

# Zoning in Green County, Wisconsin

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**GREEN COUNTY  
ZONING  
ORDINANCE**

**FEBRUARY 13, 1968**

This Title shall be in effect upon passage by the Green County Board of Supervisors, certified thereto and published in the official newspaper as provided by law.

- A. Building and Land Use Regulations: County Board notified of adoption of building and land use regulations as follows:

<u>Municipality</u>	<u>Directory ... Page</u>	<u>Co. Board's Proceedings Book Page</u>	<u>County Board Advised</u>
Clarno	74	3	October 10, 1967
Washington	74	3	October 10, 1967
Adams	82	11	October 31, 1967
Decatur	82	11	October 31, 1967
Jordan	82	11	October 31, 1967
Monroe	82	11	October 31, 1967
New Glarus	82	11	October 31, 1967
Sylvester	82	11	October 31, 1967
Cadiz	86	15	November 9, 1967
Exeter	86	15	November 9, 1967
Jefferson	98	27	November 16, 1967
York	123	51	November 20, 1967
Brooklyn	130	59	December 12, 1967
Mt. Pleasant	130	59	December 12, 1967
Spring Grove	130	59	December 12, 1967
Albany	141	69	February 13, 1968

Building and Land Use Regulations were adopted by the Green County Board of Supervisors on February 13, 1968.

- B. Sanitary Code and Subdivision Regulations: Sanitary Code and Subdivision Regulations were adopted by the Green County Board of Supervisors on March 10, 1970. (1962 Code).

It is the purpose of this Title to promote the public health, safety, convenience and general welfare; to encourage planned and orderly land use development; to protect property values and the property tax base; to permit the careful planning and efficient maintenance of the highway system; to recognize the needs of agriculture, forestry, industry, and business in future growth; to maintain safe and healthful conditions; to prevent and control water pollution; to protect spawning grounds, fish and aquatic life; to control building sites, placement of structures and land uses in the shoreland area; to reserve shore cover and natural beauty; to protect the storage and discharge capacity of rivers and streams through the control of filling, dumping and other encroachments; and to reduce the hazards to life and property posed by flooding.

## **DEFINITION of 'Zoning Ordinance'**

Written regulations and laws that define how property in specific geographic zones can be used. [Zoning](#) ordinances specify whether zones can be used for residential or commercial purposes, and may also regulate lot size, placement, bulk (or density) and the height of structures. Zoning ordinances are lengthy documents describing not only the acceptable use for specified areas of land, but also the procedures for handling infractions (including any penalties), granting [variances](#) and hearing appeals

# What do we regulate?

General Zoning (County)

Shoreland Zoning (State)

Floodplain Zoning (State and Federal)

Landdivisions (County)

Private septic Systems (State)

# Committees

## **Zoning and Land Use**

- Elected by Citizens
- Placed on Committee
- Five Members
- Oversight Committee
- Recommend Code Changes

## **Board of Adjustment**

- Appointed by the County Board Chair
- Hear Variances and Conditional Use Permit Request
- Five members and two alternates

# Zoning Districts

Residential District

Agricultural District

Conservancy District

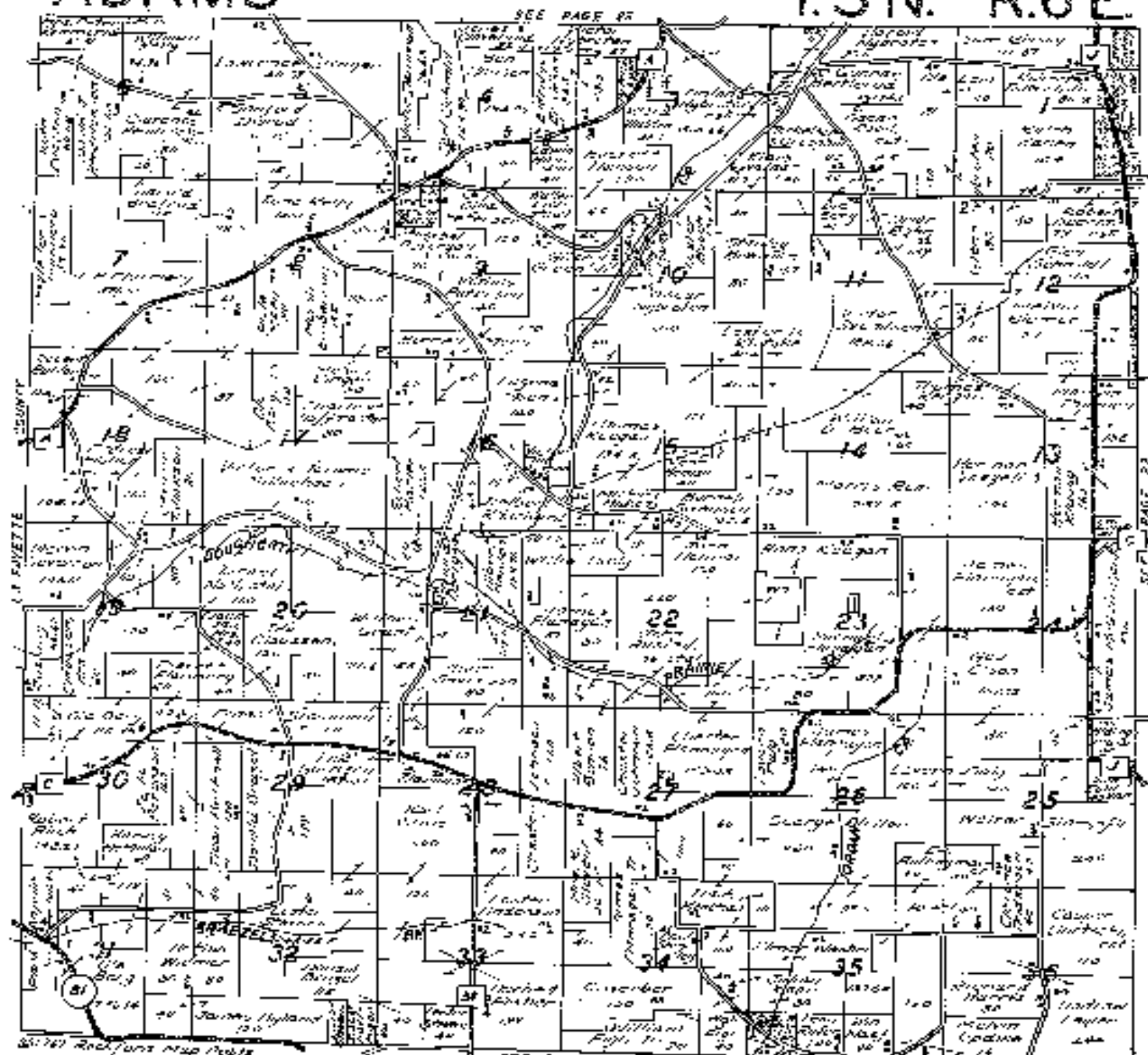
Commercial District

Highway Interchange District

Industrial District

Green County Municipal Landfill





ZONING MAP 12/15/12

# AG District Permitted Uses

Any use permitted in the Residential District

General Farming

# AG District Conditional Uses

Aircraft Landing Fields

Kennels

Manufactured Home Parks

Campgrounds

Shooting Ranges

Non-metallic Mines (Quarries)

Outdoor Activities such as horseback riding, golf courses and  
ATV Trails

Other similar uses

Application Worksheet for  
Conditional Use Permits  
*(Handout)*

# REZONES

Changes the District and Uses allowed on the land

Not a lot of property rezoned in Green County

New Zoning Districts would require Code to be amended

Setbacks & Highlights  
of Zoning Requirements  
*(Handout)*

Zoning is not

Building inspectors

Assessors

# NEW RESIDENCES IN GREEN COUNTY

<u>TOWN</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
Adams	5	0	0	2	1	0	1	5	3
Albany	1	6	0	2	2	0	2	6	3
Brooklyn	5	7	2	2	3	2	6	1	3
Cadiz	0	1	0	2	0	0	4	3	0
Clarno	0	6	1	3	7	1	8	1	0
Decatur	1	5	3	1	1	1	2	1	4
Exeter	13	6	2	4	4	3	4	1	10
Jefferson	2	1	4	0	2	2	3	1	5
Jordan	0	1	1	0	1	0	1	2	1
Monroe	7	8	1	1	1	4	4	6	5
Mt. Pleasant	4	1	1	2	1	0	0	2	2
New Glarus	3	6	4	5	1	0	4	1	3
Spring Grove	2	6	1	2	2	1	0	6	8
Sylvester	4	1	2	1	2	1	1	3	4
Washington	1	1	0	2	1	2	2	2	3
York	0	1	3	6	5	0	4	4	5
TOTAL	48	57	25	35	29	17	46	45	59



## NEW RESIDENCES IN GREEN COUNTY

Town	2008	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994
Adams	1	9	5	7	11	7	2	4	5	5	4	3	1
Albany	19	25	34	27	15	17	10	14	6	11	12	4	11
Brooklyn	12	6	13	21	10	7	12	6	6	10	12	10	11
Cadiz	5	6	2	7	8	4	4	5	3	5	3	4	5
Clarno	12	12	10	9	3	2	5	8	3	3	6	3	5
Decatur	17	26	15	25	22	19	19	20	22	27	14	13	15
Exeter	23	11	46	13	22	35	32	32	35	26	33	22	34
Jefferson	6	6	9	9	1	5	6	5	5	4	5	6	2
Jordan	5	5	4	4	3	5	3	6	4	6	1	5	6
Monroe	5	8	8	11	15	19	11	11	13	11	12	4	9
Mt. Pleasant	9	8	6	7	4	11	4	1	4	1	9	2	6
New Glarus	6	22	23	27	30	25	23	16	29	16	13	7	18
Spring Grove	6	9	9	7	2	6	4	9	7	5	6	7	9
Sylvester	12	7	7	9	12	9	5	13	10	9	9	5	4
Washington	10	7	8	19	13	6	10	13	5	11	5	7	5
York	14	28	13	25	13	14	15	18	11	7	7	12	5
<b>TOTAL</b>	<b>180</b>	<b>229</b>	<b>213</b>	<b>251</b>	<b>190</b>	<b>188</b>	<b>172</b>	<b>185</b>	<b>170</b>	<b>160</b>	<b>153</b>	<b>117</b>	<b>147</b>

# Updates to Code

Wind Energy

# QUESTIONS?

Green County Zoning Ordinance  
is located on the County Website

[www.co.green.wi.gov](http://www.co.green.wi.gov)