

**BOARD OF ADJUSTMENT MEETING**

**Monday, April 24, 2023 – 9:00 a.m.**

**Room 2106**

**Barron County Government Center**

335 East Monroe Avenue, Barron, WI 54812

\*\*\*\*\*

**AGENDA**

1. Call to Order and Roll Call
2. Acknowledgement of Public Posting Requirements
3. Approval of Minutes
4. Public Comment
5. Hearings of applications and appeals to the Board of Adjustment:

**9:00 a.m. Appeal #3929: Quinn C. & Brandy L. Johnson, property owners,**  
Requests a special exception to utilize an existing duplex for short-term rental  
and add a 30' x 50' accessory structure to a seasonal campground in a  
Recreational-Residential district.  
**Property address:** 2740 7th Avenue, Chetek, Wisconsin

6. Report from Land Services Director
7. Adjournment

**PLEASE CALL 537-6375 IF YOU ARE NOT ABLE TO ATTEND THE MEETING**

NOTE: Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the County Clerk's office at 715-537-6200 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.

cc: Organ, Fall, Nelson, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning  
Board of Adjustment  
April 10, 2023, 9:00 a.m.**

Present: Board of Adjustment: Walter Organ, Gary Nelson, Amy Kelsey, Dan North, Pam Fall.  
County Personnel: David Gifford, Kim Collins, Liz Haas, John Muench (9:54 a.m.).

Organ called the Board of Adjustment to order at 9:00 a.m. and called roll. No public comment. Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

**Motion:** (Nelson/North) to approve the March 13, 2023 minutes; carried.

**9:00 a.m. Appeal #3927: Town of Stanfold, property owner,** Request a variance to construct an addition to a Town Hall with a reduced setback to STH 48 and the Hwy right-of-way in an Agricultural-1 district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owner/applicants. Gifford provided a staff report. **Motion:** (Kelsey/Nelson) to include Appeal 834. Carried 5-0. No public comment or correspondence was received. After Board questions, **motion:** (Nelson/Fall) to close testimony; carried 5-0. **Motion:** (Kelsey/Fall) to approve the variance as presented with the following conditions:

1. All permits are obtained prior to construction, and all testimony, oral and written, is part of the decision.
2. A 15' x 30' addition to the Town Hall is approved as presented.

Motion carried.

**9:10 a.m. Appeal #3928: Jim Goodpaster & Sherry Timmerman Goodpaster, property owners,** Request a special exception to winery, eatery and gift shop in an Unincorporated Village district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owners. Gifford provided a staff report. No public comment or correspondence was received. After Board questions, **motion:** (Nelson/Kelsey) to close testimony; carried 5-0. **Motion:** (Kelsey/Nelson) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. The hours of operation are from 8:00 a.m. to 9:00 p.m. with acoustic music, 1 or 2 musicians, allowed from 5:00 p.m. to 9:00 p.m., daily.
3. The business will consist of a winery including wine manufacturing, eatery and gift shop.

Motion carried.

Discussion: Appeal #3911 - Muench joined the meeting and provided an update of the legal proceedings.

Report from L.S. Director: N/A

**Motion:** Chair declared the meeting adjourned by unanimous consent at 10:20 a.m.

Respectfully submitted,

Kim Collins  
Administrative Assistant

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN SS

COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

PUBLIC NOTICE is hereby given to all persons in the County of Barron, Wisconsin, that a public hearing will be held on Monday, April 24, 2023 at 9:00 a.m. in Room 2106 of the Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a special exception to the terms of the Barron County Land Use Ordinance as follows:

Requests a special exception to establish resort lodging utilizing an existing duplex and add a 30' x 50' accessory structure to a seasonal campground in a Recreational-Residential district, property described as prt SE-SW, consisting of approx 31.6 acres, located in Section 27, T33N, R10W, Town of Chetek, Barron County, Wisconsin.

The Board of Adjustment reserves the right to view the property and may convene in executive session prior to rendering a decision. Contact Zoning Office staff at 715-537-6375 with questions regarding this appeal.

Property owner: Quinn C. & Brandy L. Johnson  
Property address: 2740 7<sup>th</sup> Avenue, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 5<sup>th</sup> day of April, 2023.

Barron County Board of Adjustment  
Walt Organ, Chairman

# BARRON COUNTY SPECIAL EXCEPTION APPLICATION

Barron County Zoning Office  
335 E. Monroe Ave. Rm. 2104, Barron, WI 54812  
715-537-6375, Mon. - Fri. 8:00 am - 4:30 pm

Submit completed application to the Barron County Zoning Office  
**Incomplete or illegible applications will be returned**  
Please Print - Use Ink

Property Owner: Quinn + Brandy Johnson Agent: N/A  
Address: 2740 7th Ave Address: \_\_\_\_\_  
City/State/ZIP: Chetek/WI/54728 City/State/ZIP: \_\_\_\_\_  
Daytime Phone: (715) 828-9779 Daytime Phone: \_\_\_\_\_  
Email: info@cheteklazy Moose.com Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 012 - 2700 - 23 - 000 Township: T - Chetek  
Property Address: 2740 7th Ave Chetek Lot Size: 37.05 Sq.Ft./Acres (Acres)

## TYPE OF REQUEST:

Dwelling  Tourist Rooming House  Business  Campground  Mineral Extraction  
 Livestock Enlargement  Other \_\_\_\_\_

## Reason For Special Exception Request:

switch existing duplex rental to cabin rental.  
Build a 30x50 garage/workshop/office for business

Complete this application and submit it with the Township Consideration Form and the fee of \$ 500.00 to Barron County Zoning Office. Provide a detailed plot plan of the property and floor plan of the proposed project.

I have read and understand the procedures and requirements for applying for a Special Exception. I understand that the filing fee is non-refundable and that my application may be returned if information is incomplete or illegible. **I also understand that I, or my agent, must appear at the public hearing.**

[Signature] \_\_\_\_\_ Date 03 / 23 / 2023

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

## OFFICE USE

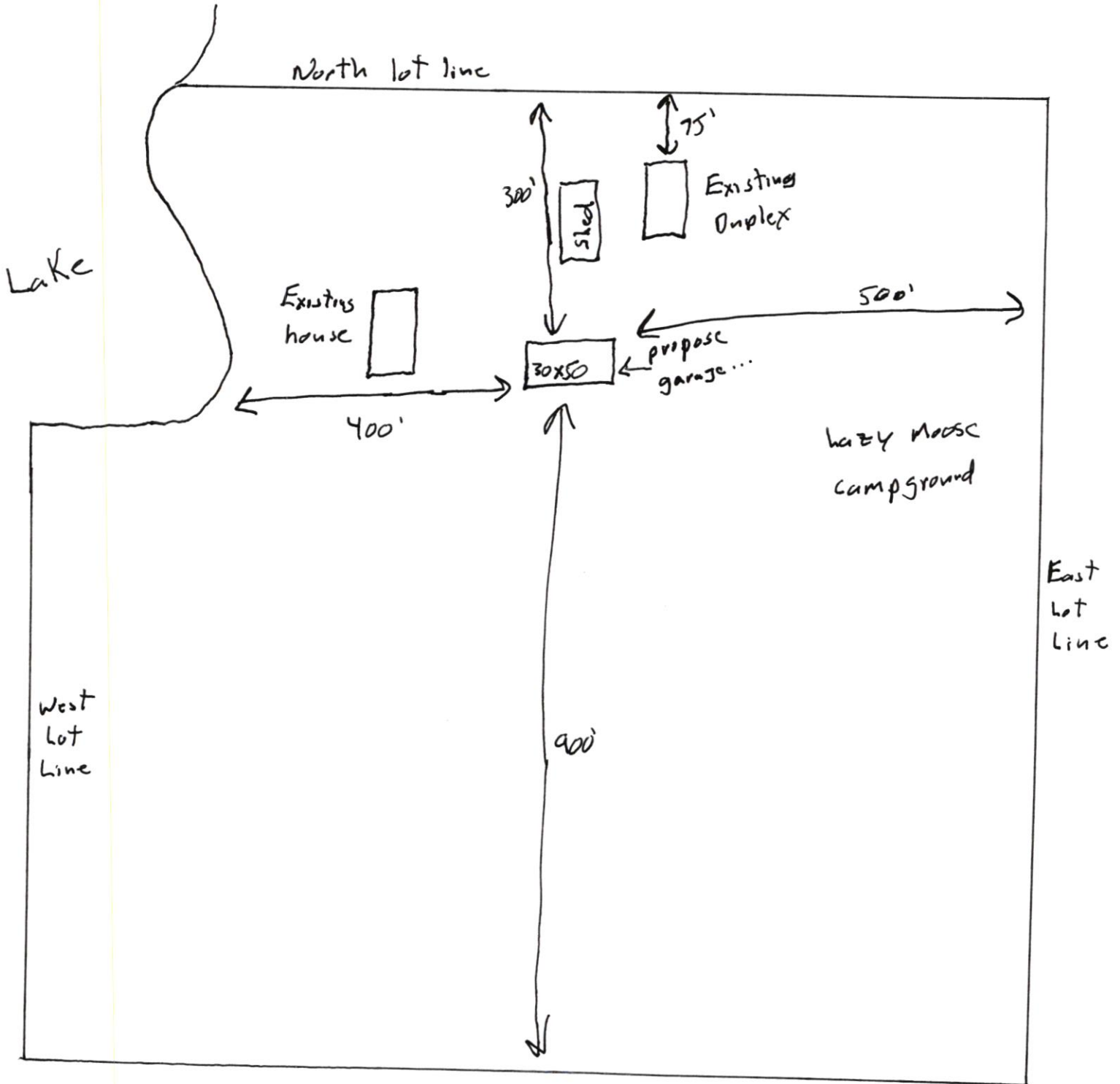
Appeal # 3929 Hearing Date: 4 / 24 / 23 Previous Hearings: 2459  
2526  
# 3908  
Name of Water Body: Lake Chetek Zoning Dist.: RR  
Reviewed By: [Signature] Date 3 / 30 / 23

DATE RECEIVED:  
**RECEIVED**

MAR 23 2023

BARRON COUNTY ZONING OFFICE

↑ N  
Quinn + Brandy Johnson  
012-2700-23-000



7th Ave

RECEIVED

MAR 23 2023

BARRON COUNTY ZONING OFFICE

# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Quinn C. & Brandy L. Johnson  
**Previous Appeals:** #2458, 2526 & 3908

**Appeal:** 3929

**Request:** A special exception to establish resort lodging utilizing an existing duplex and add a 30' x 50' accessory structure to a seasonal campground in a Recreational-Residential district, in the Town of Chetek.

**Purpose Section 17.02:** This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

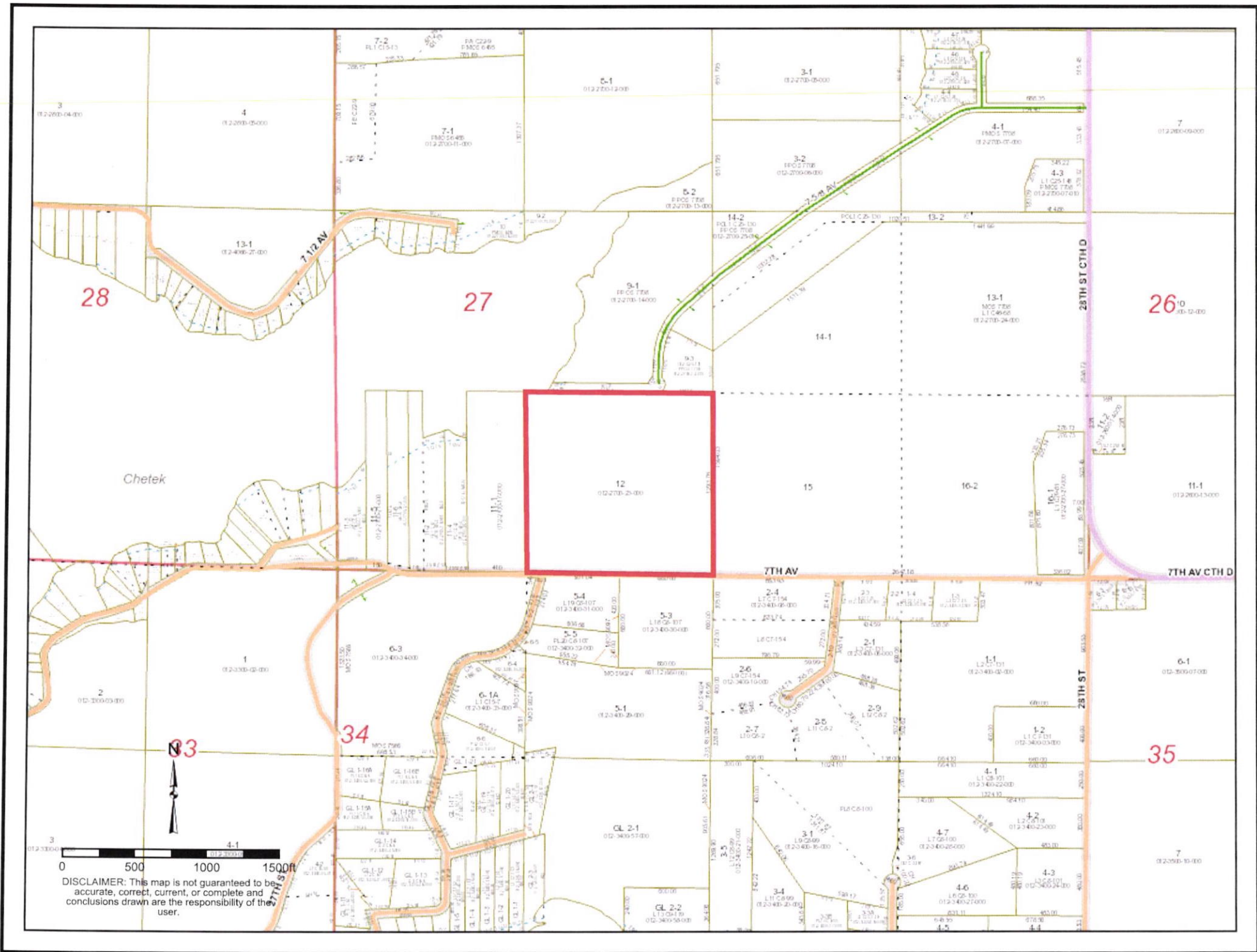
**Intent Section 17.03:** It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community; prevent and control water pollution; protect spawning grounds, fish and aquatic life; preserve shoreland cover; and implement the county's general plan or county plan components. It is further intended to provide for the administration and enforcement of this chapter and to provide penalties for its violation.

**Section 17.36 RECREATIONAL-RESIDENTIAL** The Recreational-Residential District is created to provide for a mixture of residential, recreational and commercial uses, with emphasis on commercial uses which relate to the recreational opportunities or which serve the residential properties. This district will be located primarily along or near navigable waters on lands suited for development.

## **Section 17.41 SHORELAND OVERLAY AREA**

The shoreland regulations of the County are adopted for the purposes of promoting the public health, safety, convenience and general welfare, to further the maintenance of 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, and to preserve shore cover and natural beauty. In addition to the use, dimensional rules and other standards provided for shorelands by the zoning district in which they are located, the following shall apply to all shorelands.

17.36	Recreational-Residential District
17.41	Shoreland Overlay Area
17.73(6)	Special Exception Uses



28

27

26

Chetek



12

15

7TH AV

7TH AV CTH D

28TH ST

28TH ST CTHD

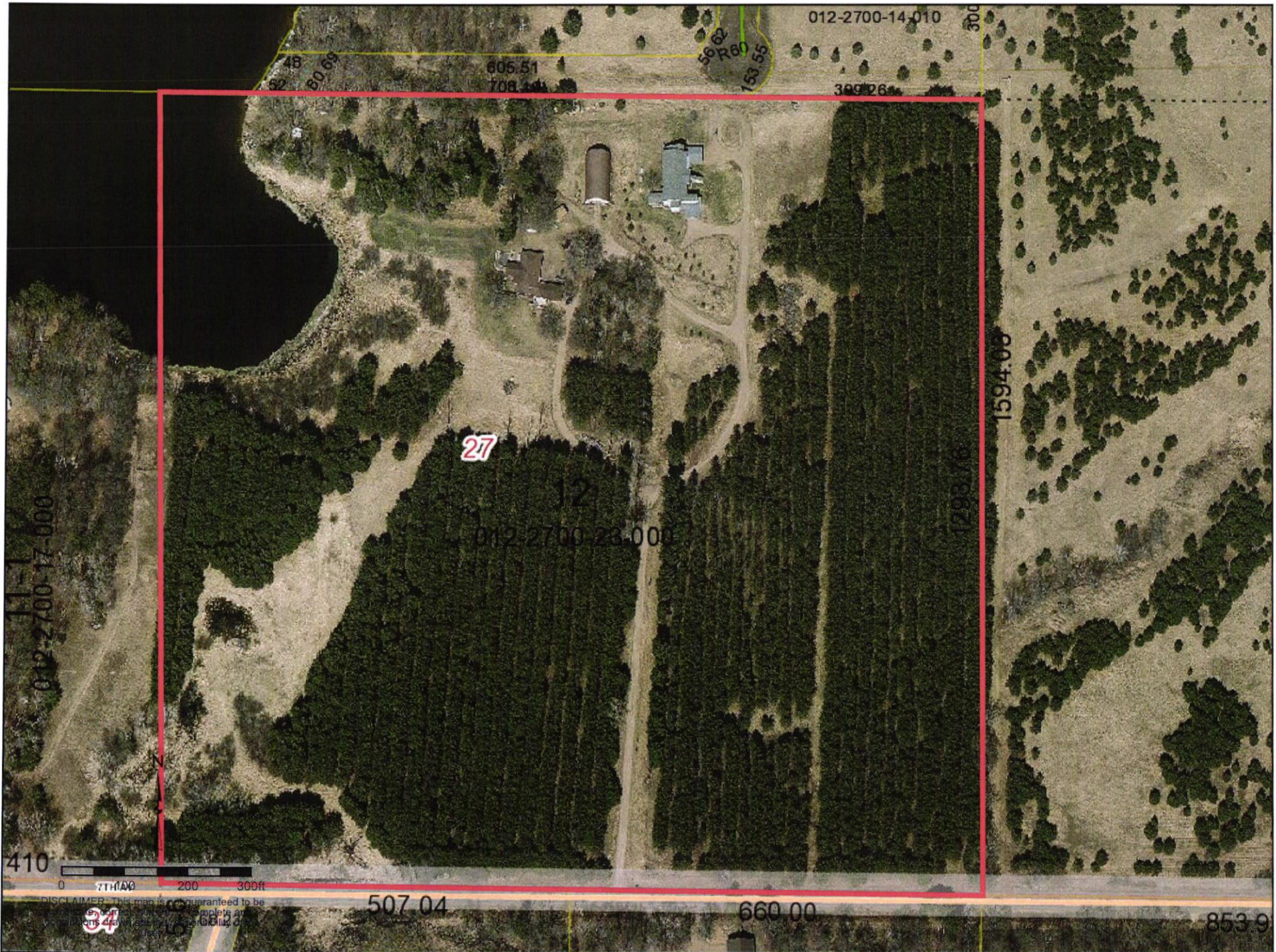
34

35

33



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



012-2700-14-010

606.51  
708.44

59 02  
59 R60  
153.55

389 26

300

1594.08

1298.76

27

012-2700-23-000

012-2700-17-000

410



507.04

660.00

853.9

DISCLAIMER: This map is not guaranteed to be complete and accurate. It is for informational purposes only. The information shown is based on the best available data and is subject to change without notice. The user assumes all responsibility for any use of this information.





# VARIANCE and SPECIAL EXCEPTION TOWN CONSIDERATION FORM

*Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed variance or special exception request. The completed form shall be submitted with the Barron County Board of Adjustment Application for Variance or Special Exception prior to scheduling your public hearing.*

**Section A** - to be completed by the property owner and/or agent;

RECEIVED

MAR 23 2023

BARRON COUNTY ZONING OFFICE

Type of Request:  Variance  Special Exception

Town of Chetek

Owner: Quinn + Brandy Johnson

Applicant/Agent: N/A

Property Address: 2740 7th Ave Property Tax ID #: 012-2700-23-000

Explain Request: (must match explanation on application)

Switch existing duplex rental to cabin rental as part of business.  
Build a 30x50 garage/workshop/office for business  
Lazy Moose Resort

**Section B** - to be completed by the Township

The Town Board is:  In Favor  Neutral  Opposed

EXPLANATION OF TOWN BOARD DECISION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 03/23/2023

Signed: John Postle Sr.  
(Town Chairman)

OR Signed: David Petrus  
(Town Clerk)

John Postle Sr.  
Print Name

David Petrus  
Print Name

\*Only the signature of the Chairman or the Clerk is required.