



GREEN COUNTY BOARD OF ADJUSTMENT
Wednesday, May 20, 2026 at 7:00 PM

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, May 20, 2026. At 7:00 p.m., the meeting was called to order by Chair Fahey. Roll call taken and present were Larry Eakins, Wayne Dieckhoff, Joni Waelchi-Buehl, and Ken Clark. 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 Clark, second by Dieckhoff to approve the minutes. Motion carried.

3. Site Visit(s)

- i. Brian and Morgan Elsasser, landowners: located at N2603 Elm Court, section 34, Town of Jordan.
Application for a conditional use permit for a recreational vehicle occupancy longer than 28 days.
- ii. Kasey and Matt Tousingant, landowners: located at W5794 Iliff Road, section 22, Town of Monroe.
Application to amend an existing conditional use permit for a landscaping business.
- iii. Michael A. Stampfli, landowner: located at W5473 County Road FF, section 14, Town of Monroe.
Application for a conditional use permit for a contractor's storage yard (roofing and siding contractor)

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

June 17, 2026, at 7:00 p.m. in the County Board Room of the Historic Courthouse. Motion by Clark, second by Eakins 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 2026-180 from Brian and Morgan Elsasser, landowners, for the issuance of a conditional use permit for a recreational vehicle occupancy longer than 28 days. The land is zoned agricultural and is located at N2603 Elm Court, section 34, Town of Jordan.

At 7:30 p.m. Fahey called the Elsasser public hearing to order, stating that the purpose was to consider application 2026-180 for the issuance of a conditional use permit for recreational vehicle occupancy longer than 28 days. The land is zoned agricultural and is located at N2603 Elm Court, section 34, Town of Jordan. A roll call of the parties of interest was taken and

present were Brian Elsasser and Bruce Lambert, adjoining landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared public hearing APP 2026-180. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Waelchli-Buehl to approve the conditional use permit with the following conditions:

1. 4-3-2-1:(A)14(w) occupy a recreational vehicle (RV) for more than 28 days;
2. RV occupied by landowner only;
3. RV connection to the sanitary system must be done in compliance with an approved plan from the master plumber;
4. No generators after 10 p.m.;
5. Must comply with subdivision covenants and rules;
6. Must obtain recreational vehicle permit upon approval from zoning; and
7. No more than 1 RV onsite allowed.

The roll call on the motion was as follows: Waelchli-Buehl, aye, Eakins, aye, Clark, aye and Dickhoff, aye. The motion carried. Motion by Eakins, second by Dieckhoff 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 2026-183 from Kasey and Matt Tousignant, landowners, to amend an existing conditional use permit for a landscaping business. The land is zoned agricultural and is located at W5794 Iliff Road, section 22, Town of Monroe.

At 8:00 p.m. Fahey called the Tousignant public hearing to order, stating that the purpose was to consider application 2026-183 to amend a conditional use permit for a landscaping business. The land is zoned agricultural and is located at W5794 Iliff Road, section 22, Town of Monroe. A roll call of the parties of interest was taken and present was Kasey Tousignant, landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared public hearing APP 2026-183. After hearing all testimony and evidence presented at the public hearing, Dieckhoff made a motion that was seconded by Clark to approve the conditional use permit with the following conditions:

1. Existing conditions: landscaping edging, planting, retaining walls, patios, lawn seeding, water feature, mulching and spreading of decorative stone;
2. Storage of landscaping materials (most deliveries to job site);
3. Letter from the state building inspector to verify state approval for existing buildings;
4. 1,200 sq feet greenhouse (allowed);
5. Retail sales onsite;
6. Add existing shed 40 x 60 (2,400 sq ft) max of 4,000 sq feet;
7. Hours of operation for retail sales: 9 a.m.- 5 p.m. Monday—Saturday; and

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

- iii. 8:30 p.m Continue a public hearing including discussion and possible action relative to application 2026-116 from Michael A. Stampfli, landowner, for the issuance of a conditional use permit for a contractors' storage yard. The land is zoned agricultural and is located at W5473 County Road FF, section 14, Town of Monroe.

At 8:30 p.m. Fahey called the Stampfli public hearing back to order, stating that the purpose was to consider application 2026-116 for the issuance of a conditional use permit for contractors' storage yard (roofing and siding contractors). The land is zoned agricultural and is located at W5473 County FF, section 14, Town of Monroe. For testimony and evidence presented at the public hearing, refer to shared public hearing APP 2026-116. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was

seconded by Waelchli-Buehl to approve the conditional use permit with the following conditions:

1. Contractor storage yard 4-3-2-1:(A)14(b) High Top Exteriors, Roofing and Siding Contractor;
2. Operated by owner's family only, no employees—family and subcontractors only onsite;
3. No office or bathroom onsite;
4. No vehicle maintenance onsite;
5. Screening in the form of a shrub row to be planted in spring 2026 and in compliance with the county code of screening.;
6. Not open to the public, nothing bought or sold onsite, no customers onsite;
7. Adequate parking available — off-street parking only;
8. Deliveries twice per month, April—November only;
9. Advertising: Will obtain a permit if a sign is installed. Facebook and internet advertising;
10. Business operated out of the existing 3,200 sq-foot building;
11. Future needs: Considering another structure not to exceed 9,000 square feet;
12. All exterior lighting facing downward;
13. Any new buildings require notification to fire department with a cc to the zoning office; and
14. Onsite activity to include storage of business supplies, equipment and vehicles.

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

6. Adjourn

Motion by Eakins, second by Diechff to adjourn. The motion carried.

Larry Eakins
Secretary

Adam Wiegel
Acting Secretary