



GREEN COUNTY LAND USE & ZONING
Monday, April 13, 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, April 13, 2026. The meeting was called to order by Chair Schwartz. A roll call was taken and those present at the meeting included Dennis Schwartz, Todd Larson, Barb Krattiger and Nick Hartwig. Kathy Pennington was excused. 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 the minutes from the March 9, 2026, Zoning Committee meeting

Motion by Larson, second by Krattiger to approve the March 9, 2026, Zoning Committee Minutes. The motion carried by unanimous voice vote.

3. Approval of Bills

Motion by Krattiger, second by Larson 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 present gave comment.

5. New Business

- i. Conduct a public hearing including discussion and possible action from landowner BSE Ventures, LLC to rezone approximately 29.43 acres in section 4, Town of Clarno. The request is relative to the rezoning of a parcel of land from the Agricultural district to the Industrial District. Rezoning is proposed by the applicant for a grain receiving facility.

A public hearing was held related to application 2026-182 from BSE Ventures, LLC to rezone approximately 29.43 acres in section 4, Town of Clarno. The request is relative to the rezoning of a parcel of land from the Agricultural district to the Industrial District. A roll call of the parties of interest was taken and present were BSE Ventures, LLC, landowner, Collin Nack, Town of Clarno Supervisor and Ronald Stauffer, adjoining landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/public hearings APP 2026-182. After hearing all testimony and evidence presented at the public hearing, Larson made a motion that was seconded by Hartwig to adjourn the public hearing until the May 11, 2026, Committee meeting at 3 pm in the County Board Room of the Historic Courthouse. The motion carried by unanimous voice vote.

- ii. Discussion and possible action in regard to possible amendments to the County code pertaining to short-term rentals

The Committee reviewed the updated ordinance amendments prepared by the Corporation Counsel's office and the use chart prepared by the Zoning Department. The ordinance looks good, and the use chart will be updated to show when camping is an allowed use, when it is a permitted use and when it is a conditional use. Due to the reorganization of the County Board, the proposed ordinance changes will be explained to the new Committee next month. The Committee will then decide if they want to proceed with a public hearing on the proposed ordinance changes.

- iii. Discussion and possible action in regard to proposed amendments to the County code pertaining to data center regulations

The Committee discussed the possibility of having a moratorium on data centers. MacLennan explained that State Statute does not give the County direct authority to have a moratorium. But, the State Statute does not prohibit it. It is silent in regard to the issue. She explained that if the County wanted a moratorium it could not be for more than a year and the County would have to explain the reasoning for the moratorium. She suggested the County reach out to the Townships to see if they feel a moratorium is something the County should pursue. Wiegel was directed to write the Townships and ask for their input.

- iv. Discussion and possible action in regards to the Zoning Department fee schedule

Motion by Krattiger, second by Larson to approve the following fee changes:

House additions are currently 99 square feet or less \$150 over 100 square feet are \$300. New fees 99 square feet or less \$150, 100-499 square feet \$300, 500-999 square feet \$450 and greater than 1000 square feet \$600. The motion carried on a 3-1 voice vote (note Hartwig voted no).

- v. Discussion and possible action in regards to new public road name Kelly Cemetery Road

The Zoning Department checked, and the proposed road name is not similar to any road in the County. Karen Signer Clerk for the Town of Cadiz explained why they requested fire number signs for this and 3 other cemeteries. She stated that it was a Town road. She did not believe the road name was needed and that a new cemetery address could be issued off Highway 11. She gave the Committee examples of addresses she wanted to be looked into to make sure the code was being applied evenly. Property owners Michael and Kelly Williams spoke against the road name, since their address would have to change. This would be a major inconvenience to them. Wiegel explained that the code states that the address must be issued off of the public road serving the property. In this case, there is a current address that would also need to be changed. In order to issue the cemetery an address on a public road, the road needs to be named. If the Town removes its request for an address, no action in regard to the road name will be needed by the Committee and the Williams address will not be changed. If the Town vacates the road, it will no longer be a public road and the Zoning Office can issue a Highway 11 address for the cemetery. No action was taken on the matter. It will be placed on a future agenda if needed.

6. Updates

- i. Board of Adjustment

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

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

The Committee thanked Barb Krattiger and Nick Hartwig for the service on County Board.

8. Adjourn

Motion by Hartwig, second by Krattiger to adjourn. The motion carried by unanimous voice vote.