

**Barron County Zoning
Board of Adjustment
March 25, 2024, 9:00 a.m.**

Present: Board of Adjustment: Walter Organ, Amy Kelsey, Pam Fall, Gary Nelson.
County Personnel: David Gifford, Marshall Black, Kim Collins.
Absent: Louie Okey (alt.).

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

Motion: (Nelson/Kelsey) to approve the February 12, 2024 minutes; carried.

9:00 a.m. Appeal #3947: Todd D. & Christie K. Hatlestad, property owners; Shawn Amundson, applicant, Request a special exception to establish fencing and excavating businesses in an Agricultural-2 district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff overview. Public testimony was received and correspondence from the Town was read into testimony. After Board questions, **motion:** (Nelson/Fall) to close testimony; carried. **Motion:** (Kelsey/Fall) 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. A six foot slatted, chain link fence and two business buildings shall be constructed as submitted on Exhibit A.
3. Lighting shall be downward facing, located on the south side of the main business building and shall extend no further than 20 feet from the building. Additional lighting is allowed on the south end of the parking lot east of the main building and must be directed northwards.
4. Hours of operations are 7 a.m. to 5 p.m. except for seasonal snow removal hours.

Motion carried.

9:10 a.m. Appeal #3948: Loretta Zirkel-Rogers Trust, property owner; Steve Zirkel, applicant, Requests a variance to reconstruct a pre-existing, nonconforming dwelling, which includes an expansion within the setbacks to the centerline and right-of-way of Hwy 48, in a Recreational-Residential district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. **Motion:** (Kelsey/Nelson) to include Appeals 3, 26 and 77; carried. Black provided a staff report and public comment was received. No correspondence. After Board questions, **motion:** (Nelson/Fall) to close testimony; carried. **Motion:** (Organ/Fall) to approve the variance as presented with the following conditions:

1. All licenses and permits are obtained prior to construction, and all testimony, oral and written, is part of the decision.
2. The dwelling shall be constructed as presented and be no closer than 40 feet from the Hwy 48 right-of-way.
3. All overhangs must meet side yard setbacks.

Motion carried on a roll call vote with all in favor and none opposed.

9:20 a.m. Appeal #3949: Denny Crane, LLC, property owner, Requests special exception to allow multiple business buildings and a self-storage building in a Business district and a variance to locate the business buildings with reduced setbacks to County Hwy SS centerline and right-of-way and to exceed the height limitation for the self-storage building.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff overview. Public testimony was received; no correspondence. After Board questions, **motion:** (Organ/Nelson) to close testimony; carried. **Motion:** (Fall/Organ) to approve the special exception as presented with the conditions listed below. Carried. **Motion:** (Kelsey/Fall) to modify the variance setback request from 50 feet to 75 feet from the centerline of the closest lane of traffic and 20 feet at the peak of the self-storage building.

After discussion, Kelsey amended her motion to modify the setback request from 50 feet to 75 feet from the road right-of-way rather than the centerline.

Fall withdrew her second.

Organ called for a second to the amended motion.

Nelson seconded the motion.

Roll call vote with Kelsey, Nelson and Fall in favor and Organ opposed; motion carried 3-1. The following conditions encompass both the special exception and variance requests:

1. All licenses and permits are obtained prior to operation/construction, and all testimony, oral and written, is part of the decision.
2. The **variance** is modified to allow a 75 foot setback to the right-of-way of CTH SS and the height of the self-storage unit is limited to 20 feet.
3. The **special exception** is approved to allow multiple buildings in a Business district with the structures as presented in drawing G102, contingent on the approval of the variance (setback modified to 75 feet).
4. All lighting shall be located on the buildings, downward facing and on timers as discussed in testimony.
5. No plumbing other than floor drains is allowed in the self-storage building and fencing requirement is waived.

Report from L.S. Director: Gifford presented correspondence regarding a previous appeal.

Motion: (Kelsey/Organ) to adjourn the meeting at 12:23 p.m.

Respectfully submitted,

Kim Collins
Administrative Assistant