



GREEN COUNTY LAND USE & ZONING
Monday, July 13, 2026 at 3:00 PM
Green County Historic Courthouse - County Board Room
1016 16th Avenue, Monroe, WI 53566

LAND USE & ZONING MEETING AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
 - i. Approval of minutes of the previous meeting
- 3. Approval of Bills**
- 4. New Business**
 - i. Conduct a public hearing including discussion and possible action from landowner Rust and Timber, LLC to rezone approximately 10 acres in section 28, Town of Monroe. The request is relative to the rezoning of a parcel of land from the Agricultural district to the Commercial District. Rezoning is proposed by the applicant for an online implement sales business.
 - ii. Conduct a public hearing including discussion and possible action relative to proposed ordinance amendments to Green County Zoning Ordinance Creation of Section 4-3-2-7 enacting a moratorium on Data Centers.
 - iii. Conduct a public hearing including discussion and possible action relative to proposed ordinance amendments to Green County Zoning Ordinance Creation of Section 4-3-3-7 short term rentals.
- 5. Public Comment (Limit 3 minutes per person)**
- 6. Updates**
 - i. Board of Adjustment
- 7. Committee raised topics – Items may only be discussed and any item requiring action must be placed on a future committee agenda**
- 8. Set date, time, and location for next meeting**
- 9. Adjourn**

Committee Members: Dennis Schwartz; Kathy Pennington; Todd Larson; Steve Donovan; Dawn Leach

www.greencountywi.org

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 Green County Clerk's Office at (608) 328-9430.



GREEN COUNTY LAND USE & ZONING
Monday, June 8, 2026 at 3:00 PM
1016 16th Ave
Monroe, WI

LAND USE & ZONING MEETING MINUTES

1. Call to Order

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, June 8, 2026. The meeting was called to order by Zoning Administrator Wiegel. A roll call was taken and those present at the meeting included Dennis Schwartz, Todd Larson, Steve Donovan, Dawn Leach and Kathy Pennington. Also present at the meeting were Adam Wiegel, Green County Zoning Administrator and Angela MacLennan, Assistant Green County Corporation Counsel.

2. Approval of Minutes

- i. Approval of minutes of the previous meeting

Motion by Larson, second by Pennington to approve the May 11, 2026, Zoning Committee Minutes. The motion carried by unanimous voice vote.

3. Approval of Bills

Motion by Donovan, seconded by Leach to approve the Zoning Departments Bills. The motion carried by unanimous voice vote.

4. Public Comment (Limit 3 minutes per person)

No members of the public were present to give comment.

5. Business

- i. Schedule a public hearing from landowner BSE Rust and Timber, LLC to rezone approximately 10 acres in section 28, Town of Monroe. The request is relative to the rezoning of a parcel of land from the Agricultural district to the Commercial district. Rezoning is proposed by the applicant for implement sales.

The Committee reviewed the rezoning application and asked Wiegel clarifying questions regarding the application and the legal notification process. A public hearing was scheduled for July 13, 2026.

- ii. Discussion with regard to what if any zoning codes the Committee would like to review

The following codes/ordinances were discussed for possible review by the Committee in the near future: shoreland ordinance, solar ordinance, event centers code and a comprehensive rewrite of the Zoning Ordinance.

6. Updates

- i. Board of Adjustment

Wiegel gave the Committee an update in regard to this and last month's Board of Adjustment activity.

ii. Public hearings data centers and short term rentals

Wiegel informed the Committee that the public hearings for the data center moratorium and changes to the code in regard to short-term rentals are scheduled for July 13, 2026. The Committee asked for clarification in regard to the number of days a structure could be rented before a permit was needed for a short-term rental. Fire pit regulations for short-term rentals were also discussed. MacLennan answered the Committee's questions in regard to why the County is doing the data center moratorium by ordinance and not resolution, why it only has a 12-month moratorium versus an 18-month moratorium and why the County could not have a permanent moratorium.

7. Committee raised topics – Items may only be discussed and any item requiring action must be placed on a future committee agenda

A concern was raised regarding rezones and whether rezones could be limited to the current owner and if conditions could be placed on a rezone.

8. Set date, time, and location for next meeting

9. Adjourn

Motion by Larson, second by Pennington to adjourn. The motion carried by unanimous voice vote.

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, Asst. Administrator
Jeffrey B. King, Zoning Technician
Staci A Lehman, Zoning Technician

EXECUTIVE SUMMARY

Ordinance **25-0401** (Rezoning parcel in Town of Monroe)

On June 10th, 2026 a petition to rezone was received by the County Clerk's office. The petition was filed for property owner Rust and Timber, LLC by Michael Lambert. The Clerk directed the Zoning Department to proceed with a public hearing. The parcel is located in Part of the NE ¼ & SE ¼ of the NE ¼ of Section 28 in the town of Monroe. The property owner is requesting the zoning change for the operation of an online implement sales company. The property is surrounded by land zoned Agricultural on the north, south and west and Highway Interchange as well as the City of Monroe to the East.

On July 13th, 2026 the Zoning Committee will hold a public hearing in regards to application 2026-323 for the rezoning of a parcel of land from the Agricultural Zoning District to the Commercial Zoning District. The public hearing was publicized in the County's Official newspaper the Monroe Times on June 24th, 2026 and July 1, 2026. Legal notices were mailed to interested parties on June 18th, 2026. In order to speed up the process the public hearing will be held the day before the County Board meeting on July 14th, 2026. Zoning staff and/or the Zoning Committee will update you in regards to the public hearing during the County Board meeting.

If you have any questions or concerns, please feel free to reach out to me directly.

Respectfully Submitted,

Adam Wiegel
Green County Zoning

ORDINANCE 26-0702
Ordinance Rezoning Parcel in Town of Monroe

WHEREAS, the Green County Board of Supervisors has adopted the Green County Land Use and Zoning Ordinance; and

WHEREAS, the Green County Land Use and Zoning Committee has been petitioned to rezone a certain parcel of land from Agriculture to Commercial; and

WHEREAS, the Green County Land Use and Zoning Committee held a public hearing on the Petition on July 13, 2026, and has taken into consideration all of the testimony heard at such public hearing; and

WHEREAS, it is the recommendation of the Green County Land Use and Zoning Committee that the land area described below be rezoned from Agriculture to Commercial.

NOW, THEREFORE, BE IT ORDAINED by the Green County Board of Supervisors in legal session assembled, that the following described parcel of land be rezoned Agriculture to Commercial, to-wit:

The part of the NE ¼ & SE ¼ of the NE ¼ of Section 28, Township 2 North, Range 7 East, Town of Monroe, Green County, Wisconsin, bounded and described as follows:

Commencing at the SE ¼ corner of Section 28; thence N89°56'43"W along the South line of the NE ¼ of Section 28, 55.90' to Westerly right of way of C.T.H. N and the point of beginning; thence N89°56'43"W along the South line of the NE ¼ of Section 28, 327.60'; thence N0°39'52"E, 1367.50' to the Southerly right of way line of S.T.H. 81; thence S57°51'31"E along the Southerly right of way line of S.T.H. 81, 344.62'; thence S33°21'39"E along the Southerly right of way line of S.T.H. 81, 108.42' to the westerly right of way line of C.T.H. N; thence S2°01'05"W along the Westerly right of way line of C.T.H. N, 194.91'; thence S1°31'33"W along the Westerly right of way line of C.T.H. N, 299.99'; thence S0°13'43"E along the Westerly right of way line of C.T.H. N, 366.54'; thence S7°05'52"W along the Westerly right of way line of C.T.H. N, 146.49'; thence S5°22'04"W along the Westerly right of way line of C.T.H. N, 87.64' to the point of beginning; subject to any and all easements of record.

and

BE IT FURTHER ORDAINED that if the amendatory ordinance makes only the change sought in the petition and if the petition was not disapproved, it shall become effective on passage.; and

BE IT FURTHER ORDAINED that this Ordinance shall be published in the official newspaper of the County.

SIGNED: LAND USE AND ZONING COMMITTEE:

Dennis Schwartz, Chair

Kathy Pennington, Vice-Chair

Dawn Leach

Steve Donovan

Todd Larson

FISCAL NOTE: No fiscal impact: ALV

LEGAL NOTE: Passage of the Ordinance requires only a simple majority. Publication in the official newspaper is required. County Clerk shall within 7 days of adoption transmit by certified or electronic mail to the Town Clerk of the Town affected, a certified copy of the Ordinance. (Wis. Stats. 59.69(5)(e)6, 59.14(1), 4-6-2 County Code). BDB

Ordinance 26-0702
Ordinance Rezoning Parcel in Town of Monroe
Page 2

STATE OF WISCONSIN)
) ss
COUNTY OF GREEN)

We, Jerry Guth, Green County Board Chair, and Arianna L. Voegeli, Green County Clerk, in and for said County, do hereby certify that the above and foregoing is a true and correct copy of Ordinance 26-0702, adopted by the Board of Supervisors on July 14, 2026.

Dated at Monroe, Wisconsin, this 14th day of July, 2026.

Jerry Guth
Green County Board Chair

Arianna L. Voegeli
Green County Clerk

ZONING & LAND USE COMMITTEE

Rezoning of a Parcel of Land

From

Agricultural district

To

Commercial district

Rust and Timber, LLC (aka Mike Lambert)

Part of the NE ¼ & SE ¼ of the NE ¼ of Section 28

Town 2 N, Range 7 E

N3189 County Road N, Monroe, WI 53566

Town of Monroe

Monday

July 13th, 2026

3:00 p.m.

APPLICATION FOR ZONING OR LAND USE PERMIT
Green County Zoning ♦ 1016 16th Avenue ♦ Monroe, WI 53566
PHONE (608) 328-9423 ♦ EMAIL greenzone@greencountywi.org

Application # 2024-323

CURRENT LANDOWNER: Name Rust and Timber LLC

Address, City, State, Zip W6498 Vogel Road Monroe, WI 53566

Phone(____)

Email Address _____

APPLICANT, if different: ☐ Proposed Landowner ☒ Agent for Landowner ☐ Tenant ☐ Other _____

Name Mike Lambert

Company name M&D Truck & Equipment Sales

Address, City, State, Zip _____

Phone(608) 214-9195

Email Address mike@mdtruckequipment.com

PROPERTY LOCATION: Fire #/Road name: N3189 County Highway N

Tax parcel number 23- 02 0044/000

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

Description SE 1/4 NE 1/4 Section 28 T 2 N-R 7 E # of acres 10 Town Monroe

Lot # _____ CSM# _____ Subdivision # _____ Subdivision name _____ Zoning District Agriculture

☐ Shoreland (300' to stream/1000' to lake) ☐ Wetland ☐ Floodway ☐ 100 yr Floodplain (Map # C0281G)

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 ☒ REZONE

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 REZONE FROM AGRICULTURE TO COMMERCIAL

Zoning Commission ACTION REQUIRED: ☐ No ☒ Yes ☐ Variance ☐ Cond. Use Permit for Commercial Rezone

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 _____

Action of : ☐ Approved ☐ Denied on _____

CK# 2414

Committee

Approved Denied

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: Mike Lambert

Date Signed: 5-27-24

☐ 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 # _____

Paid ☐ Check ☐ Cash

Date of Inspection: _____

Permit #
05/15/2020

SKETCH

Section 4-6-1-2: A. 2. of the Green County Code provides that all applications for a permit shall be accompanied by a location sketch. The sketch is to be drawn to scale, showing the location, actual shape and dimensions of the lot; the existing or proposed building area; the distances between the nearest point on the building to the center line of all adjoining roadways or access easements and to lot lines; a north arrow; location of any existing or proposed sewer systems, including tanks, drainfield or soil evaluation boring sites; use of adjoining property; any floodplain or wetland; signature and date.

☐ SEE ATTACHED



W. L. Lark - Rust and Timber
5-27-26

part of the NE $\frac{1}{4}$ & SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 28 of
the town of Monroe

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
Kara E. Windbiel, Zoning Technician

PROCEDURE AND REQUEST FOR A CHANGE OF ZONING

Read these instructions and follow them carefully. Failure to do so will result in unnecessary delays.

It is to your benefit to make sure you have complied fully with our requirements.

The Zoning Administrator upon receipt of a complete application of a petition to rezone, shall put the request on the next Zoning Committee agenda to schedule a public hearing date.

The following items must be submitted to Green County Zoning prior to the filing deadline:

1. Completed Application form. ✓
2. Clearly drawn Location Sketch and Legal Description. ✓
3. Completed Petition to Rezone form. ✓
4. Original, signed Town Review of County Application Requiring Public Hearing form. ✓
5. List of Parties of Interest (names & addresses of all landowners within 300' of boundary of subject property.) ✓
6. If subject property is located within or near the extraterritorial area of a City or Village, written proof of notification to the municipality must be provided with this submittal. ✓
7. Hearing Fee of \$400.00 non-refundable, for hearing only ✓

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 Zoning Committee 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.

STATEMENT & SIGNATURES: I have read and understand my responsibilities regarding my application to the Zoning Committee.

Print Applicant's Name(s)

Mike Lambert

Applicant's Signature(s)

Mike Lambert

Date Signed

5-27-2020

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
Kara E. Windbiel, Zoning Technician

PETITION TO REZONE

I (We), do hereby request

Rust and Timber LLC

W6498 Vogel Road

Monroe, WI 53566

(Name and Address of Owner)

That the land legally described as: SE 1/4 of the NE 1/4 of Section 28, T2N R7E

N3189 County Highway N Monroe, WI 53566

2302004410000

Be rezoned from Agriculture District to Commercial District.

The land will be utilized for : Implement Sales per 4-3-1-4(A)36(f)

Reason justifying the petition: Land is currently zoned Ag and the
planned use of an implement sales auction site is not
an allowed use in the Ag district.

Signature: _____

Date: _____

5-27-24

02/25/2025

TOWN REVIEW OF PETITION FOR REZONE

Green County received a Petition for Rezone requiring a public hearing by the applicant/landowner. 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: Rust & Timber LLC
ADDRESS: 201 N 29th Ave Monroe WI
TELEPHONE: 608-214-9195

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

NAME: _____
ADDRESS: _____
TELEPHONE: _____

PROPERTY ADDRESS: N 3189 County Rd N
PROPERTY LEGAL DESCRIPTION: _____
SE 1/4 OF NE 1/4, SECTION 28 TOWN OF: Monroe

CURRENT ZONING DISTRICT: AG
PROPOSED REZONE DISTRICT: Commercial
REASON FOR REQUESTED REZONE: Improve Sales

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 X No _____ or Planning Commission Yes _____ NO X
If yes, please summarize: posted & discussion Town Bd only

If no, please explain why no input was taken: _____

Meets the Towns comprehensive plan/ordinances? Yes _____ No _____
If no, please explain: _____

Town recommends the petition be X approved _____ denied.
☐ See attached.

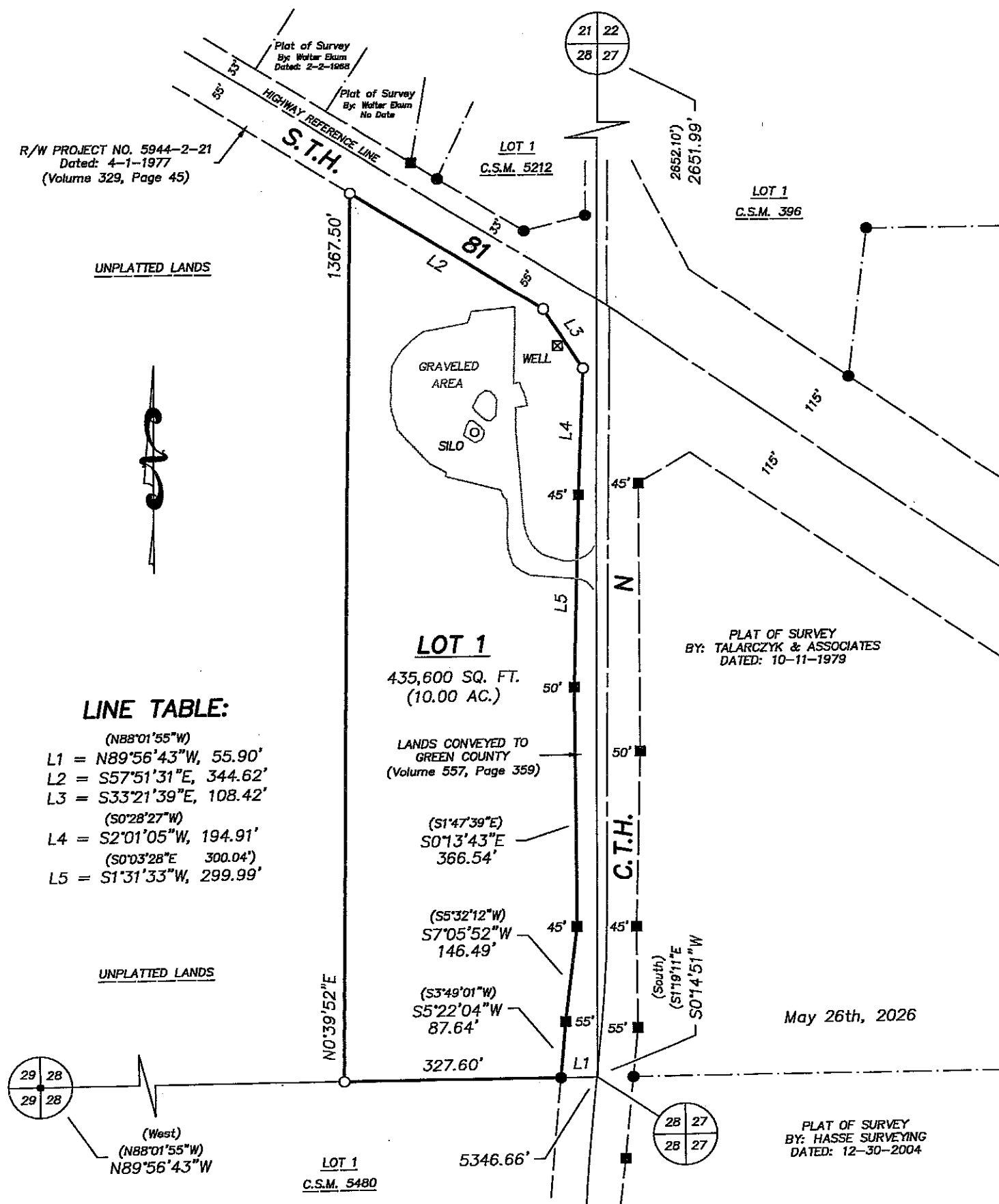
The Town Board and/or Town Plan Commission hereby had the opportunity to review the above County Petition for Rezone.

DATE: May 21, 2026 SIGNATURE: Duane Zimmerman
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 SURVEY MAP No. _____

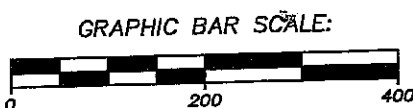
PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4 OF
SECTION 28, TOWNSHIP 2 NORTH, RANGE 7 EAST,
TOWN OF MONROE, GREEN COUNTY, WISCONSIN.



PREPARED FOR:

Rust and Timber, LLC
c/o Michael Lambert
W6498 Vogel Road
Monroe, WI 53566
(608) 325-3810

SCALE: 1" = 200'



JOB NO. 26013
DRAWING M: \DRAWINGS\CSMS\26013.DWG

SHEET 1 OF 3

HASSE
SURVEYING, LLC
W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX

CERTIFIED SURVEY MAP No. _____

That part of the NE 1/4 & SE 1/4 of the NE 1/4 of Section 28, Township 2 North, Range 7 East, Town of Monroe, Green County, Wisconsin, bounded and described as follows:

Commencing at the SE 1/4 corner of Section 28; thence N89°56'43"W along the South line of the NE 1/4 of Section 28, 55.90' to the Westerly right of way of C.T.H. N and the point of beginning; thence N89°56'43"W along the South line of the NE 1/4 of Section 28, 327.60'; thence N0°39'52"E, 1367.50' to the Southerly right of way line of S.T.H. 81; thence S57°51'31"E along the Southerly right of way line of S.T.H. 81, 344.62'; thence S33°21'39"E along the Southerly right of way line of S.T.H. 81, 108.42' to the westerly right of way line of C.T.H. N; thence S2°01'05"W along the Westerly right of way line of C.T.H. N, 194.91'; thence S1°31'33"W along the Westerly right of way line of C.T.H. N, 299.99'; thence S0°13'43"E along the Westerly right of way line of C.T.H. N, 366.54'; thence S7°05'52"W along the Westerly right of way line of C.T.H. N, 146.49'; thence S5°22'04"W along the Westerly right of way line of C.T.H. N, 87.64' to the point of beginning; subject to any and all easements of record.

I, Todd E. Hasse, Professional Land Surveyor, S-2228, hereby certify that I have made this Certified Survey Map under the direction of Michael Lambert of Rust and Timber, LLC. and that this Survey is in compliance with Section 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation of the exterior boundaries and division thereof in accordance with the information that was provided.

May 26th, 2026

Todd E. Hasse P.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 2026 at _____ o'clock _____ M.

and recorded in Volume _____ of Certified Survey Maps of Green County on Page _____

By: _____
Deanna J. Miller Register of Deeds

GREEN COUNTY ZONING APPROVAL:

Approved for recording by the Green County Zoning Department this _____ day of _____, 2026.

By: _____
Adam Wiegel Zoning Administrator

CITY OF MONROE APPROVAL:

Approved for recording by the City of Monroe this _____ day of _____, 2026.

By: _____
Nikolai Wahl City Clerk/Deputy Treasurer

NOTES:

1. Bearings and distances shown in parenthesis, indicates recorded as data.
2. Road centerline and right-of-way locations were determined from the existing paved surfaces, from survey data of public record and from information obtained from the Wisconsin Department of Transportation..
3. Bearings are referenced to the East line of the NE 1/4 of Section 28, which bears S0°14'51"W, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.

 **HASSE**
SURVEYING, LLC
W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 2 NORTH,
RANGE 7 EAST, TOWN OF MONROE, GREEN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

The Rust and Timber, LLC., a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Rust and Timber, LLC. caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Rust and Timber, LLC., has caused these presents to be signed by Michael Lambert, its Member, at Monroe, Wisconsin and its seal hereunto

affixed this _____ day of _____, 2026.

Michael Lambert, Member

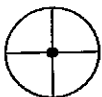
STATE OF WISCONSIN) SS
GREEN COUNTY)

Personally came before me this _____ day of _____, 2026, the above named Michael Lambert, Member of the above named Rust and Timber, LLC., to me known to be the same person who executed the foregoing instrument and to me known to be such Member of said Rust and Timber, LLC. and acknowledged that he executed the foregoing instrument as such member, as the deed of said Rust and Timber, LLC., by its authority.

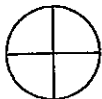
My commission expires December 13th, 2027.

Kristen M. Hasse Notary Public State of Wisconsin

LEGEND:



Railroad spike found.



Cast Aluminum monument found.



3/4" solid round iron rod found.



3/4" X 24" solid round iron rod
set, weighing 1.50 lbs per lineal ft.

May 26th, 2026



HASSE
SURVEYING, LLC

W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX

Mike Lambert

From: Brittney Rindy <b.rindy@cityofmonroe.org>
Sent: Wednesday, May 13, 2026 2:20 PM
To: Mike Lambert; Jeff Neises
Cc: Green Zone
Subject: RE: Rezoning Notification Inquiry

Hi Mike,

Thank you for sending us this notice, as there is the requirement to notify us, but the city does not have any extraterritorial zoning review. We can use this email as official notification that we can file with the Clerk's office and no further action should be needed from you.

Thanks,

Brittney Rindy

City Administrator

608-329-2527 (phone)

608-329-2561 (fax)

1110 18th Ave

Monroe, WI 53566



From: Mike Lambert <mike@monroewisconsin.com>
Sent: Wednesday, May 13, 2026 2:02 PM
To: Jeff Neises <jneises@cityofmonroe.org>
Cc: Brittney Rindy <b.rindy@cityofmonroe.org>, Green Zone <[REDACTED]>
Subject: Rezoning Notification Inquiry

Good Afternoon Jeff,

I am currently working with the county to have approximately 10 acres located on County Road N rezoned from Agricultural to Commercial. The rezoning request is for an implement sales and display yard, as our current location has reached maximum capacity for our business operations.

The property address is:

N3189 County Rd N

I understand that because the property is located within one mile of the city limits, the city may need to be notified regarding the rezoning request. Are you the correct person to contact regarding this matter? Additionally, is there anything further I need to complete or submit for the city as part of this process?

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, Asst. Administrator
Jeffrey B. King, Zoning Technician
Staci A Lehman, Zoning Technician

EXECUTIVE SUMMARY

Ordinance 25-0401 (Rezoning parcel in Town of Monroe)

On June 10th, 2026 a petition to rezone was received by the County Clerk's office. The petition was filed for property owner Rust and Timber, LLC by Michael Lambert. The Clerk directed the Zoning Department to proceed with a public hearing. The parcel is located in Part of the NE ¼ & SE ¼ of the NE ¼ of Section 28 in the town of Monroe. The property owner is requesting the zoning change for the operation of an online implement sales company. The property is surrounded by land zoned Agricultural on the north, south and west and Highway Interchange as well as the City of Monroe to the East.

On July 13th, 2026 the Zoning Committee will hold a public hearing in regards to application 2026-323 for the rezoning of a parcel of land from the Agricultural Zoning District to the Commercial Zoning District. The public hearing was publicized in the County's Official newspaper the Monroe Times on June 24th, 2026 and July 1, 2026. Legal notices were mailed to interested parties on June 18th, 2026. In order to speed up the process the public hearing will be held the day before the County Board meeting on July 14th, 2026. Zoning staff and/or the Zoning Committee will update you in regards to the public hearing during the County Board meeting.

If you have any questions or concerns, please feel free to reach out to me directly.

Respectfully Submitted,

Adam Wiegel
Green County Zoning

ORDINANCE 26-0702
Ordinance Rezoning Parcel in Town of Monroe

WHEREAS, the Green County Board of Supervisors has adopted the Green County Land Use and Zoning Ordinance; and

WHEREAS, the Green County Land Use and Zoning Committee has been petitioned to rezone a certain parcel of land from Agriculture to Commercial; and

WHEREAS, the Green County Land Use and Zoning Committee held a public hearing on the Petition on July 13, 2026, and has taken into consideration all of the testimony heard at such public hearing; and

WHEREAS, it is the recommendation of the Green County Land Use and Zoning Committee that the land area described below be rezoned from Agriculture to Commercial.

NOW, THEREFORE, BE IT ORDAINED by the Green County Board of Supervisors in legal session assembled, that the following described parcel of land be rezoned Agriculture to Commercial, to-wit:

The part of the NE ¼ & SE ¼ of the NE ¼ of Section 28, Township 2 North, Range 7 East, Town of Monroe, Green County, Wisconsin, bounded and described as follows:

Commencing at the SE ¼ corner of Section 28; thence N89°56'43"W along the South line of the NE ¼ of Section 28, 55.90' to Westerly right of way of C.T.H. N and the point of beginning; thence N89°56'43"W along the South line of the NE ¼ of Section 28, 327.60'; thence N0°39'52"E, 1367.50' to the Southerly right of way line of S.T.H. 81; thence S57°51'31"E along the Southerly right of way line of S.T.H. 81, 344.62'; thence S33°21'39"E along the Southerly right of way line of S.T.H. 81, 108.42' to the westerly right of way line of C.T.H. N; thence S2°01'05"W along the Westerly right of way line of C.T.H. N, 194.91'; thence S1°31'33"W along the Westerly right of way line of C.T.H. N, 299.99'; thence S0°13'43"E along the Westerly right of way line of C.T.H. N, 366.54'; thence S7°05'52"W along the Westerly right of way line of C.T.H. N, 146.49'; thence S5°22'04"W along the Westerly right of way line of C.T.H. N, 87.64' to the point of beginning; subject to any and all easements of record.

and

BE IT FURTHER ORDAINED that if the amendatory ordinance makes only the change sought in the petition and if the petition was not disapproved, it shall become effective on passage.; and

BE IT FURTHER ORDAINED that this Ordinance shall be published in the official newspaper of the County.

SIGNED: LAND USE AND ZONING COMMITTEE:

Dennis Schwartz, Chair

Kathy Pennington, Vice-Chair

Dawn Leach

Steve Donovan

Todd Larson

FISCAL NOTE: No fiscal impact: ALV

LEGAL NOTE: Passage of the Ordinance requires only a simple majority. Publication in the official newspaper is required. County Clerk shall within 7 days of adoption transmit by certified or electronic mail to the Town Clerk of the Town affected, a certified copy of the Ordinance. (Wis. Stats. 59.69(5)(e)6, 59.14(1), 4-6-2 County Code). BDB

Ordinance 26-0702

Ordinance Rezoning Parcel in Town of Monroe

Page 2

STATE OF WISCONSIN)
) ss
COUNTY OF GREEN)

We, Jerry Guth, Green County Board Chair, and Arianna L. Voegeli, Green County Clerk, in and for said County, do hereby certify that the above and foregoing is a true and correct copy of Ordinance 26-0702, adopted by the Board of Supervisors on July 14, 2026.

Dated at Monroe, Wisconsin, this 14th day of July, 2026.

Jerry Guth
Green County Board Chair

Arianna L. Voegeli
Green County Clerk

GREEN COUNTY ZONING AND LAND USE

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, Asst. Administrator
Jeffery King, Zoning Technician
Staci Lehman, Zoning Technician

EXECUTIVE SUMMARY

Ordinance 26-0703 (Creation of Section 4-3-2-7, Enacting a Moratorium on Data Centers)

Wisconsin law allows counties to adopt zoning ordinances and amend its existing ordinances to ensure planned and orderly land use development, protect property values and ensure that future growth is appropriate for the land's character and adaptability. A Data Center is one or more facilities that house computing and networking equipment, along with storage and management systems, to support the storage, processing, retrieval, and distribution of digital data and applications. At this time, the Zoning Department has no knowledge of any inquiries in regards to constructing a Data Center in Green County. Green County is aware of interest in establishing, placing or constructing Data Centers in surrounding counties. To be proactive, the Zoning Committee is proposing a 12-month moratorium on the receipt of applications and the granting of all land use and zoning permits, conditional use permits, rezone requests or any other approvals for the placement or construction of Data Centers in Green County. The purpose of the moratorium is to allow Green County time to research the possible environmental, economic, public health, safety, and general welfare effects of Data Centers, duly weigh the input received from Towns, the State of Wisconsin and the public and possibly solicit further such input, and establish consistent zoning and regulatory standards to be applied to Data Centers in Green County. The Green County Land Use and Zoning Committee will conduct hearings and make recommendations to the County Board regarding amendments to this or other County ordinances.

On July 13, 2026 the Zoning Committee will hold a public hearing in regards to Ordinance 26-0703 to enact a Moratorium of Data Centers. The public hearing was publicized in the County's Official newspaper, the Monroe Times, on June 3 and June 10, 2026. The legal notice and a copy of the Ordinance were sent to all 16 townships on May 27, 2026. The County Board will review the ordinance for possible action at their meeting on July 14, 2026. Zoning Staff and/or the Zoning Committee will update you in regards to the public hearing at the County Board meeting.

If you have any questions or concerns, please feel free to reach out to me directly.

Respectfully Submitted,

Adam Wiegel
Green County Zoning

ORDINANCE 26-0703
Creation of Section 4-3-2-7
ENACTING A MORATORIUM ON DATA CENTERS

WHEREAS, Wisconsin law permits Green County to adopt certain zoning ordinances and amend its existing ordinances to ensure planned and orderly land use development, protect property values and ensure that future growth is appropriate for the land's character and adaptability; and

WHEREAS, a "Data Center" is one or more facilities that house computing and networking equipment, along with storage and management systems, to support the storage, processing, retrieval, and distribution of digital data and applications; and

WHEREAS, Data Centers typically feature high-performance servers, storage arrays, networking equipment, cooling systems, and power backup solutions to ensure uninterrupted operation; and

WHEREAS, Green County is aware of interest in establishing, placing or constructing Data Centers in surrounding counties; and

WHEREAS, Towns and the public in Green County are in support of a moratorium relating to Data Centers; and

WHEREAS, there are concerns about potential health and safety issues related to the limited transparency of the construction and operation of Data Centers, including electrical connections, electrical and magnetic fields, impacts on air quality and water resources, water use, electricity demand, and fire hazards; and

WHEREAS, there are concerns that the construction and operation of Data Centers will result in an overburdening of public services and infrastructure in Green County, including electrical and water utilities, town roads, and fire and emergency services; and

WHEREAS, there are concerns about the potential secondary impacts of the construction and operation of Data Centers, including impacts on property values, noise and visual impacts, and impacts on the public health, safety and general welfare of residents, businesses, and visitors; and

WHEREAS, the construction and operation of Data Centers is not consistent with existing county plans and ordinances including the Green County Comprehensive Plan, the Green County Farmland Preservation Plan, and Town comprehensive plans; and

WHEREAS, the Green County Zoning and Land Use Ordinance does not contain specific language addressing the location, construction, and operation of Data Centers; and

WHEREAS, a moratorium would allow Green County to fully explore, analyze, and research the environmental, economic, health, and safety impacts of Data Centers and develop consistent zoning and regulatory standards to be applied to Data Centers in Green County; and

WHEREAS, a moratorium would allow Green County to work with local Towns to fully explore, analyze and research the environmental, economic, health and safety impacts, develop consistent zoning standards and to allow the state or other regulatory agencies to develop regulations governing Data Centers; and

WHEREAS, the Zoning and Land Use Committee conducted a public hearing on July 13, 2026, and after careful consideration and review, recommends that the County Board amend Title 4 of the Green County Code and approve a moratorium;

NOW, THEREFORE, BE IT ORDAINED by the Green County Board of Supervisors, in legal session assembled, that Title 4, Chapter 3 of the Green County Code be modified as follows:

CHAPTER 3 BUILDING AND LAND USE REGULATIONS

4-3-2: GENERAL PROVISIONS AND EXCEPTIONS

4-3-2-7 MORATORIUM ON DATA CENTERS

1. For the purpose of this Title, “Data Center” means one or more facilities that house computing and networking equipment, along with storage and management systems, to support the storage, processing, retrieval, and distribution of digital data and applications.

2. Pursuant to Section 59.69(4) Wis. Stats., Green County enacts the following moratorium: Notwithstanding any other provision in this Title 4, there shall be a moratorium on the receipt of applications and the granting of all land use and zoning permits, conditional use permits, rezone requests or any other approvals for the placement or construction of Data Centers in Green County. The purpose of the moratorium is to allow Green County time to research the possible environmental, economic, public health, safety, and general welfare effects of Data Centers, duly weigh the extensive input already received from Towns and the public and possibly solicit further such input, and establish consistent zoning and regulatory standards to be applied to Data Centers in Green County and the Green County Land Use and Zoning Committee to conduct hearings and make recommendations to the County Board regarding amendments to this or other county ordinances. The moratorium shall be in effect for a period of 12 months from the date this ordinance is published or until the County Board adopts and approves amendments to this ordinance or rescinds this moratorium, or both. The moratorium enacted in this Title is not intended to be, and does not,

constitute a “development moratorium” as that term is defined in Section 66.1002(1)(b) Wis. Stats.

SIGNED: LAND USE AND ZONING COMMITTEE:

Dennis Schwartz, Chair

Kathy Pennington, Vice-Chair

Todd Larson

Dawn Leach

Steve Donovan

FISCAL NOTE: No fiscal impact. ALV

LEGAL NOTE: Approved as to form. BDB

STATE OF WISCONSIN)

) ss.

COUNTY OF GREEN)

We, Jerry Guth, Green County Board Chair and Arianna L. Voegeli, Green County Clerk in and for said County, do hereby certify that the above and foregoing is a true and correct copy of Ordinance 26-0701, adopted by the Board of Supervisors on the 14th day of July, 2026.

Dated at Monroe, Wisconsin, this 14th day of July, 2026.

Jerry Guth
Green County Board Chair

Arianna L. Voegeli
Green County Clerk



Green Zone <greenzone@greencountywi.org>

Data Center Resource for Zoning Committee

1 message

Harry Pulliam <[REDACTED]>

Mon, Jun 8, 2026 at 10:48 AM

To: "Wiegel, Adam" <[REDACTED]>

Cc: Kathy Pennington <[REDACTED]>, Todd Larson <[REDACTED]>, Dawn Leach

<[REDACTED]>, Steve Donovan <[REDACTED]>, Dennis Schwartz

<[REDACTED]>

Hi, Adam,

I just now happened upon this paper from the Center for Water Policy at the University of Wisconsin-Milwaukee. It might be useful to the Land Use and Zoning Committee as it seeks to develop an ordinance around data centers.

UWM Legislative Model for AI Data Centers

Best,

Harry

--

Harry Pulliam

[REDACTED]

"It ain't what you don't know that gets you into trouble. It's what you know for sure that just ain't so."

-Mark Twain



June 9, 2026

Green County Zoning Committee
1016 16th Avenue
Monroe, WI 53566

The Town of Brooklyn's Board of Supervisors expresses its opposition to the siting and development of data centers within Town boundaries.

The Board of Supervisors has received public input, including written correspondence and in person testimony, expressing significant concern and opposition regarding such developments.

The Town's Comprehensive Plan, reviewed and adopted in 2025, does not support large-scale industrial, manufacturing, or commercial facilities. The Plan identifies agriculture as the predominant land use and a primary economic driver, comprising approximately 76% of the Town's total land area. The introduction of large-scale infrastructure, including data centers and other energy-intensive developments, would be inconsistent with the Town's established land use priorities and would adversely impact the agricultural landscape and rural character of the community.

The Board of Supervisors is concerned about potential risks to the Town's natural resources, particularly water. All residences within the Town rely on private wells for potable water. Local hydrogeologic conditions, including thin soils over fractured limestone, sandstone, and shale bedrock, would impact groundwater resources to contamination from non-point source pollution. High-demand of water use associated with large-scale data center development presents a credible risk of groundwater depletion and/or degradation, and would significantly impact residents, agricultural operations, and livestock.

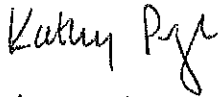
Infrastructure capacity presents an additional constraint. The Town does not maintain electrical substations or power generation facilities. The substantial energy demands associated with data center operations would place significant strain on existing infrastructure and would adversely affect service reliability to all users.

The Town's land use is predominantly agricultural, followed by agricultural-forest and residential. The Comprehensive Plan establishes clear limitations on development density and land use intensity. Currently, less than one percent of the Town's land area is designated for

commercial or manufacturing purposes, and no land is designated for industrial use within Town boundaries.

In summary, the Town recognizes that large-scale developments may be more appropriately located within urbanized areas where adequate infrastructure and services are available. However, for the reasons stated above, such developments are not appropriate within the Town of Brooklyn.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Pennington".

Kathy Pennington

Chair, Town of Brooklyn



Green Zone <greenzone@greencountywi.org>

Public Hearing: July 13th

1 message

Melissa Even 

Wed, Jun 10, 2026 at 5:13 PM

To: "greenzone@greencountywi.org" <greenzone@greencountywi.org>

Dear Members of the Green County Zoning Committee,

My name is Melissa Even, and I am a resident of Green County. I would like to begin by expressing my sincere appreciation for the time, care, and diligence you bring to your roles. The decisions you make are not easy, and they carry lasting impacts for all of us who call this county home. Your continued commitment to thoughtful planning and responsible stewardship does not go unnoticed.

I regretfully cannot attend the public hearing scheduled for July 13, 2026 and respectfully hope that you will accept the following letter for consideration as part of the public record.

I am writing to urge the Committee to adopt the strongest restrictions on the development of large-scale data centers within Green County.

While these projects are often presented as opportunities for economic growth and technological advancement, I am deeply concerned about their long-term impact on our environment, our agricultural heritage, and the financial stability of local communities. Data centers require immense amounts of electricity and water to operate, placing significant and ongoing demands on natural resources. Even facilities promoted as highly efficient or operating within "closed-loop" systems carry substantial indirect environmental impacts, and there remains limited long-term scientific data regarding the cumulative effects of large-scale data center development on local ecosystems and infrastructure.

Equally concerning is the permanent loss of agricultural land. Green County has a proud farming tradition, and once productive farmland is converted to industrial use, it is effectively lost forever. This not only reduces current agricultural production but also diminishes opportunities for future generations to continue our county's agricultural legacy.

Additionally, the acquisition of land at prices far exceeding typical agricultural values can create ripple effects throughout the community. Inflated land values may increase property taxes and place additional financial pressure on farmers, landowners, and residents while fundamentally altering the rural character that defines Green County.

I am also concerned about the broader implications for quality of life. Increased strain on utility infrastructure, potential noise and light pollution, increased industrial traffic, and the relatively small number of permanent jobs created by these facilities raise important questions about whether the long-term benefits truly outweigh the costs borne by local residents.

Furthermore, I believe it is important to recognize that the data center industry is currently experiencing characteristics of a speculative investment bubble driven by the rapid expansion of generative artificial intelligence technologies. Across the country, developers and investors are engaged in a race to secure permits and complete construction before market conditions change and the industry reaches maturity. History has shown that speculative booms often leave communities with unintended consequences when projected demand fails to meet expectations.

As a result, communities that permit extensive data center construction may face substantial long-term financial and environmental risks. Local governments may be left supporting costly infrastructure expansions, utility upgrades, and environmental impacts while receiving fewer economic benefits than originally promised. In many respects, these facilities function as industrial manufacturing and distribution centers for digital products, requiring significant resource consumption while providing relatively limited local employment opportunities.

Finally, I encourage the Committee to remain vigilant in maintaining clear and enforceable zoning regulations. It is essential that all entities seeking to develop land in Green County are fully transparent in their intentions and accurately represented, so that decisions can be made with complete and honest information. Residents deserve confidence that proposed developments are being evaluated based on their actual impacts rather than optimistic projections or incomplete disclosures.

I respectfully ask that you prioritize the long-term well-being of Green County by protecting agricultural land, ensuring responsible development, and maintaining strong zoning standards. Whether through strict limitations, enhanced review

requirements, or a temporary moratorium on large-scale data center development until additional research and public input can be gathered, I believe a cautious approach is both reasonable and necessary.

Thank you again for your service and for your continued dedication to preserving the character, resources, and future of Green County.

Sincerely,

Melissa Even
Green County Resident



Green Zone <greenzone@greencountywi.org>

(no subject)

1 message

Tina Wild [REDACTED]
To: greenzone@greencountywi.org

Wed, Jun 24, 2026 at 3:17 PM

Letting you know I strongly opposed any data centers in Green county!!!! Strong no!!!!



Green Zone <greenzone@greencountywi.org>

Online Form Submittal: Contact Zoning

1 message

noreply@civicplus.com <noreply@civicplus.com>

Fri, Jun 26, 2026 at 6:11 PM

Reply-To: noreply@civicplus.com

To: greenzone@greencountywi.org

Contact Zoning

Name	Lisa J Sutherland
Email Address	[REDACTED]
Address	[REDACTED]
City	Juda
State	WI
Zip Code	53550
Phone Number	[REDACTED]
Fax Number	Field not completed.
Message Text	I am opposed to a data center in Green county. I want our natural resources protected for me and future generations. Thank you.

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Contact Zoning

1 message

noreply@civicplus.com <noreply@civicplus.com>
Reply-To: noreply@civicplus.com
To: greenzone@greencountywi.org

Mon, Jun 29, 2026 at 8:42 PM

Contact Zoning

Name	Robin Rouby
Email Address	[REDACTED]
Address	[REDACTED]
City	Monroe
State	WI
Zip Code	53566
Phone Number	[REDACTED]
Fax Number	Field not completed.
Message Text	Hi Adam! It was good to talk to you today. Have you seen what's going on in Beaver Dam? Creeks running dry - and when they fill up again they look like milk and are full of chemicals. Water coming out of faucets is brown, wells are running dry. We can't let this happen in Green County! We need to REALLY pressure state politicians to BAN data centers!!!

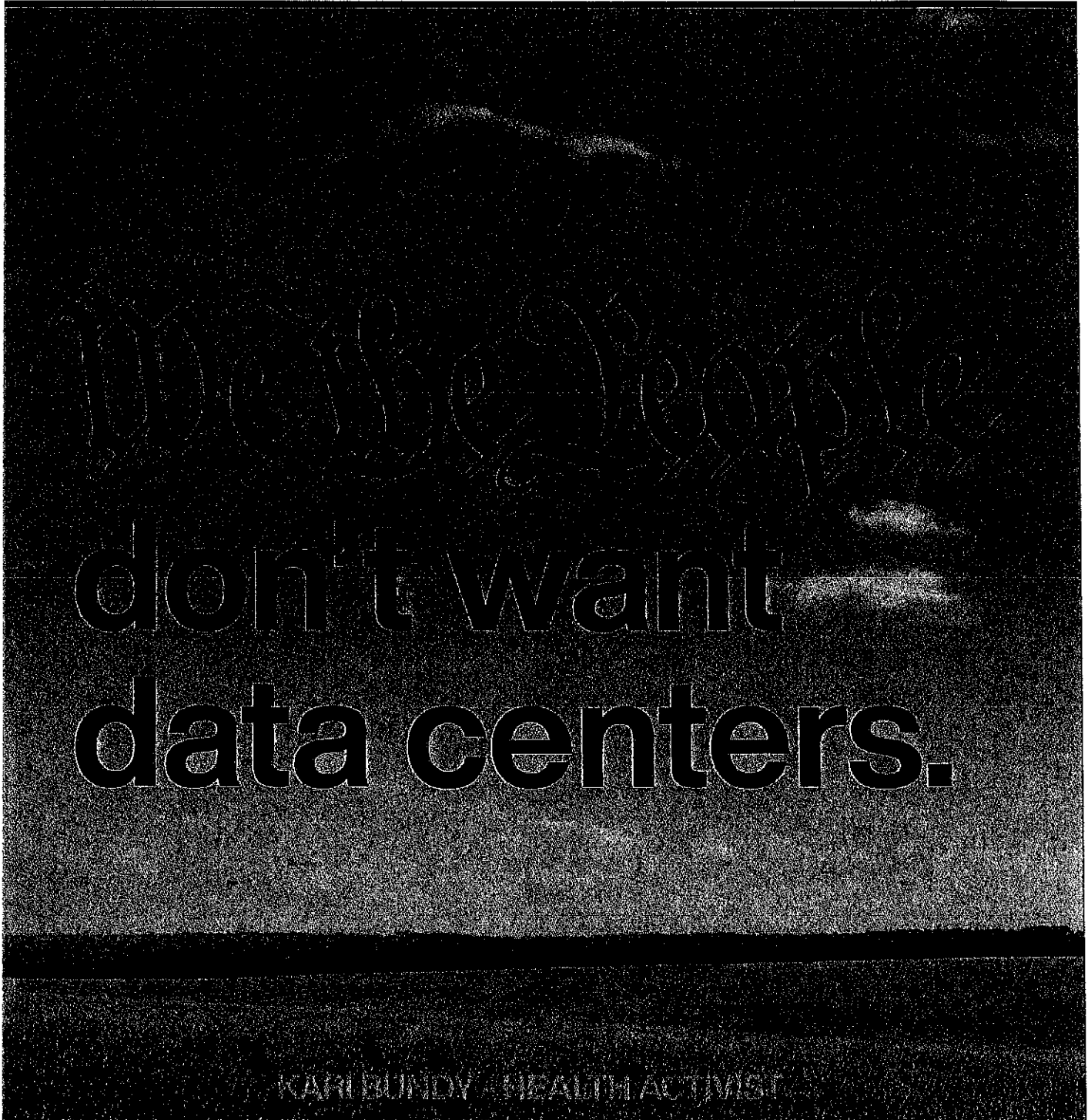
Email not displaying correctly? View it in your browser.

We the People....

1 message

Tricia [REDACTED]
To: "greenzone@greencountywi.org" <greenzone@greencountywi.org>

Tue, Jun 30, 2026 at 11:18 AM



Dear members of the Green County Zoning Committee,

Thank you for staying vigilant on the topic of AI data centers. I don't typically jump onto issues, but this one feels like it's a do or die for Wisconsin & it's people.

I could go on and on with statistics about water pollution, noise pollution and lack of jobs that come from these centers, but I want to take a more personal approach.

As I drive through neighboring counties such as Rock, I can't help to notice the plethora of signs everywhere basically screaming "NO DATA CENTERS!!" This begs the questions, why all of a sudden is this needed in such a capacity that virtually EVERYWHERE is being looked at? Why the secrecy? Also why does it feel SO SINISTER?

AI has been forced upon us in every way possible -we didn't ask for this, did we really need it?
I don't believe WE do.

Please do the right thing. Please save our farmland, our water supply, our literal peace from these monstrosities trying to move in to our beautiful Green County. There is no good that can come from this, as we've seen from towns such as Beaver Dam and Port Washington. We need to learn from their mistake. We need more data. We won't have the long term information we need for 20 years. In 20 years so much more damage could be done. So many families, farms and lives impacted. Damage that can't be undone. We can't get it back once it's gone.

Please don't be bought out, I know there's kickbacks for compliance, do what's right for "We the People" and keep data centers out of Green County. Then- set a precedent and stop them from swarming the rest of our state.

Thank you for your time,
Tricia Barker

GREEN COUNTY ZONING AND LAND USE

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, Asst. Administrator
Jeffrey King, Zoning Technician
Staci Lehman, Zoning Technician

EXECUTIVE SUMMARY

Ordinance 26-0702 (Creation of Section 4-3-3-7 Short-Term Rental)

Recently, Green County has seen an increase in short term rentals applications. Currently, short term rentals are regulated under lodging house, boarding house or bed and breakfast establishments and require a conditional use permit if the property is located in the Agricultural Zoning District. The proposed ordinance creates code section 4-3-3-7 outlines rules for short term rentals as part of the conditional use permit approval. Those rules include quiet hours, clearly marked property line, a local contact and requiring pets to be leashed. The ordinance also creates a clear definition of a short-term rental. A short-term rental is defined as a residential dwelling that is offered for rent for a fee for fewer than 30 consecutive days.

On July 13, 2026 the Zoning Committee will hold a public hearing in regards to Ordinance 26-0702 in regards to short term rentals. The public hearing was publicized in the County's Official newspaper, the Monroe Times, on June 3 and June 10, 2026. The legal notice and a copy of the Ordinance were sent to all 16 townships on May 27, 2026. The County Board will review the ordinance for possible action at their meeting on July 14, 2026. Zoning Staff and/or the Zoning Committee will update you in regards to the public hearing at the County Board meeting.

If you have any questions or concerns, please feel free to reach out to me directly.

Respectfully Submitted,

Adam Wiegel
Green County Zoning

ORDINANCE 26-0704
Creation of Section 4-3-3-7 Short-Term Rentals

WHEREAS, the Green County Land Use and Zoning Committee has general supervision over administration of the County Zoning Code Regulations; and

WHEREAS, after review of the Green County Code, the Green County Land Use and Zoning Committee has indicated that the Green County Code is in need of updating to address current land uses; and

NOW, THEREFORE, BE IT ORDAINED by the Green County Board of Supervisors, in legal session assembled, that Title 4 of the Green County Code be amended as is attached to this Ordinance.

4-3-1-1: RESIDENTIAL DISTRICT

- A. Use: In the Residential District no building or structure or premises shall hereafter be erected or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:
3. Lodging house, boarding house, or bed-and-breakfast establishments, restricted to not over three (3) boarders or lodgers not members of the resident family. If the boarded population exceeds over three (3) persons, a conditional use permit will be required. Short-term rentals.

4-3-1-2: AGRICULTURAL DISTRICT

- A. Use: In the Agricultural District no building or premises shall be used and no building shall hereafter be erected, moved or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:
- 14.o. Lodging house, boarding house, or bed-and-breakfast establishment, exceeding three (3) boarders or lodgers not members of the resident family, and also in which the boarders or lodgers are housed in the main residence on the premises. Short-term rentals.

4-3-2: ~~MANUFACTURED HOME AND TRAILER NONRESIDENTIAL~~ REGULATIONS

4-3-3-7: SHORT-TERM RENTALS

- A. Short-term rentals of less than 30 days require a conditional use permit. Applications for conditional use permits or revisions to existing permits for short-term rentals, shall include the following information:
1. Address and tax parcel number;

2. Name, address, telephone number and e-mail address of property owner;
 3. Name, address, telephone number and e-mail address of applicant;
 4. Name, address, telephone number and e-mail address of resident agent;
 5. Signature of applicant and resident agent;
 6. Legal description of property;
 7. Floor plans and parking plans;
 8. Proposed occupancy of the tourist rooming house;
 9. Proof of adequate sewage disposal facilities (POWTS);
 10. Proof of garbage receptacles and disposal contract;
 11. Proof of licensure through the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 or a copy of the application for said license;
 12. A copy of the property rules required under subsection G. unless already on file;
 13. Permit fees as set forth in the Green County Zoning & Sanitary Fee Schedule; and
 14. The Zoning Administrator or their designee may require any additional information necessary to decide upon the issuance of a permit under this Title including but not limited to detailed site plans, floor plans, and parking area diagrams.
- B. Issuance of a conditional use permit does not exempt a property owner from obtaining a permit or license from a local municipality under a local municipal ordinance, or the State of Wisconsin or its agents under Wis. Stat. §97.605 or §97.625.
- C. Permits issued are non-transferable except to immediate family members or a business entity reorganization, and the owner or resident agent shall notify the Department in writing of any transfer of legal control of any property covered by permit.
- D. The maximum occupancy of a short-term rental served by a POWTS shall be limited to the number of occupants for which the POWTS was designed, or the number of occupants authorized by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625, whichever is less. The maximum occupancy of

a short-term rental served by a public or municipal sewer system is limited to the number of occupants authorized by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.

- E. No camping units, recreational vehicles, or other temporary lodging arrangements shall be permitted onsite as a means of providing additional accommodation for paying guests or other invitees of a short-term rental.
- F. A resident agent is required for all short-term rentals. The owner may be the resident agent. The resident agent must be an adult person residing within Green County or within a 40 mile radius of the subject short-term rental or a corporate entity with physical offices located within Green County or within a 40 mile radius of the subject short-term rental. The resident agent must be authorized by the owner to act at the agent for the owner to grant permission for Green County or its agents to enter the property permitted under this Title for the purpose of inspection and enforcement of all Ordinances for which the Department is responsible.
- G. A list of property rules must be posted at the property, provided to the guests and a copy submitted with the application for a permit. The property rules must include the following:
 - 1. Maximum occupancy of the property as permitted by this Section;
 - 2. Contact information for the resident agent;
 - 3. The number of vehicles allowed per County Code Section 4-3-2-5 and parking plan.
 - 4. Non-emergency contact information for law enforcement, fire department, and EMS services.
 - 5. Quiet hours from 9 pm to 8 am. Meaning no loud music, parties, outdoor noise must be minimal. No barking dogs.
 - 6. Fireworks and drones are prohibited.
 - 7. Swimming pools must be fenced.
 - 8. Property boundaries must be clearly marked.
 - 9. Pets must be leashed if a fenced area is not provided.
 - 10. Homeowner's insurance.
 - 11. Garbage receptacle requirements.

- H. The owner must maintain adequate records of all guests including names, addresses and dates of rentals.
- I. The following operations are exempt from complying with the requirements of this Section:
 - 1. Hotels and motels as defined in Section 4-6-4 and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.
 - 2. Bed and breakfast establishments as defined in 4-6-4 and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.
 - 3. Campgrounds as defined in 4-6-4 and licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625.
- J. Short-term rentals are prohibited in mobile home and manufactured home Parks as defined in 4-3-3-5.
- K. Camping units located outside of a campground licensed by the State of Wisconsin or its agents under Wis. Stats. §97.605 or §97.625 are prohibited from being offered or used as short-term rentals.
- L. No short-term rentals may be served by a sanitary system which does not meet the requirements of Wisconsin Administrative Code SPS 383.32.

4-6-4 DEFINITIONS

BED AND BREAKFAST ESTABLISHMENT: means any place of lodging that provides 8 or fewer rooms for rent to no more than a total of 20 tourists or other transients for more than 10 nights in a 12-month period, is the owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.

HOTEL: means all places wherein sleeping accommodations are offered for pay to transients, in 5 or more rooms, and all places used within the building or structure.

LODGING FACILITY OR LODGING PLACE: means a hotel, motel, tourist rooming house, or specialty lodging unit that provides sleeping accommodations offered for pay to tourists or transients. It does not include a camping cabin or yurt less than 400 square feet in area located in a campground licensed under Wisconsin Administrative Code ATP 79 or a recreational vehicle.

MOTEL: means a hotel that furnishes on premises parking for motor vehicles of guests as part of the room charge, without extra cost, and that is identified as a "motel" rather than a "hotel" at the request of the operator.

RESIDENTIAL DWELLING: means any building, structure or part of a building or structure, that is used or intended to be used as a home, residence or sleeping place by one person or two or more personas maintaining a common household, to the exclusion of all others.

ROOMING HOUSE: means a one- or 2-family dwelling that offers overnight sleeping accommodation to an individual that is not a tourist or transient.

SHORT-TERM RENTAL: means a residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days.

TOURIST ROOMING HOUSE: means any lodging place or tourist cabin or cottage where sleeping accommodations are offered for pay to tourists or transients. It does not include a hotel or motel, bed and breakfast establishment regulated under Wisconsin Administrative Code ATCP 73, or a private boarding or rooming house.

SIGNED: LAND USE AND ZONING COMMITTEE:

Dennis Schwartz, Chair

Kathy Pennington, Vice-Chair

Todd Larson

Dawn Leach

Steve Donovan

FISCAL NOTE: No fiscal impact. ALV

LEGAL NOTE: Approved as to form. BDB

STATE OF WISCONSIN)

) ss.

COUNTY OF GREEN)

We, Jerry Guth, Green County Board Chair and Arianna L. Voegeli, Green County Clerk in and for said County, do hereby certify that the above and foregoing is a true and correct copy of Ordinance 26-0701, adopted by the Board of Supervisors on the 14th day of July, 2026.

Dated at Monroe, Wisconsin, this 14th day of July, 2026.

Jerry Guth
Green County Board Chair

Arianna L. Voegeli
Green County Clerk