

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
Connie L. Thorson, Asst. Administrator
Sara J. Patterson, Zoning Technician
Marcia L. Blumer, Secretary

EXECUTIVE SUMMARY

Ordinance 24-1001 (proposed changes to 4-3-1-1 residential district, 4-3-3-4 operating farms, 4-3-3-4 operating farms and 4-6-6 definitions)

Over the past few years the Zoning Committee has been addressing issues with current code that have been brought to their attention. The code changes recommended in this ordinance change are to provide more housing options for the general public and operating farms. The changes allow for a home under the minimum square footage requirement of 750 square feet if certain code requirements are met. The revision also removes the permit requirement for temporary signs.

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

Respectfully Submitted,



Adam Wiegel
Green County Zoning

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
Connie L. Thorson, Asst. Administrator
Sara J. Larsen, Zoning Technician
Marcia Blumer, Zoning Secretary

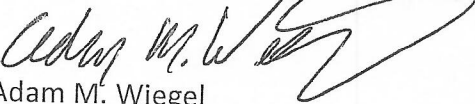
PUBLIC HEARING NOTICE

There will be a public hearing before the Green County Zoning and Land Use Committee relative to the following proposed Ordinance amendment to the Green County Zoning Code:

Title 4, Chapter 3, Buildings and Land Use Regulations
(residential district and operating farms allowing tiny homes)
(removing the requirement for a permit for a temporary sign)
Title 4, Chapter 6, Definitions
(Adding definition tiny home)

The public hearing will be held in the County Board Room, of the Green County Courthouse, 1016 16th Avenue, Monroe, Wisconsin, on Monday, August 12, 2024 at 3:00 p.m. All those who are concerned or affected by such action are urged to attend. A copy of the proposed ordinance is on file for inspection at the Zoning Office at 1016 16th Avenue, Monroe, during normal business hours.

GREEN COUNTY ZONING ADMINISTRATION


Adam M. Wiegel
Zoning Administrator

ORDINANCE 24-1001
Amendments to Title 4

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.

SIGNED: LAND USE AND ZONING COMMITTEE:

Dennis Schwartz, Chair

Kathy Pennington, Vice-Chair

Nick Hartwig

Barbara Krattiger

Todd Larson

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 24-1001, adopted by the Board of Supervisors on the 8th day of October, 2024.

Dated at Monroe, Wisconsin, this 8th day of October, 2024.

Jerry Guth
Green County Board Chair

Arianna L. Voegeli
Green County Clerk

4-3-1-1: RESIDENTIAL DISTRICT

B. Other Requirements: Also see General Provisions and Exceptions in Section 4-3-2 herein.

1. Lot Area: Buildings or parts of buildings hereafter erected or structurally altered for single or two-family residential purposes shall provide a lot area of not less than twenty thousand (20,000) square feet and provided further that no such lot shall be less than one hundred (100) feet wide at the building line, a building line being defined as the shortest line between the side lines bisecting the structure. Buildings or parts of buildings hereafter erected or structurally altered for tiny home purposes shall provide a lot area of not less than three acres and provided further that no such lot shall be less than one hundred (100) feet wide at the building line, a building line being defined as the shortest line between the side lines bisecting the structure. For multifamily structures, such as triplexes, etc., an additional three thousand (3,000) square feet shall be provided for each additional living unit; and provided further, that when the regulations of the Wisconsin Administrative Code regarding private onsite wastewater treatment systems or an examination of available soils data requires a larger lot area than any of the above, such regulations shall govern. For lots serviced by public sewer except tiny homes, the minimum lot area shall be ten thousand (10,000) square feet and, provided further that no such lot shall be less than eighty (80) feet wide at the building line, a building line being defined as the shortest line between the side lines bisecting the structure.

4-3-3-4: OPERATING FARMS

No more than one single-wide manufactured home or one tiny home shall be permitted on any operating farm for farm employees unless otherwise approved in writing by the Board of Adjustment after a public hearing and single-wide mobile homes shall conform to all Code requirements. Any such single-wide manufactured home or tiny home shall comply with the setback requirements and meet the requirements of §4-3-3-2. Under no circumstances shall such single-wide manufactured home serve as a primary residence of any operating farm, except for cases of emergency due to fire, explosion, act of God, and then only as a temporary residence for a period not to exceed one year. (Ord. 01-0401, 4/17/01; Ord. 03-0201, 2/11/03)

Any single-wide manufactured home or tiny home for farm employees must be demolished or removed from the lot within 6 months of the operating farm ceasing its operation.

An operating farm must meet the definition and requirements of an agricultural operation.

4-3-4-2: COUNTY SIGN REGULATIONS

In the unincorporated areas of Green County not controlled by Section 4-3-4-1 of this Chapter, the following regulations shall apply:

C. Type of signs, maximum size, number and location:

5. Temporary.

- a. A sign that is placed at a location where the purpose and intent of said sign shall be of such a nature that the need for said sign at the specific

location will be less than ~~one year~~ six months, as determined by the Zoning Administrator.

- b. A temporary sign of less than fifty (50) square feet in gross area can be placed at the highway right-of-way line.
- c. A temporary sign of unlimited size shall be placed thirty feet (30') or more from the highway right-of-way line.
- d. No pPermit required.

4-6-4: DEFINITIONS

TINY HOME: A detached single-family residence designed for long-term occupancy; and containing sleeping accommodations, a flush toilet, a tub or shower, and kitchen facilities; with plumbing and electrical connections provided for attachment to outside systems; which is designed to be less than 750 square feet. Tiny homes must have wheels removed, be anchored to the ground, meet all state regulations and meet the requirements of §4-3-3-2.E. Detached or attached accessory buildings are limited to one per lot and shall be no larger than the square feet of the tiny home.