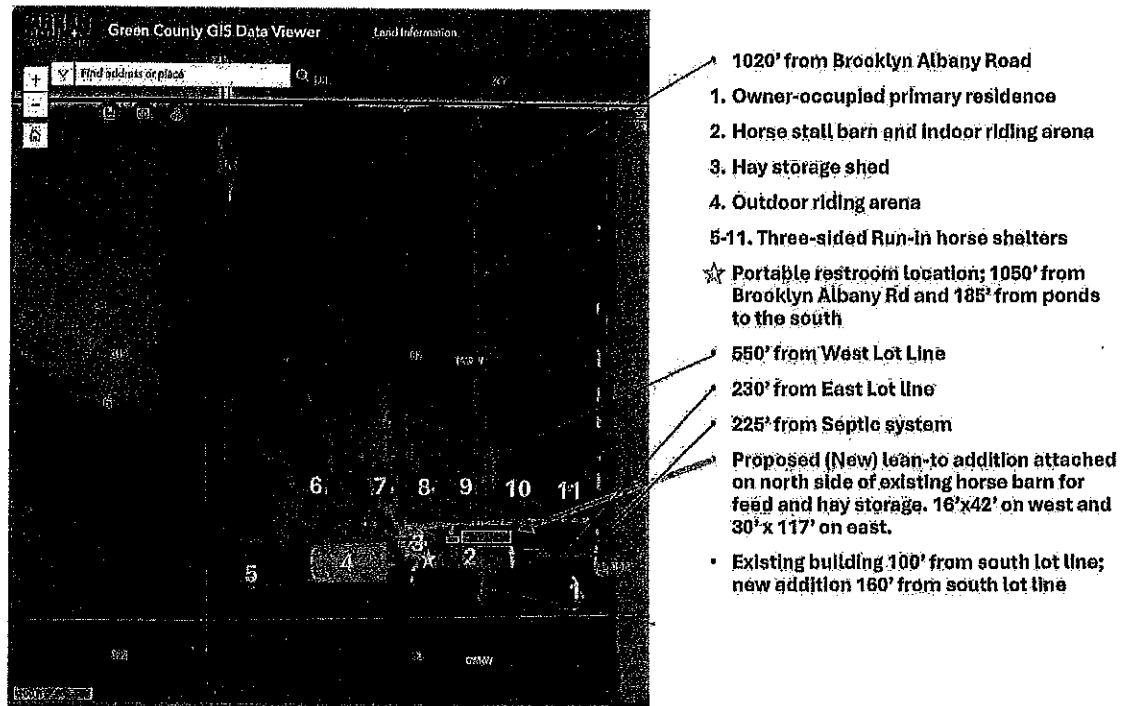
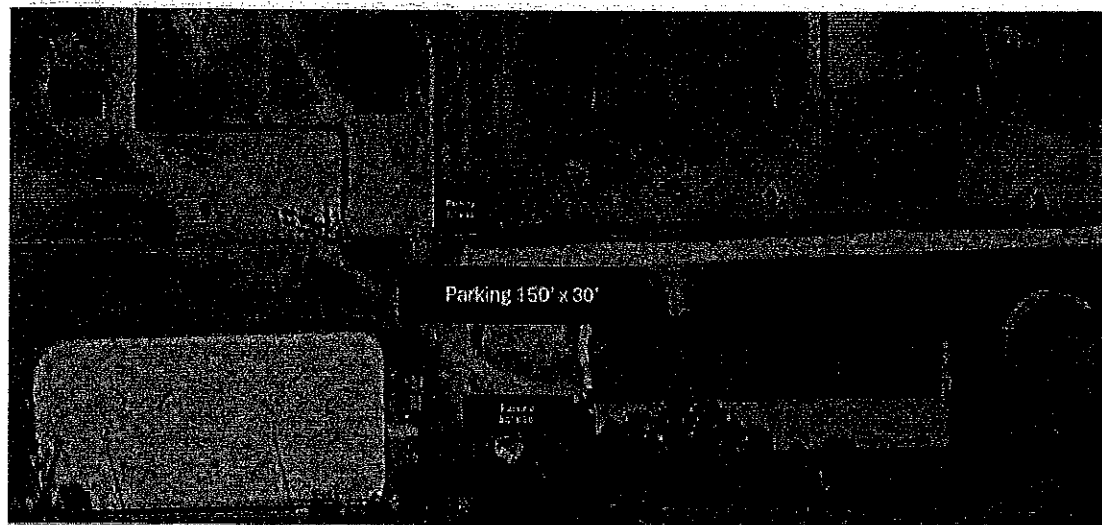


Figure 2: Map of on-site parking locations.



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 \$ 1000.00 (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.*

Andrea Bill

Print Applicant's Name(s)

Andrea Bill

Applicant's Signature(s)

03/11/2026

Date Signed

1/26/2016

Sugar Creek Stables, LLC

Written Statement for Conditional Use Permit

I, Andrea Bill, owner and operator of Sugar Creek Stables, LLC, have put together the below information (in accordance with the Green County Zoning Business Guide for CUP Written Statement) in response to the request for an Outdoor Recreational Activities Conditional Use Permit in the Town of Albany, Green County, WI.

Property Information

Property Address: W1977 Brooklyn Albany Road, Brooklyn, WI 53521

Owner: Sugar Creek Stables, LLC

Tax Parcels:

- Town of Albany: 2300400820000, 2300400830000

The equine barn, riding arenas, and horse shelters; as well as the owner-occupied primary residence, are all located solely in Tax Parcel: 2300400820000 (Figure 1 attached below)
Legal Description: W 25A NW4 NW4; ALSO LOT 1 CSM 1689 (V5-P247)

Primary Residence: Yes; Zoning Classification: A-2 Agricultural (believed)

- Town of Brooklyn: 2300603220000

The LLC also owns 25 acres in this town of Brooklyn parcel that is mostly wooded and is not currently used for business purposes.

Septic and Water Use: The property contains an existing mound septic system located directly behind the primary residence and just serves the primary residence. It is maintained and inspected in accordance with local requirements and was recently serviced in 2025. Location of the septic system is indicated on an attached map. The equine training operations do not increase water or septic system usage associated with the residence. A portable restroom is located near the front of the equine barn for visiting equine boarders and trainees. The location is indicated in Figure 2 below and is approximately 1050' south of Brooklyn Albany Rd and 185' from the ponds to the south. The portable restroom is on site 365 days a year and under contract with Bullseye Portable Restrooms which services the portable restroom every other week (twice per month).

Description of Use / Business

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 the Planning Commission review the matter in which the Town has jurisdiction (such as a land use or zoning ordinance, etc.).

LANDOWNER:

NAME: Andrea Bill Sugar Creek Estates

ADDRESS: W1977 Brooklyn Albany Road Brooklyn WI 53521

TELEPHONE: 608-834-4010

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

NAME:

ADDRESS:

TELEPHONE:

PROPERTY ADDRESS: W1977 Brooklyn Albany Road Brooklyn WI 53521

PROPERTY LEGAL DESCRIPTION: W125A1NW1/4NW1/4

1/4 OF 1/4 SECTION 1 TOWN OF Albany

APPLICATIONS FOR: CONDITIONAL USE PERMIT

REASON FOR CONDITIONAL USE PERMIT REQUEST: PROJECT DESCRIPTION:

outdoor recreational facility

TOWN BOARD ACKNOWLEDGEMENT:

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: See agenda items

Meets the Town's comprehensive plan/ordinances? Yes ☐ No ☐

If no, please explain:

Town recommends the conditional use permit be ☒ approved ☐ denied

☐ Conditional

Has Town Board and/or Town Planning Commission hereby had the opportunity to review the above application for a conditional use permit?

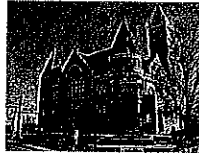
DATE: 11/25/11

SIGNATURE: Noel
Town Board Chairman (or designee)

The official and proper acknowledgment of the Green County Zoning Department has been made with the Planning Board. The signature and date of this acknowledgment are as follows:

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

April 2026

LEGAL NOTICE:

There will be a public hearing before the Green County Board of Adjustment to consider an application for a conditional use permit from Sugar Creek Stables LLC, landowner: for an Outdoor Recreational Facility (Equine Boarding, Education and Lessons). The land is zoned Agricultural, and is located at W1977 Brooklyn Albany Road, Brooklyn, WI 53521, in the NW ¼ of NW ¼ of Section 5 of Albany Township.

The public hearing will be held in the County Board Room at the Green County Courthouse, 1016 16th Avenue, Monroe, Wisconsin on April 15th, 2026 at 7:30 PM. All those who are concerned or affected by such action are urged to attend.

GREEN COUNTY ZONING ADMINISTRATION

Adam M. Wiegel
Zoning Administrator

Sugar Creek Stables LLC ✓
W1977 Brooklyn Albany Road
Brooklyn, WI 53521

CERTIFIED MAIL

Sugar Creek Stables LLC ✓
W1977 Brooklyn Albany Road
Brooklyn, WI 53521

REGULAR MAIL

Clerk Deb Cline ✓
N6065 County E
Albany, WI 53502

TOWNSHIP MAIL

Peter and Julie Mischler ✓
3584 Moffett Rd
Rockton, IL 61072

PARTIES OF INTEREST

Daniel and Nancy Kinney ✓
2111 9th Avenue
Monroe, WI 53566

Chairman Abel Schultz ✓
W2197 Everson Road
Albany, WI 53502

Elaine and Russell Trow ✓
W1473 County Road C
Brooklyn, WI 53521

Vince Davis ✓
W1977 Brooklyn Albany Road
Brooklyn, WI 53521

Supervisor Douglas Lawrence ✓
W560 English Settlement Road
Albany, WI 53502

Bryna Caves ✓
W7139 Wild Iris Way
Albany, WI 53502

Steven Wolfe ✓
W2179 County Road C
Brooklyn, WI 53521

Supervisor Scott Roth ✓
W898 Bump Rd
Albany, WI 53502

James Kittelson ✓
286 Washington Drive
Safety Harbor, FL 34695

BOARD OF ADJUSTMENT

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

James Frydenlund ✓
503 2nd Street
Albany, WI 53502

Wayne Albertson ✓
W2409 Swann St
Albany, WI 53502



DECISION OF THE GREEN COUNTY BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT

Applicant's name: Sugar Creek Stables LLC Application number: 2026-115
Applicant's address: W1977 Brooklyn Albany Road Brooklyn, WI 53521
Property location: W1977 Brooklyn Albany Road NW 1/4 NW 1/4, Sec 5 T 3 N; R 9 E
Date of application: 03/11/2026 Date of public hearing: 04/15/2026 Publication dates: 03/25/26 & 04/01/26
Proposed use: 4-3-1-2(A)13(t) - Outdoor Recreational Facility (Equine Boarding, Education and Lessons)

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.

Sugar Creek Stables LLC - Horse Lessons, Riding, Education and Boarding

Town of Albany Only

Portable Restroom to be provided and permitted through zoning

No retail sales on site, no alcohol or food sold or served as part of the business

Hours: Generally, weekdays 7:30 AM - 8:00 PM and weekends 8:00 AM - 4:00 PM

Advertising limited to Online activities. Any future signs or on site advertising would be permitted through zoning

Off street parking provided per code

Business use area to include paddocks, trails, arena's, and horse barn facilities including the ~10,800 sq' horse barn

Planned lean-to addition to the horse barn to be included in business use area

Any exterior lighting facing down

Notify fire department of business activity and Cc zoning office

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:



CURRENT LANDOWNER: Name: Michael A. Stampill

Address: City, State, Zip: W5420 Winmill Ridge Road New Glarus WI 53574

Phone: (608) 214-6060

Email Address: mike@lightboxexterior.com

APPLICANT: ☒ Applicant ☐ Proposed Landowner ☐ Agent for Landowner ☐ Tenant ☐ Other

Name:

Company name:

Address: City, State, Zip:

Phone: ()

Email Address:

PROPERTY LOCATION: Fire #/Road name: W5470 County Highway FF Monroeville Tax parcel number: 24-02002230100

☐ Newly assigned fire number ☐ No fire number needed ☒ Existing fire number ☐ Replacement sign needed

Description NW 1/4 SE 1/4 Section 14 T2 N R7 E # of acres: 1.76 Town: Monroeville

Lot # 1 CSM # 4525 Subdivision # Subdivision name Zoning District: Agriculture

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

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 (veh/cg storage)

☐ Barn (animal housing) ☐ Pool ☐ Sign ☐ Tower ☐ Greenhouse ☐ Gazebo ☐ Church ☐ Manufact. ☐ Bridge ☐ 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 ☐ Bridge

PROJECT USE: ☐ Residence ☐ Deck/Porch ☐ Storage ☐ Garage ☐ Airport ☐ Animal housing ☐ Business ☐ Office ☐ Plant

☐ 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 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 w/ heavy

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: 4-3-1-2- AGRICULTURAL DISTRICT - A(13)b Contractor Storage Yard

BOARD OF ADJ. ACTION REQUIRED: ☐ No ☒ Yes ☐ Variance ☐ Cond. Use Permit for Contractor Storage Yard

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: 3-12-26 Action of BOA: ☒ Approved ☐ Denied on

CR# 5175 Receipt 77907

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 portion of the project completed within one year will require a new zoning permit. Applicant must obtain town building permit if required. Any new or existing temporary, preliminary and subject to field verification. Applicant certifies that this proposed construction will not be built on floodway or wetland area unless indicated above and with the proper permits and approvals from the relevant agencies. Road and flood grade to less than six 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 the above information is correct and accurate.

Applicant's Signature: *Michael A. Stampill*

Date: 3-12-26

☐ Application is Denied. Reason:

☒ Application is approved and issued pursuant to the following conditions: (1) Applicant must maintain the use of the property for revocation of this permit or other penalty.)

☐ Sanitary Remit

☐ Zoning Remit

☐ Other Sign Post

Total

Received

☐ Cash ☐ Check ☐ Credit

Special

(with fee return)

By: [Signature]

Date: 3-12-26

[illegible]

Municipal Boundaries



Microsoft, Vantior

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 (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.*

Mike Stampfer
Print Applicant's Name(s)

[Signature]
Applicant's Signature(s)

12-15-2025
Date Signed

1/26/2016

RECEIVED
12/22/25

Purchasing W5473 County rd FF Monroe LA
with the intent of running High top Exteriors from
this location. We Plan to store Job Trailers and Material
on site. Will also store any kind of Job Equipment. hours
would be 6:30 AM to 6:30 PM. Days would be Monday
through Saturday. I am the owner of the business with
my son who works for me and some Head Supervisors
would be in and out during them days.

Mike Stampfl 12-11-2025

Mike @ hightop Exteriors.Com
608-214-6080

RECEIVED
12-11-25

City of Monroe
Planning
1000 E. Main St. Monroe, WI 53566
Phone: (608) 494-3000
Fax: (608) 494-3000
Email: planning@cityofmonroe.org



City of Monroe
Planning
1000 E. Main St. Monroe, WI 53566
Phone: (608) 494-3000
Fax: (608) 494-3000
Email: planning@cityofmonroe.org

SUMMARY TO APPLICANT

Date: December 12, 2025

Zoned: Agriculture
Owner: Limitless Lawn & Landscape LLC
Proposed Owner: Mike Stampfli - High Top Exteriors
Location: W5473 County Road FF Monroe, WI 53566
NW 1/4 SE 1/4 Sec. 14, T2N - R7E, Town of Monroe

Site: 23020 0226 0100 - W5473 County Road FF

Use summary: Mike Stampfli of High Top Exteriors is in the process of purchasing W5473 County Hwy FF Monroe, WI 53566. The primary use of this parcel is currently a contractor storage yard. Mike plans to purchase it and continue using it as a contractor storage yard with his Roofing, Siding and Exterior Contractor Business.

Business Hours: 6:30 AM - 6:30 PM Monday - Saturday

Property Use (Users): Owner and owner's son (teenager), generally no more than 3 people, including sub-contractors, at a time on site

Primary Use: Storage of trailers, equipment and some business supplies

Secondary Use: Storage of personal property

No office or bathroom on site

No vehicle maintenance on site

Screening in the form of a shrub row planted spring 2026

Limited need for parking: Stop in, grab supplies and equipment and leave

Not open to the public, nothing bought or sold on site

Deliveries once or twice per month April - November only

Advertising: Possible sign, will obtain permit if decide to. Facebook,

<https://www.hightopexteriors.com/> but business is registered to
W5420 Windmill Ridge Road New Glarus WI 53574

Business will have very limited impact on neighborhood with little time spent on site and limited traffic

Signature

Date:

12-12-25

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

April 2026

LEGAL NOTICE:

There will be a public hearing before the Green County Board of Adjustment to consider an application for a conditional use permit from Michael A. Stampfli, landowner: for an Contractor Storage Yard (High Top Exteriors, roofing and siding contractor). The land is zoned Agricultural, and is located at W5473 County Road FF, Monroe, WI 53566, in the NW ¼ of SE ¼ of Section 14 of Monroe Township. The public hearing will be held in the County Board Room at the Green County Courthouse, 1016 16th Avenue, Monroe, Wisconsin on April 15th, 2026 at 8:00 PM. 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 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 Stampf

ADDRESS: W5473 County Rd FF Monroe WI

TELEPHONE: 608-214-6080

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

NAME: _____

ADDRESS: _____

TELEPHONE: _____

PROPERTY ADDRESS: W5473 Cty Rd FF Monroe WI

PROPERTY LEGAL DESCRIPTION: _____

NW 1/4 OF SE 1/4, SECTION 14 TOWN OF: Monroe
T2N-R7E

APPLICATION IS FOR: CONDITIONAL USE PERMIT

REASON FOR CONDITIONAL USE PERMIT REQUEST/PROJECT DESCRIPTION: Storage Use for High Top Extenders

TOWN BOARD ACKNOWLEDGMENT:

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

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

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

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

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

If no, please explain why no input was taken: purchaser not present. No other appearances

Meets the Town's 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: Feb 19, 2026

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

CERTIFIED MAIL

Michael Stampfli ✓
W5420 Windmill Ridge Rd
New Glarus, WI 53574

Michael Stampfli ✓
W5420 Windmill Ridge Rd
New Glarus, WI 53574

REGULAR MAIL

Clerk Peggy Murphy ✓
W5445 Center Rd
Monroe, WI 53566

Daryl and Kari Fernstaedt ✓
W5484 County Road FF
Monroe, WI 53566

TOWNSHIP MAIL

Derek and Cortney Gilbertson ✓
W5428 County Road FF
Monroe, WI 53566

Klitzke Enterprises LLC ✓
489 N Pratt Rd
Monticello, WI 53570

Chairman Duane Zimmerman ✓
W6577 Wald Rd
Monroe, WI 53566

Steven and Donna Wilde ✓
W5487 County Road FF
Monroe, WI 53566

Dawn and Dale Meier ✓
W5476 County Road FF
Monroe, WI 53566

Supervisor Chad Spotts ✓
W5722 Buehler Rd
Monroe, WI 53566

Casey Phillips ✓
N3867 Ladwig Rd
Monroe, WI 53566

Supervisor Mike Lambert ✓
W6498 Vogel Rd
Monroe, WI 53566

Frances Wells ✓
W5483 County Road FF
Monroe, WI 53530

Kory and Jessica Keehn ✓
W5461 County Road FF
Monroe, WI 53566



DECISION OF THE GREEN COUNTY BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT

Applicant's name: Michael Stampfli Application number: 2026-116
Applicant's address: W5420 Windmill Ridge Rd New Glarus, WI 53574
Property location: W5473 County Hwy FF Monroe, WI 53566 NW 1/4 SE 1/4, Sec 14 T 2 N; R 7 E
Date of application: 02/26/2026 Date of public hearing: 04/15/2026 Publication dates: 3/25/26, 4/1/26
Proposed use: Contractor Storage Yard 4-3-1-2(A)14(b) - High Top Exteriors, Roofing & Siding Contractor

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.

Contractor Storage Yard 4-3-1-2(A)14(b) - High Top Exteriors, Roofing & Siding Contractor

Operated by owners family only, no employees- family and subcontractors only on site

Business hours: 6:30 AM - 6:30 PM Monday - Saturday

No office or bathroom onsite

No vehicle maintenance on site

Screening in the form of a shrub row to be planted in spring 2026 and in compliance with county code on screening

Not open to the public, nothing bought or sold on site, no customers on site

Adequate Parking available- off street parking only

Deliveries twice per month April - November only

Advertising: Will obtain permit if a sign is installed. Facebook and Internet advertising

Business operated out of the existing ~3200 sq' building

Future Need: Considering another structure not to exceed 9000 sq'

All exterior lighting facing downward

Any new buildings require notification to fire department with a cc to the zoning office

On site activity to include storage of business supplies, equipment and vehicles.

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:

**DECISION OF THE GREEN COUNTY BOARD OF ADJUSTMENT
CONDITIONAL USE PERMIT**

Applicant's name: Mic-Man Properties LLC Application number: 2026-117
Applicant's address: 11547 W Hafeman Rd Orfordville, WI 53576
Property location: W1109 State Hwy 11 Brodhead, WI 53520 NW 1/4 NE 1/4, Sec 3 T 1 N; R 9 E
Date of application: 3/10/26 Date of public hearing: 04/15/26 Publication dates: 03/25/26, 04/01/26
Proposed use: 4-3-1-2:(A)14(s) Rental Storage Units

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.

4-3-1-2:(A)14(s) Rental Storage Units- Update from 2025-217 Rental Storage CUP

Seven new storage rental units not to exceed 69,520 Sq' of additional storage -

With the exception of the storage units square foot limits, all conditions from CUP 2025-217 apply

Driveway access per DOT to be completed prior to issuance of Conditional Use or Land Use Permits for new structures

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:



CURRENT LANDOWNER: Name Mic-Man Properties LLC

Address, City, State, Zip 11547 W Hafeman Road Orderville, WI 53576 Phone (608) 290-5569

Email Address jcmcmahon448@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: W1109 State Highway 11 Tax parcel number 23-026.0082.0000

☐ Newly assigned fire number ☐ No fire number needed ☒ Existing fire number ☐ Replacement sign needed

Description NW 1/4 NE 1/4 Section 3 T1 N-R 9 E # of acres 6.16 Town Spring Grove

Lot # 1 CSM# 2643 Subdivision # _____ Subdivision name _____ Zoning District Agricultural

☐ Shoreland (300' to stream/1000' to lake) ☐ Wetland ☐ Floodway ☐ 100 yr Floodplain (Map # CO333G)

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 4-3-1-2:A(13)s Rental Storage Units - 69,520 additional sq'

BOARD OF ADJ. ACTION REQUIRED: ☐ No ☒ Yes ☐ Variance ☒ Cond. Use Permit for Rental Storage Units

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 3-12-26 Action of BOA: ☐ Approved ☐ Denied on _____

CK# 2568 Receipt 77908

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: _____ Date Signed: 3-10-2026

☐ 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 #
05/15/2020



Batterman
engineers, surveyors, planners

1800 N. MILWAUKEE AVENUE
MILWAUKEE, WI 53233
(414) 339-2250

ISSUANCE	DATE
PERMIT RESUBMITTAL	2023-01-02
PERMIT RESUBMITTAL	2023-03-02
PERMIT RESUBMITTAL	2023-03-12
PERMIT RESUBMITTAL	2023-04-12
FINAL CONSTRUCTION	2023-04-12

PROJECT OVERVIEW

35232 - C201 - PROJECT OVERVIEW
MIC-MAN PROPERTIES LLC PHASE 1
W111 STH 11
TOWN OF SPRING GROVE
GREEN COUNTY, WISCONSIN

DESIGNED BY:	RAHUL
PROJECT NO.:	35232
APPROVED BY:	RAHUL
CHECKED BY:	JMD
DATE:	

C201

- CONSTRUCTION NOTES**
1. VERIFY ALL LINES, POINTS, DIMENSIONS AND LOCATIONS BY THE FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO B.A. BATTERMAN IMMEDIATELY.
 2. THE CONTROL POINTS, DIMENSIONS AND LOCATIONS SHOWN HEREIN, WERE OBTAINED BY FIELD SURVEY.
 3. CONTROL POINTS, DIMENSIONS AND LOCATIONS MAY VARY OR BE OBTAINED DUE TO VARIOUS AND/OR CONSTRUCTION RELATED ACTIVITIES. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE FIELD SURVEY. THE FIELD SURVEY SHALL BE THE FINAL AUTHORITY IN ALL MATTERS.
 4. ALL DIMENSIONS OF THE PROJECT SHALL BE CHECKED DURING ANY CONSTRUCTION ACTIVITY AND REPORT ANY DISCREPANCIES TO B.A. BATTERMAN IMMEDIATELY.
 5. LAST DAY OF FIELD WORK: OCTOBER 1, 2024

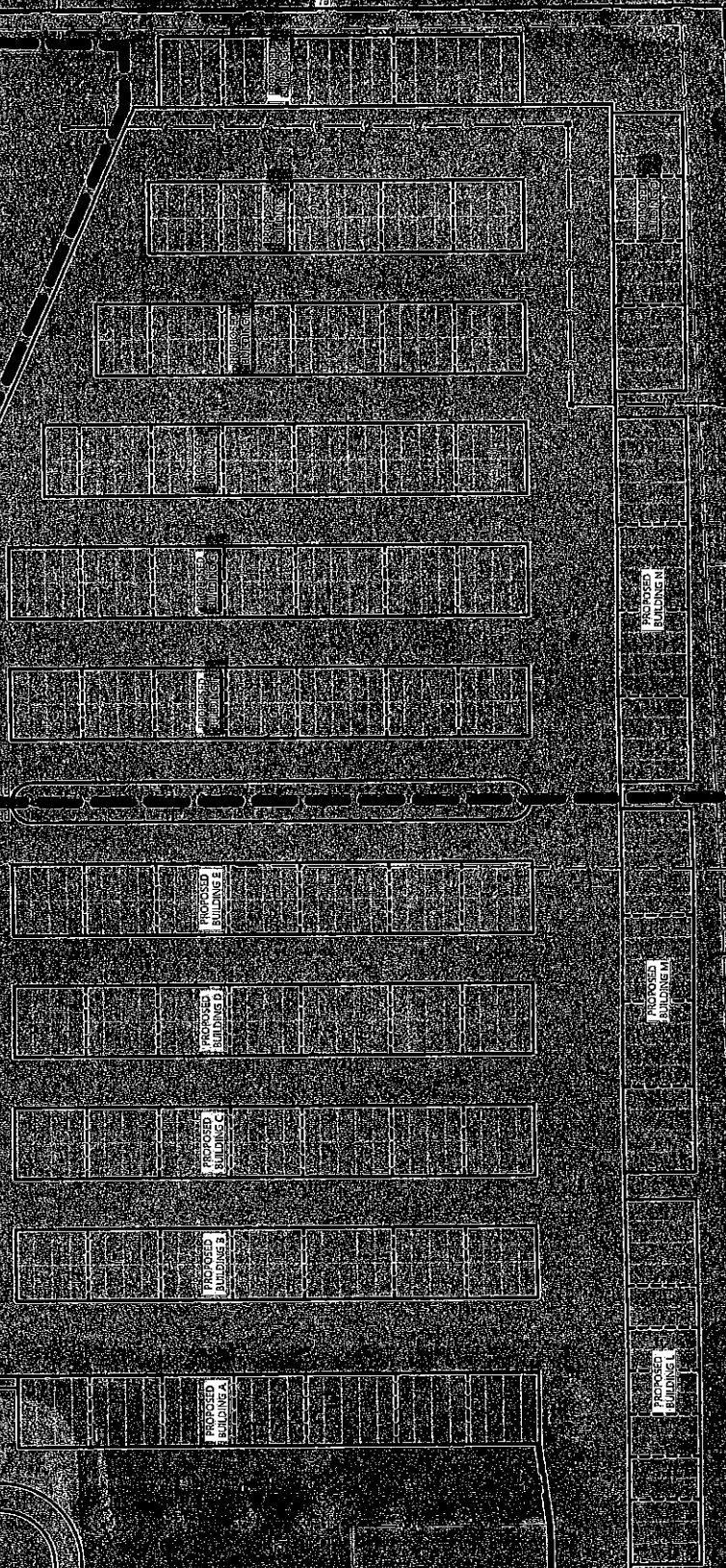
COORDINATES BASED ON THE UNITED STATES NATIONAL GRID SYSTEM (NAD-83 (2011))
VERTICAL DATUM BASED ON NAVD-83
EPOCH: 2010.00
GEOID: 2010.00
GEOID: 2010.00
GEOID: 2010.00

Point #	Location	Elevation
1000	BM RR STAKE IN POLE	896.47

W111 STH 11

WISCONSIN STATE
NO. 1000
ELEVATION: 896.47

PROPOSED STORMWATER
MANAGEMENT SYSTEM



APPLICATION WORKSHEET FOR CONDITIONAL USE PERMITS

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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.

MIC-MAN Properties, LLC
Print Applicant's Name(s)

[Signature]
Applicant's Signature(s)

3-10-26
Date Signed

1/26/2016

Written Statement for Conditional Use Permit

Mic-Man Properties, LLC plans to purchase property located at 1111 State Hwy 11 if granted conditional use for self storage facilities. Mic-Man Properties, LLC has completed 3 self storage facilities in Brodhead, Footville, and Orfordville. Local community needs continue to be high. Self storage units (especially larger units) can be difficult to find availability. This location currently has an unused residence and commercial use as an antique store. Previous to this, the property also had commercial use for farm equipment sales.

For its proposed use, the property would continue to use the current driveway. Please see the site plan for preliminary storage, drive, and drainage locations. Storage facilities would be built sequentially by community needs after the entire site is readied. Two buildings capable of holding boats, RVs, etc (larger doors, 40' deep) would be built first along with two buildings with 10'x20' units. Features would include: all drive-in units, 24 hour access, security lighting, security cameras, convenient location, multiple sizes, outdoor storage in rear of property behind existing tree line. The existing buildings would be utilized during the building process to keep the site clean and provide a dry work area to store tools and equipment. Existing buildings would also be available for rent.

The use of heavy machinery for this project is minimal and mostly confined to the initial leveling of the land and any required drainage. Professional drainage plan will be followed. Local sources will be utilized for gravel and cement pads. On site waste disposal will be contracted. Most building will occur during normal weekday hours.

Update to Original

Written Statement

We are requesting an additional ^{69,520}~~60,520~~ of additional interior storage square footage. This exceeds our conditional use permit thus the reason for the request.

There will be no more impact to neighbors than phase 1. Other concerns have been addressed in phase 1 and will continue.

MHC-Mag Properties, LLC



RECEIVED
3-10-20

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: MIC-MAN Properties, LLC
ADDRESS: 11547 W Hoteman Road O'Fordville WI 53576
TELEPHONE: 608-290-5569

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

NAME: _____
ADDRESS: _____
TELEPHONE: _____

PROPERTY ADDRESS: W1109 State Highway 11
PROPERTY LEGAL DESCRIPTION: 23-026-0082-0000 Tax parcel Number
NW 1/4 OF NE 1/4, SECTION 3 TOWN OF: Spring Grove

APPLICATION IS FOR: CONDITIONAL USE PERMIT

REASON FOR CONDITIONAL USE PERMIT REQUEST/PROJECT DESCRIPTION: 68,320 69,520
additional inside Storage Square Footage

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 conditional use permit be ☒ 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: 2-17-26 SIGNATURE: Patricia Jaessler
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

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

April 2026

LEGAL NOTICE:

There will be a public hearing before the Green County Board of Adjustment to consider an application to amend an existing conditional use permit from Mic-Man Properties LLC, landowner: for Rental Storage Unit(s). The land is zoned Agricultural, and is located at W1109 State Highway 11, Brodhead, WI 53520 in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3 of Spring Grove Township. The public hearing will be held in the County Board Room at the Green County Courthouse, 1016 16th Avenue, Monroe, Wisconsin on April 15th, 2026 at 8:30 PM. All those who are concerned or affected by such action are urged to attend.

GREEN COUNTY ZONING ADMINISTRATION

Adam M. Wiegel
Zoning Administrator

CERTIFIED MAIL

Mic-Man Properties LLC ✓
11547 W Hafeman Road
Orfordville, WI 53576

Mic-Man Properties LLC ✓
11547 W Hafeman Road
Orfordville, WI 53576

REGULAR MAIL

Patrick Faessler ✓
Town of Spring Grove Chair
N124 County G
Juda, WI 53550

Matt Mordhorst ✓
Town of Spring Grove 1st Supervisor
N2388 Bellanca Lane
Brodhead, WI 53520

Rick Austin ✓
Town of Spring Grove 2nd Supervisor
W1222 Spring Creek Road
Brodhead, WI 53520

Dennis Miller ✓
W1176 Highway 11/81
Brodhead, WI 53520

Wisconsin Department of
Transportation
2101 Wright Street ✓
Madison, WI 53704

PARTIES OF INTEREST

Ten Eyck Orchard LLC ✓
W968 Highway 11/81
Brodhead, WI 53520

State of Wisconsin ✓
4822 Madison Yards Way
Madison, WI 53705

Timothy Seichter ✓
W1037 Highway 11/81
Brodhead, WI 53520

Spring Grove Dairy ✓
N1930 County G
Brodhead, WI 53520

Steven & Heidi Miller ✓
N2356 County G
Brodhead, WI 53520

Pine Bluff Properties LLC ✓
W1175 Highway 11/81
Brodhead, WI 53520

BOARD OF ADJUSTMENT

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



DECISION OF THE GREEN COUNTY BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT

Applicant's name: Mic-Man Properties LLC Application number: 2026-117
Applicant's address: 11547 W Hafeman Rd Orfordville, WI 53576
Property location: W1109 State Hwy 11 Brodhead, WI 53520 NW 1/4 NE 1/4, Sec 3 T 1 N; R 9 E
Date of application: 3/10/26 Date of public hearing: 04/15/26 Publication dates: 03/25/26, 04/01/26
Proposed use: 4-3-1-2:(A)14(s) Rental Storage Units

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.

4-3-1-2;(A)14(s) Rental Storage Units- Update from 2025-217 Rental Storage CUP

Seven new storage rental units not to exceed 69,520 Sq' of additional storage -

With the exception of the storage units square foot limits, all conditions from CUP 2025-217 apply

Driveway access per DOT to be completed prior to issuance of Conditional Use or Land Use Permits for new structures

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:

