



GREEN COUNTY BOARD OF ADJUSTMENT
Wednesday, July 15, 2026 at 7:00 PM
Green County Historic Courthouse - County Board Room
1016 16th Avenue, Monroe, WI 53566

BOARD OF ADJUSTMENT MEETING AGENDA

1. Call to Order

2. Approval of Minutes

- i. Approval of the minutes of the previous meeting.

3. Site Visit(s)

- i. Taylor and Jolene Hillard, Landowners: located at W6424 County C, section 9, Town of Washington
Application for a conditional use permit for a lodging house, boarding house or bed-breakfast establishment exceeding 3 boarders (vacation rental).
- ii. Rust and Timber LLC, Landowner: located at N3189 County Highway N, section 28, Town of Monroe
Application for a conditional use permit for an automobile and implement sales and service business.

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

5. Conduct Public Hearing(s)

- i. 7:30 p.m. Conduct a public hearing including discussion and possible action relative to application 2026-331 from Taylor and Jolene Hillard, landowners, for the issuance of a conditional use permit for a lodging house or boarding house, bed-breakfast establishment exceeding 3 boarders (vacation rental). The land is zoned agricultural and is located at W6424 County C, section 9, Town of Washington.
- ii. 7:30 p.m. Conduct a public hearing including discussion and possible action relative to application 2026-330 from Rust and Timber, LLC, landowner, for the issuance of a conditional use permit for an automobile and implement sales and service business. The land is currently zoned agricultural but scheduled for a hearing to be rezoned to commercial on July 13, 2026, and is located at N3189 County Highway N, section 28, Town of Monroe.

6. Adjourn

Committee Members: Ted Fahey (Chair), Cal Wasserstrass (Vice-chair), Wayne Dieckhoff, Larry Eakins, Joni Waelchli-Buehl

Alternate Members: Kenneth Clark, Ted Belanus

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.

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GREEN COUNTY BOARD OF ADJUSTMENT
Wednesday, June 17, 2026 at 7:00 PM
1016 16th Ave
Monroe, WI

BOARD OF ADJUSTMENT MEETING MINUTES

1. Call to Order

The Board of Adjustment met in the County Board Room of the Green County Courthouse in Monroe on Wednesday, June 17, 2026. At 7:00 p.m., the meeting was called to order by Chair Fahey. Roll call taken and present were Wayne Dieckhoff, Joni Waelchi-Buehl, and Cal Wasserstrass. Also, present were Zoning Administrator, Adam Wiegel and Assistant Zoning Administrator Sara Larsen.

2. Approval of Minutes

- i. Approval of the minutes of the previous meeting

Motion by Dieckhoff, second by Waelchi-Buehl to approve the minutes. Motion carried.

3. Site Visit(s)

- i. Morgan Robertson, Landowner: located at N7704 Gould Hill Road, section 31, Town of York
Application for a conditional use permit for a lodging house, boarding house or bed-breakfast establishment exceeding 3 boarders (vacation rental).
- ii. Antonia B Seitz, Landowner: located at W6303 Hefty Road, section 4, Town of Washington
Application for a conditional use permit for a lodging house, boarding house or bed-breakfast establishment exceeding 3 boarders (vacation rental).
- iii. Antonia B Seitz, Landowner: located at W6309 Hefty Road, section 4, Town of Washington
Application for a conditional use permit for a lodging house, boarding house or bed-breakfast establishment exceeding 3 boarders (vacation rental).

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

July 15, 2026, at 7:00 p.m. in the County Board Room of the Historic Courthouse. Motion by Waelchi-Buehl, second by Wasserstrass to recess the meeting until 7:30 p.m. Motion carried.

5. Conduct Public Hearing(s)

- i. 7:30 p.m Conduct a public hearing including discussion and possible action relative to application 2026-246 from Morgan Robertson, landowner, for the issuance of a conditional use permit for a lodging house or boarding house, bed-breakfast establishment exceeding 3 boarders (vacation rental). The land is zoned agricultural and is located at N7704 Gould Hill Road, section 31, Town of York.

At 7:30 p.m. Fahey called the ROBERTSON public hearing to order, stating that the purpose was to consider application 2026-246 for the issuance of a conditional use permit for a lodging house, boarding house or bed and breakfast establishment exceeding 3 boarders. The land is zoned agricultural and is located at N7704 Gould Hill Road, section 31, Town of York. A roll call of the parties of interest was taken and present was a representative of Morgan Robertson, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared public hearing APP 2026-246. After hearing all testimony and evidence presented at the public hearing, Wasserstrass made a motion that was seconded by Dieckhoff to approve the conditional use permit with the following conditions:

1. 4-3-1-2:(A)14(o) lodging house, boarding house, bed and breakfast exceeding 3 boarders;
2. 3-bedroom house, septic sized for 4 lodgers up to 8 not to exceed stays longer than three weeks;
3. Two-story milk house converted into living space, zoning department to inspect structure for water/waste water prior to any permits being issued;
4. No bedrooms or overnight lodging in the milk house, original building permit issued by township for milk house renovations needs to be provided to the Zoning office;
5. Contact information of owner and property manager on file with zoning office;
6. Guests to have access to entire 23 acre parcel;
7. No motorized use allowed on the property except within the driveway;
8. Barn off limits to guests;
9. Available year round;
10. No fireworks permitted by guests;
11. Quiet hours 10 p.m. - 8 a.m.;
12. No parking on road;
13. No overnight camping;
14. Building inspector to be notified with a CC to zoning; and
15. Property lines to be clearly marked for guests. Signs at corner post and every 250 feet minimum.

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

- ii. 8:00 p.m. Conduct a public hearing including discussion and possible action relative to application 2026-095 from Antonia Seitz, landowner, for the issuance of a conditional use permit for a lodging house, boarding house or bed-breakfast establishment exceeding 3 boarders (vacation rental). The land is zoned agricultural and is located at W6303 Hefty Road, section 4, Town of Washington.

At 8:00 p.m. Fahey called the SEITZ public hearing to order, stating that the purpose was to consider application 2026-095 for the issuance of a conditional use permit for a lodging house, boarding house or bed and breakfast establishment exceeding 3 boarders. The land is zoned agricultural and is located at N6303 Hefty Road, section 4, Town of Washington. A roll call of the parties of interest was taken and present was Antonia Seitz, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared public hearing APP 2026-095 and 096. After hearing all testimony and evidence presented at the public hearing, Dieckhoff made a motion that was seconded by Wasserstrass to approve the conditional use permit with the following conditions:

1. 4-3-1-2:(A)14(o) lodging house, boarding house, bed and breakfast exceeding 3 boarders;
2. Maximum number of guest 6 people including owners(s) and residents(s) per septic system;
3. Barn off limits to guests;
4. Available year round;

5. No fireworks permitted by guests;
6. Quiet hours 9 p.m. - 6 a.m.;
7. No parking on road;
8. No overnight camping;
9. Building inspector to be notified with a CC to zoning; and
10. Only the 2nd floor apartment use for AirBnB.

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

- iii. 8:15 p.m Conduct a public hearing including discussion and possible action relative to application 2026-096 from Antonia Seitz, landowner, for the issuance of a conditional use permit for a lodging house, boarding house or bed-breakfast establishment exceeding 3 boarders (vacation rental). The land is zoned agricultural and is located at W6309 Hefty Road, section 4, Town of Washington.

At 8:15 p.m. Fahey called the SEITZ public hearing to order, stating that the purpose was to consider application 2026-096 for the issuance of a conditional use permit for a lodging house, boarding house or bed and breakfast establishment exceeding 3 boarders. The land is zoned agricultural and is located at N6309 Hefty Road, section 4, Town of Washington. A roll call of the parties of interest was taken and present was Antonia Seitz, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared public hearing APP 2026-095 and 096. After hearing all testimony and evidence presented at the public hearing, Waelchi-Buehl made a motion that was seconded by Wasserstrass to approve the conditional use permit with the following conditions:

1. 4-3-1-2:(A)14(o) lodging house, boarding house, bed and breakfast exceeding 3 boarders;
2. Maximum number of guest 6 per septic system;
3. No parking on road;
4. Available year round;
5. No fireworks permitted by quests;
6. Quiet hours 9 p.m. - 6 a.m.;
7. No overnight camping;
9. Building inspector to be notified with a CC to zoning; and
10. Access to W6303 Hefty Road parcel number 23-030-078.1100.

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

6. Adjourn

Motion by Waelchi-Buehl, second by Wasserstrass to adjourn. The motion carried.

Larry Eakins
Secretary

Adam Wiegel
Acting Secretary



CURRENT LANDOWNER: Name Hilliard, Taylor J & Jolene S.

Address, City, State, Zip W6470 County Road C Monticello, WI 53570 Phone (608) 214-4104

Email Address hilliardexcavating@yahoo.com; joleneg_05@yahoo.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: W6424 County Road C Tax parcel number 23- 030.0180.2000

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

Description SW 1/4 SW 1/4 Section 9 T3 N-R7 E # of acres 4.320 Town Washington

Lot # 1 CSM# 4694 Subdivision # _____ Subdivision name _____ Zoning District Agricultural

☐ Shoreland (300' to stream/1000' to lake) ☐ Wetland ☐ Floodway ☐ 100 yr Floodplain (Map # C0160G)

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 ☒ **LODGING HOUSE CUP**

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 3 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)14(o), Lodging house, boarding house, or bed-and-breakfast establishment, exceeding (3) boarders

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

**Lodging House
(Vacation Rental)**

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 6-12-26
45818 Rec. 80662

Action of BOA: ☐ Approved ☐ Denied on _____

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: Jolene Hilliard Taylor Hilliard Date Signed: 6/9/26

☐ 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 \$ _____

Total \$ _____

Signed: _____

Zoning Department

Date of Issuance: _____

Date of Inspection: _____

Receipt#

☐ Cash ☐ Credit ☐ Check # _____

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




Signature


Date



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 (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. *na*

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.*

Taylor & Jolene Hilliard
Print Applicant's Name(s)
Jolene Hilliard Taylor Hilliard 4/9/20
Applicant's Signature(s) Date Signed

1/26/2016

To whom it may concern,

We are requesting a Conditional use permit for the property we currently own located at W6424 County Road C, Monticello WI. 53570 in the Town of Washington. We are looking to use the home as a vacation rental named Emerald Ridge Retreat. We do not reside at this residence; it would be used solely for vacation rental. The property is currently zoned in Agricultural. There is an existing septic system for a 4 bedroom, 8-person residence. The residence now has 3 bedrooms & 2 full baths. We reside next door to the property which allows us to keep an eye on the rental property.

We are hoping to use the home as a vacation rental advertised on Air BNB. We will not allow Bachelor/ Bachelorette parties or events. We will have quiet hours posted as well as advertising for a quiet retreat in the countryside. We plan on having a handbook with the guidelines for the rental as well as aerial photos showing which part of the property they would have access to which does not include the shed.

The use of this property should not affect our neighbors at all. No one will be residing there full time, and we are not allowing parties, events, fireworks, etc.

We will collect the garbage and recycling when guests leave and clean to prepare for the next booking.

Thank you,

Jolene & Taylor Hilliard

608.426.4993

Joleneg_05@yahoo.com

Parcel Number	Owner	Mail_Address	City_St_Zip	Site Address
2303001860000	ANDERSON, GARY L; KAREN J ANDERSON	N5509 WALNUT ROAD	MONROE, WI 53566	
2303001610000	BIDLINGMAIER DIANE K TRUST	3344 PEACHTREE RD NE UNIT 3702	ATLANTA, GA 30326	
2303003970000	BIDLINGMAIER DIANE K TRUST	3344 PEACHTREE RD NE UNIT 3702	ATLANTA, GA 30326	
2303004020000	BIDLINGMAIER DIANE K TRUST	3344 PEACHTREE RD NE UNIT 3702	ATLANTA, GA 30326	
2303001500000	CARTER, ROBIN J; LAUNA L CARTER	W6659 DIVIDING RIDGE ROAD	MONTICELLO, WI 53570	W6742 COUNTY HWY C
2303001510000	FRONTZAK, WILLIAM A; DENNIS FRONTZAK	N6867 HEFTY ROAD	MONTICELLO, WI 53570	W6659 DIVIDING RIDGE RD
2303001802000	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	W6474 COUNTY HWY C
2303003750220	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	W6425 COUNTY HWY C
2303001852010	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001640000	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001620100	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001810000	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001781000	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001630000	HILLIARD TAYLOR & JOLENE	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001800100	HILLIARD TAYLOR & JOLENE TRUST	W6470 COUNTY ROAD C	MONTICELLO, WI 53570	W6665 DIVIDING RIDGE RD
2303001782000	HUMMEL, JOYCE M TRUST	916 17TH AVENUE	MONROE, WI 53566	W6470 COUNTY HWY C
2303001740100	KEOUGH, MICHAEL J	W6493 DIVIDING RIDGE ROAD	MONTICELLO, WI 53570	W6475 DIVIDING RIDGE RD
2303003934000	KEOUGH, MICHAEL J; LORRI L KEOUGH	N6445 CHURCH RD	MONTICELLO, WI 53570	N6445 CHURCH RD
2303003690100	KEOUGH, MICHAEL J; LORRI L KEOUGH	N6445 CHURCH RD	MONTICELLO, WI 53570	W6203 COUNTY HWY C
2303003931000	MERRITT, SUSAN F	507 E MAIN STREET	EVANSVILLE, WI 53536	
2303003752200	MILLER, BEN J; COLLEEN L MILLER	W6461 COUNTY ROAD C	MONTICELLO, WI 53570	W6461 COUNTY HWY C
2303003933000	SANDLIN JAMES AND LUELLA TRUST	W6627 COUNTY ROAD C	MONTICELLO, WI 53570	W6627 COUNTY HWY C
2303003980000	SIMLER ROSS AND CHELSEY TRUST	W6691 COUNTY ROAD C	MONTICELLO, WI 53570	
2303003990000	SIMLER ROSS AND CHELSEY TRUST	W6691 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001840200	SUDETH ROBERT F LIVING TRUST	C/O GREG SUDETH 1010 E WASHINGTON AVE APT 1003	MADISON, WI 53703	
2303001820200	SUDETH ROBERT F LIVING TRUST	C/O GREG SUDETH 1010 E WASHINGTON AVE APT 1003	MADISON, WI 53703	
2303001770000	SWEDLUND, JULIE M	PO BOX 264	MONTICELLO, WI 53570	
2303001741300	SWEDLUND, JULIE M	PO BOX 264	MONTICELLO, WI 53570	
2303001741200	SWEDLUND, JULIE M	PO BOX 264	MONTICELLO, WI 53570	
2303003933100	TOWN OF WASHINGTON	W6113 COUNTY ROAD C	MONTICELLO, WI 53570	
2303003940000	WASHINGTON TOWNSHIP GARAGE	N6459 CHURCH RD	MONTICELLO, WI 53570	N6459 CHURCH RD
2303003932000	WERMUTH, GARY L; BERNICE C WERMUTH	W6635 COUNTY RD C	MONTICELLO, WI 53570	W6635 COUNTY HWY C
2303003670100	WINTERS, SHERI L	W6201 COUNTY ROAD C	MONTICELLO, WI 53570	W6201 COUNTY HWY C
2303003930100	WIRTH, DAVID A	W6497 COUNTY ROAD C	MONTICELLO, WI 53570	W6497 COUNTY HWY C
2303003750210	WIRTH, DAVID A	W6497 COUNTY ROAD C	MONTICELLO, WI 53570	
2303001861000	WRITZ, MICHAEL J	PO BOX 682	MONTICELLO, WI 53570	W6147 COUNTY HWY C
2303001852020	ZIMMERMAN, JANET	PO BOX 682	MONTICELLO, WI 53570	
2303003760000	ZIMMERMAN, JANET	PO BOX 682	MONTICELLO, WI 53570	
2303003740000	ZIMMERMAN, JANET	PO BOX 682	MONTICELLO, WI 53570	
2303003692000	ZIMMERMAN, JANET	PO BOX 682	MONTICELLO, WI 53570	W6283 COUNTY HWY C
2303003950000	ZIMMERMAN, JANET	PO BOX 682	MONTICELLO, WI 53570	

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: Taylor & Jolene Hilliard

ADDRESS: W0410 County Road C

TELEPHONE: 608 426 4993

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

NAME: _____

ADDRESS: _____

TELEPHONE: _____

PROPERTY ADDRESS: W0424 County Rd C Monticello WI.

PROPERTY LEGAL DESCRIPTION: _____

SW 1/4 OF SW 1/4, SECTION 9 TOWN OF: Washington

APPLICATION IS FOR: **CONDITIONAL USE PERMIT**

REASON FOR CONDITIONAL USE PERMIT REQUEST/PROJECT DESCRIPTION:

Home to be used as a vacation rental.

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: N/A

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: 6/10/26

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

SC Sutter Plumbing LLC

111 Quail Ridge Dr

Barneveld, WI 53507

608 225 9115

I inspected sewer system at W6424 Cty Hwy C Monticello, WI on June 6, 2023.

It appears to be in good working order. No signs of seepage and no signs of standing water. The system was designed for 4 bedrooms and meets the criteria for the number of bedrooms in the house (3 with office).

Sean Sutter Master Plumber 226896

A handwritten signature in black ink, appearing to read "Sean C. Sutter". The signature is written in a cursive, flowing style with a large initial "S".



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 # 2026 330

CURRENT LANDOWNER: Name Rust and Timber LLC

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

Phone (608) 214-9195

Email Address _____

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

Name Mike Lambert

Company name M&D Truck and Equipment Sales

Address, City, State, Zip _____

Phone (608) 214-9195

Email Address mike@mdtruckequipment.com

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

Tax parcel number 23-020.0441.0000

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

Description SE 1/4 NE 1/4 Section 28 T2 N-R7 E # of acres 10 Town Monroe

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

☐ 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 ☒ **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 4-3-1-4(A)36(F): AUTOMOBILE AND IMPLEMENT SALES AND SERVICE

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

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 6-12-26 Action of BOA: ☐ Approved ☐ Denied on _____

CK# 2422 80652

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: [Signature] Date Signed: 6-10-26

☐ 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 \$ _____

Total \$ _____

Signed: _____

Zoning Department

Date of Issuance: _____

Receipt# _____

☐ Cash ☐ Credit ☒ Check # _____

Date of Inspection: _____

Permit # 2026

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, access easements, ponds, lakes or streams and to all 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



A rectangular box containing a handwritten signature in black ink. The signature appears to be "M. L. L." or similar, written in a cursive style.

Signature

A rectangular box containing a handwritten date in black ink. The date is "6-10-24", written in a cursive style.

Date

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.



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.*

RUST AND TIMBER LLC (AKA MICHAEL LAMBERT)

Print Applicant's Name(s)

Michael Lambert

Applicant's Signature(s)

6/10/26

Date Signed

Green County Zoning Department
June 11, 2026

Re: Property Use Description – N3189 County Hwy N, Monroe, WI 53566

To Whom It May Concern:

I am writing to provide clarification regarding the intended use of the property located at N3189 County Hwy N, Monroe, Wisconsin.

The property will be used on a limited and intermittent basis for the temporary storage, placement, organization, and display of agricultural equipment, construction equipment, implements, trailers, and related items. These items are temporarily held at the property in preparation for sale through online auction platforms and other internet-based marketing channels.

The property will function primarily as a storage and staging location. Management activities conducted at the site will be limited to organizing equipment, coordinating deliveries and pickups, photographing inventory, and preparing items for online sale. The site will not maintain regular business hours and will not be open to the general public.

Traffic associated with the property is expected to be minimal. Equipment deliveries and removals will occur intermittently and as needed rather than on a regular daily schedule. Any site visits by prospective buyers will be limited, scheduled in advance, and conducted on an appointment-only basis. Such visits are expected to be infrequent and limited to viewing equipment prior to an online sale.

No manufacturing, processing, repair operations, dismantling activities, or other intensive commercial operations will occur on the property. No permanent structures are currently proposed or being modified in connection with this use.

The intent is to maintain a low-impact use that is compatible with the surrounding area while providing temporary storage and organization of equipment inventory prior to sale.

We will continue to work with Green County to ensure compliance with all applicable zoning requirements and will consult with the County regarding any future changes in use.

Please contact me if any additional information is needed.

Sincerely,



Mike Lambert

201 N 29th Ave
Monroe, WI 53566
608-214-9195

Parcel Number	GIS_Acres	Owner	Mail_Address	City_St_ZIP	Site Address
2302004380220	14.7	BOECK JR, ORVILLE A	1905 SPRUCE COURT	MATTLAND, FL 32751	N3223 COUNTY HWY N
2302004395000	1.79	BURKELAND, DENNIS, ANGELA	N3327 JOY DEL ROAD	MONROE, WI 53566	N3327 JOY DEL RD
2325150270000	39.59	CITY OF MONROE	1110 18TH AVE	MONROE, WI 53566	
2325150260000	17.26	CITY OF MONROE			
2302004510000	40.16	DOLAN FAMILY FARMS LLC	765 ORCHARD AVENUE	AURORA, IL 60506	N3349 JOY DEL RD
2302004393000	1.08	EDLER, CHRISTINE K	N3349 JOY DEL ROAD	MONROE, WI 53566	
2302004500220	1.57	EDLER, CHRISTINE K	2813 6TH STREET	MONROE, WI 53566	
2302004280000	14.11	GREEN COUNTY NURSING HOME	N3150 STATE ROAD 81	MONROE, WI 53566	N3150 STATE HWY 81
2302004272000	24.15	GREEN COUNTY NURSING HOME			
2302004395100	0.96	GROSSEN, MITCHELL BRADLEY, KATELYN M EYLER	N3303 JOY DEL ROAD	MONROE, WI 53566	
2302004401000	5.37	GROSSEN, STUART D; TERRI K GROSSEN	N3114 YOUTH CABIN ROAD	MONROE, WI 53566	N3114 YOUTH CABIN RD
2302004450000	40.53	HARTWIG, MARILYN; WENDY PICK & NICOLAS A HARTWIG	N3298 STATE ROAD 81	MONROE, WI 53566	
2302004395600	0.62	HOWARD, CHRISTINA R; JASON K HOWARD	N3333 JOY DEL ROAD	MONROE, WI 53566	
2302004398120	5.76	KEEGAN, GARY A; LAURIE A KEEGAN	2645 22ND AVENUE	MONROE, WI 53566	N3242 YOUTH CABIN RD
2302004386300	0.52	KLASSY, RYAN	N3230 STATE ROAD 81	MONROE, WI 53566	N3230 STATE HWY 81
2302004380100	0.24	MARTIN, WAYNE CHARLES	2107 RIDGEWAY ROAD	MONROE, WI 53566	
2302004380300	11.41	NIFFENEGGER, REX E; MARY BRANDLIN-NIFFENEGGER	N3272 STATE ROAD 81	MONROE, WI 53566	N3212 STATE HWY 81
2302004385030	4.68	NIFFENEGGER, REX E; MARY BRANDLIN-NIFFENEGGER			
2302004385020	35.73	R&T BLACKCAT PROPERTIES LLC	1446 MANSION DRIVE	MONROE, WI 53566	N3272 STATE HWY 81
2302004500210	8.38	RUST AND TIMBER LLC			N3093 COUNTY HWY N
2302004386000	11.8	RUST AND TIMBER LLC	W6498 VOGEL ROAD	MONROE, WI 53566	N3248 YOUTH CABIN RD
2302004400000	30.91	RUST AND TIMBER LLC			
2302004410000	39.76	RUST AND TIMBER LLC			N3189 COUNTY HWY N
2302004398110	0.6	RUST AND TIMBER LLC			
2302004384100	0.85	SCHMID, DEAN A; STEVEN L SCHMID	HENRY & FRANCES SCHMID LE N3236 STATE ROAD 81	MONROE, WI 53566	N3236 STATE HWY 81
2302004392000	0.96	SHAFFER, JEFFREY J	N3920 JOY DEL ROAD	MONROE, WI 53566	N3320 JOY DEL RD
2302004394100	0.89	SHOWERS, EUGENE; BRENDA SHOWERS	N3305 JOY DEL ROAD	MONROE, WI 53566	N3305 JOY DEL RD
2302004282000	6.7	STATE OF WISCONSIN	4822 MADISON YARDS WAY	MADISON, WI 53705	
2302004387000	2.26	STATE OF WISCONSIN			
2302004397000	0.83	STATE OF WISCONSIN	2101 WRIGHT ST	MADISON, WI 53704	
2302004390100	2.31	STATE OF WISCONSIN DEPT OF TRANSPORTATION	N3336 JOY DEL ROAD	MONROE, WI 53566	N3336 JOY DEL RD
2302004392200	0.99	STEVENSON, WARREN M; CYNTHIA K STEVENSON	N3220 YOUTH CABIN ROAD	MONROE, WI 53566	N3220 YOUTH CABIN RD
2302004399000	2.06	VETTERLI, GARY R; RITA R VETTERLI	N3312 JOY DEL ROAD	MONROE, WI 53566	N3312 JOY DEL RD
2302004391000	0.4	VOGEL, WILMA B	N3220 STATE ROAD 81	MONROE, WI 53566	N3220 STATE HWY 81
2302004382000	0.43	WAHL, GERALD W; JANET M WAHL			
2302004381000	0.13	WAHL, GERALD W; JANET M WAHL			
2302004403000	1.06	WHITE, DONNA J	N3188 YOUTH CABIN ROAD	MONROE, WI 53566	N3188 YOUTH CABIN RD
2302004402000	2.06	WHITE, DONNA J			
2302004380210	1.5	ZIMMERMAN, JOHN M	N3205 COUNTY ROAD N	MONROE, WI 53566	N3205 COUNTY HWY N

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: Rust & Timber LLC
ADDRESS: W6498 Vogel Rd Monroe WI 53566
TELEPHONE: 608-274-9195

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

NAME: _____
ADDRESS: _____
TELEPHONE: _____

PROPERTY ADDRESS: N3189 County Rd N
PROPERTY LEGAL DESCRIPTION: _____
SE 1/4 OF NE 1/4, SECTION 28 TOWN OF: Monroe

APPLICATION IS FOR: **CONDITIONAL USE PERMIT**

REASON FOR CONDITIONAL USE PERMIT REQUEST/PROJECT DESCRIPTION: _____
Equipment Sales

TOWN BOARD ACKNOWLEDGMENT:

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

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

Meets the Towns comprehensive plan/ordinances? Yes _____ No X
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: May 10, 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



Green Zone <greenzone@greencountywi.org>

Notification of CUP

1 message

Mike Lambert <mike@mdtruckequipment.com>

Thu, Jun 11, 2026 at 12:07 PM

To: Brittney Rindy <brindy@cityofmonroe.org>, Jeff Neises <jneises@cityofmonroe.org>

Cc: Green Zone <greenzone@greencountywi.org>

Good Afternoon,

I wanted to provide an update regarding the 10-acre property located off County Road N.

I am currently working with Green County to rezone the property to commercial zoning. As part of that process, I am also applying for a Conditional Use Permit to allow for implement sales on the property.

The proposed use consists primarily of the storage, staging, and sale of agricultural and related equipment. I am working closely with the County to ensure the project complies with all applicable zoning and permitting requirements.

Please let me know if you have any questions or would like any additional information regarding the proposed use of the property.

Thank you,

Mike Lambert

M&D Truck and Equipment Sales, LLC

201 N 29th Avenue

Monroe, WI 53566

608.325.3810 (Phone)

608.328.2607 (Fax)

www.mdtruckequipment.com

www.skidloadersource.com



From: Brittney Rindy <brindy@cityofmonroe.org>
Sent: Wednesday, May 13, 2026 2:20 PM
To: Mike Lambert <mike@mdtruckequipment.com>; Jeff Neises <jneises@cityofmonroe.org>
Cc: Green Zone <greenzone@greencountywi.org>
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@mdtruckequipment.com>
Sent: Wednesday, May 13, 2026 2:02 PM
To: Jeff Neises <jneises@cityofmonroe.org>
Cc: Brittney Rindy <brindy@cityofmonroe.org>; Green Zone <greenzone@greencountywi.org>
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?

Thank you for your assistance.

Mike Lambert

M&D Truck and Equipment Sales, LLC

201 N 29th Avenue

Monroe, WI 53566

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