

BOARD OF ADJUSTMENT MEETING

Monday, December 16, 2024 – 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 #3974: ACS Properties, LLC, Adam Staff, property owner,
Requests a special exception to add large animal care to an existing veterinary
clinic in an Agricultural-2 district.

Property address: 2049 15th Avenue, Cameron, Wisconsin

9:10 a.m. Appeal #3975: Joni Henry Kauffman, property owner, Requests a special
exception to establish a retail lumberyard in the Agricultural-2 and
Unincorporated Village districts.

Property address: 741 14 ½ Street, Dallas, Wisconsin

9:20 a.m. Appeal # 3976: Tyler J. & DeAnna Westphal, property owners,
Requests a special exception to establish a taproom with food service and
outdoor recreation facility with animal exhibits in a Business district.

Property address: 1615 20 7/16 Street, Cameron, Wisconsin

**9:30 a.m. Appeal #3977: Clyde E. Brekken, property owner; Tyler J. & DeAnna
Westphal, applicants,** Requests a special exception to establish an outdoor
recreation facility with animal exhibits in a Business district.

Property address: N/A 20 7/16 Street, Cameron, 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: Hardie, 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
November 18, 2024, 9:00 a.m.**

Present: Board of Adjustment: Amy Kelsey, Dan North, Pam Fall, Gary Nelson, Keith Hardie.
County Personnel: David Gifford, Marshall Black, John Muench, Kim Collins.

Nelson 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: (Fall/Hardie) to approve the minutes of October 30 and November 11, 2024; carried 4-0 with North abstaining.

9:00 a.m. Appeal #3969: Ryan & Laura Sutton, property owners; represented by Attorney Patrick Heaney, Request a variance to construct a dwelling addition with a reduced setback to the highway right-of-way in a Recreational-Residential district.

Nelson reconvened the hearing and Gifford presented photos from the onsite. Further testimony was provided by the applicant and Atty. Heaney. After Board questions, **motion:** (Hardie/Kelsey) to close testimony; Muench reviewed Court of Appeals decision. Motion called and carried 5-0. **Motion:** (Kelsey/Fall) to deny the variance as the following was determined:

1. The proposed variance is not for incremental relief of the setback distance, with 31 feet of a 32 foot addition proposed within the setback.
2. Granting of the variance would be contrary to the intent of and do damage to the provisions of the Land Use Ordinance, and to the public interest as a whole.
3. Public safety on State Highway 48 could be affected due to the speed limit of 45 mph, unique and complex intersection layout containing three businesses with undefined access points and the presence of a turn lane fronting the Sutton property. Potential future modification of the highway and intersection could be precluded if the variance was granted.
4. The applicant failed to show any unique physical characteristics of the property. The drainage is similar to many properties along the highway and is partially due to the applicant's design of the property. The generation of stormwater runoff from impervious surfaces on a property is not unique to the Sutton property, and occurs on all developed properties.
5. The Board determined that any claimed hardships to the applicants was outweighed by the public safety and public interest considerations and the purpose of the Ordinance.
6. There is an alternative area to locate the addition in a compliant location.

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

Report from L.S. Director: Correspondence to the Board was presented.

Motion: (Hardie/North) to adjourn at 11:06 a.m.; carried.

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, December 16, 2024 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 add large animal care to an existing veterinary clinic in an Agricultural-2 district, property described as Prt NE-NW Shown as Lot 2 CSM 46/54, consisting of 2.684 acres, located in Section 21, T34N, R11W, Town of Stanley, 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: ACS Properties, LLC
Property address: 2049 15th Avenue, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 27th day of November, 2024.

Barron County Board of Adjustment
Gary Nelson, 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: ACS Properties LLC
Address: 2167 7th Ave
City/State/ZIP: Chetek WI 54728
Daytime Phone: 715 764 9100
Email: —

Agent: Adam Staff
Address: 2167 7th Ave
City/State/ZIP: Chetek WI 54728
Daytime Phone: 715 764 9100
Email: say910@yahoo.com

SITE INFORMATION

Parcel I.D. Number: 044 - 2100 - 15 - 010 Township: Stanley

Property Address: 2049 15th Ave Cameron Lot Size: 2.684 Sq.Ft./Acres
WI 54822

TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☒ Business ☐ Campground ☐ Mineral Extraction
☐ Livestock Enlargement ☐ Other _____

Reason For Special Exception Request:

See attached: ① expand services
② building

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.

Adam Staff
Owner Signature

10 / 31 / 2024
Date

Adam Staff
Agent Signature

10 / 31 / 2024
Date

OFFICE USE

Appeal # 3974 Hearing Date: 12 / 14 / 24 Previous Hearings: #2740+ 3933

Name of Water Body: N/A Zoning Dist.: A9-2

Reviewed By: [Signature] Date 11 / 20 / 2024

DATE RECEIVED:

RECEIVED

NOV 14 2024

Reason For Special Exception Request:

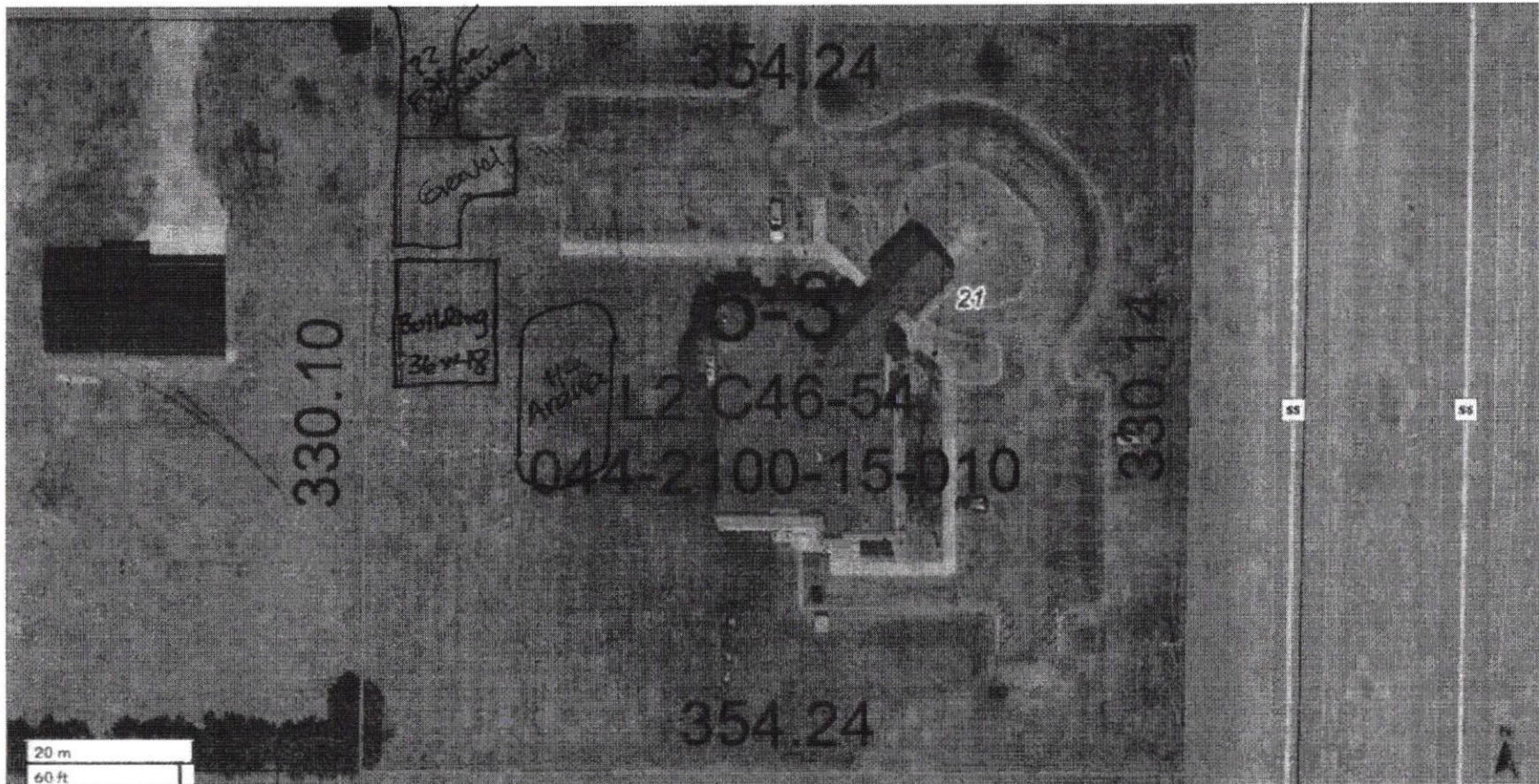
1.

The Cameron Vet Clinic would like to offer care for large animal patients hauled in to their location at 2049 15th Avenue. Horses would be seen for such things as travel paper exams, vaccinations, dental care, lameness, illness, as well as reproductive care. This type of patient care was not originally planned for Cameron Vet Clinic and was not included in the original conditional use given by the county but we are considering closing Chetek Veterinary Clinic, where these types of patients are currently seen.

2.

To improve the patient, client, and staff experience during this type of work we would like to build a barn/shed type structure for these activities to take place in. We have not previously had a roofed structure to work our horse patients in. The barn would have heat and electricity but not running water. The size of this structure would be approximately 36x48 feet, with a steel exterior with stone accents. Rough plans are attached in packet.

Initially the building would be accessed by extending a gravel path from the north parking lot to the proposed building. We would like to have the option to add another driveway onto 15th Avenue, if our workload would justify the added expense.



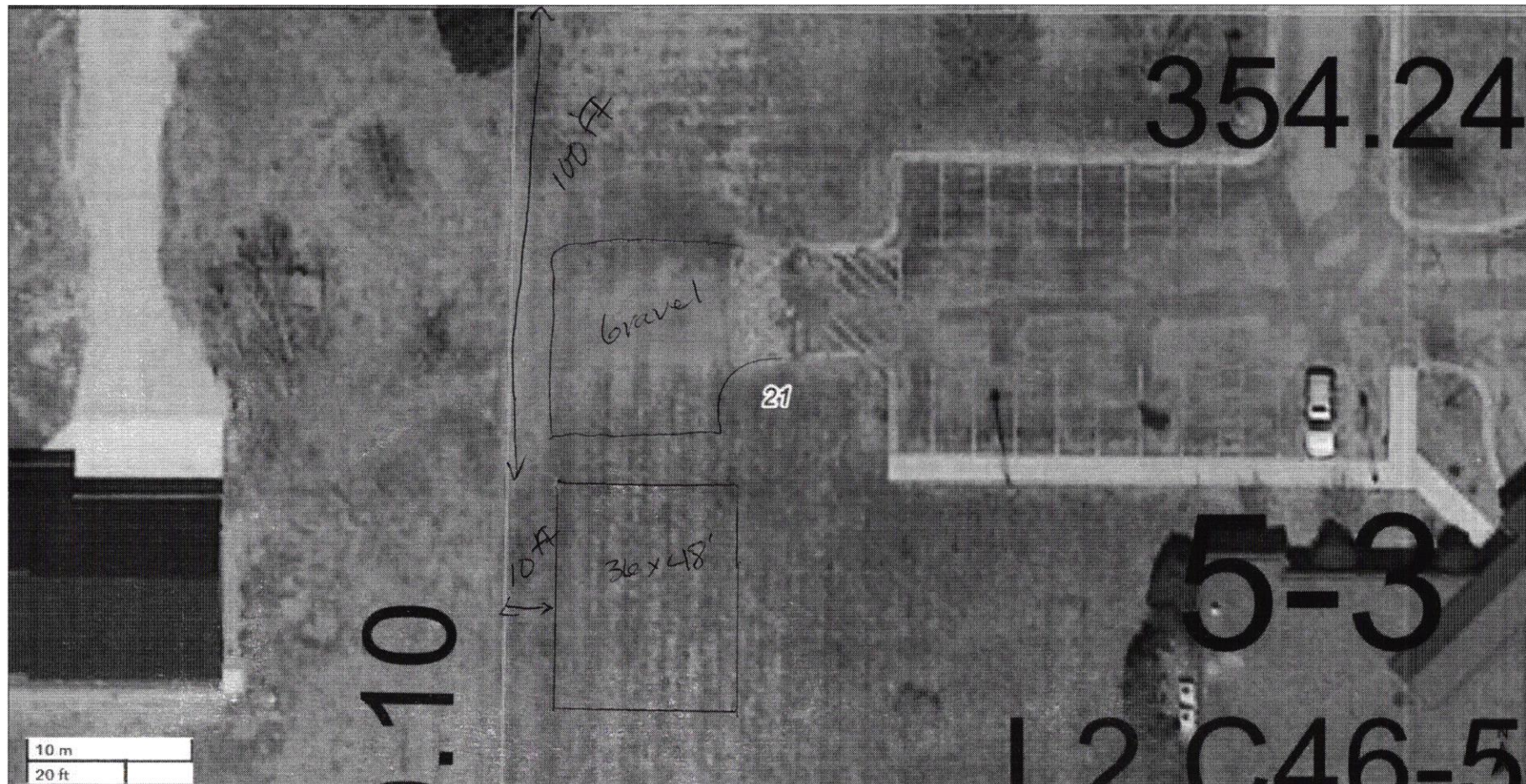
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Date created: 10/23/2024

Last Data Uploaded: 10/23/2024 4:01:52 AM

Developed by





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

Date created: 11/14/2024

Last Data Uploaded: 11/14/2024 8:58:42 AM

Developed by

Date: 10/31/2024 - 10:35 AM
Design ID: 315255488754
Estimated Price: \$31,859.59

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

Design & Buy™ GARAGE

How to recall and purchase your design at home:

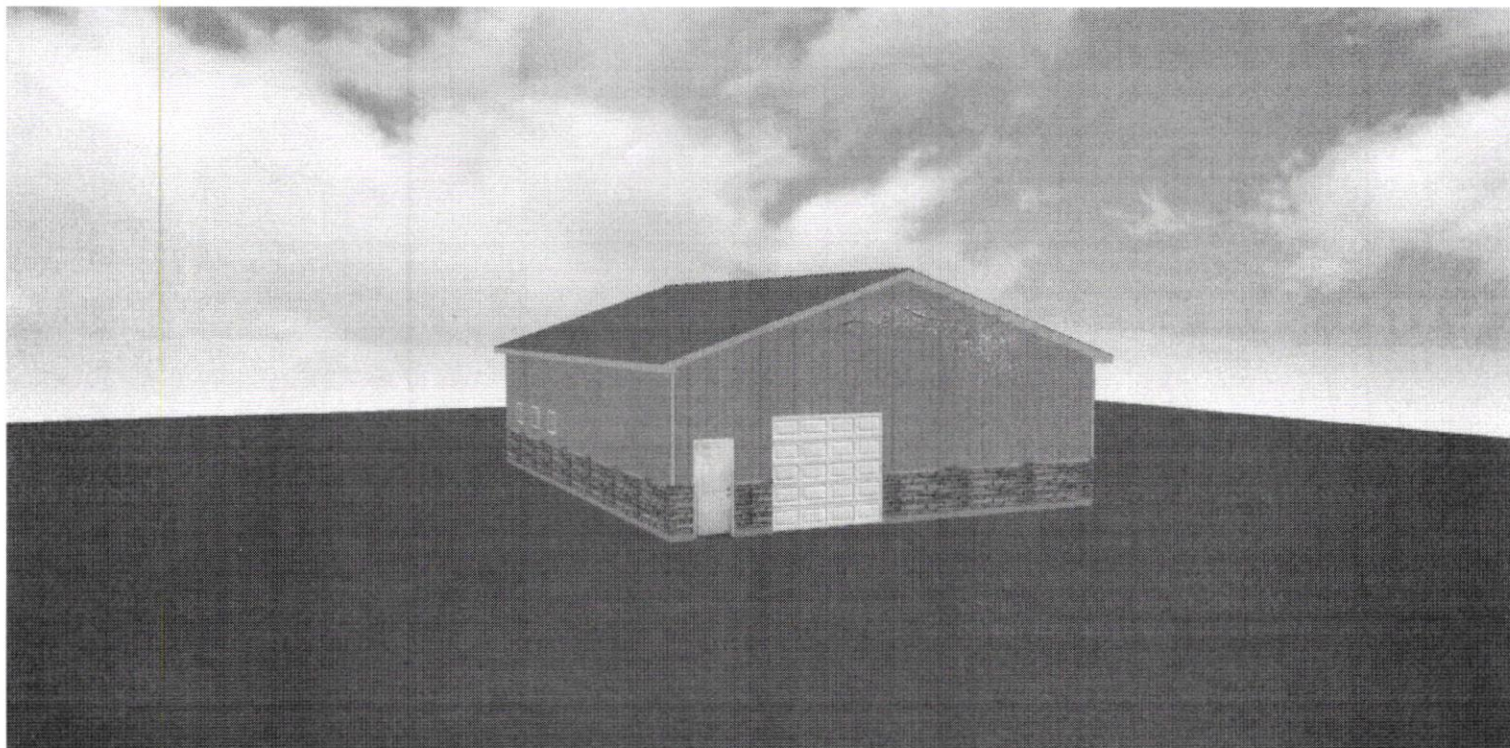


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 315255488754
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 315255488754 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Date: 10/31/2024 - 10:35 AM
Design ID: 315255488754
Estimated Price: \$31,859.59

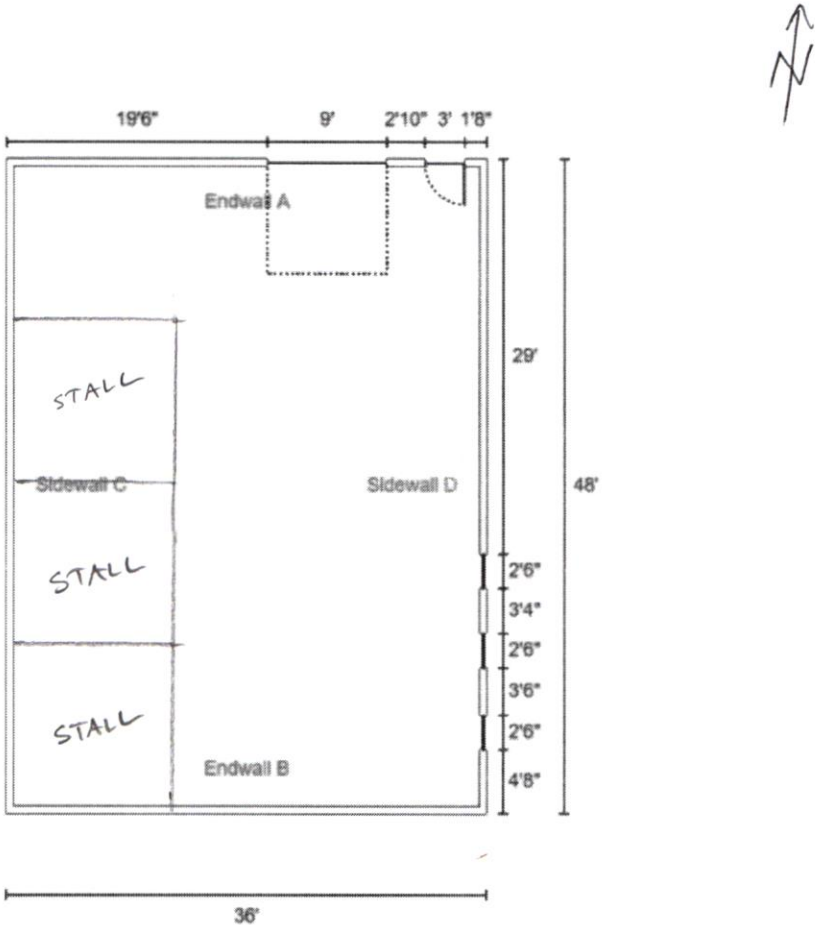
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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Design & Buy™

GARAGE

Garage Image



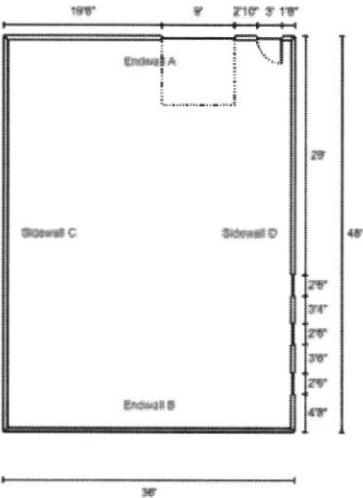
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GARAGE



Date: 10/31/2024 - 10:35 AM

Design ID: 315255488754

Estimated Price: \$31,859.59

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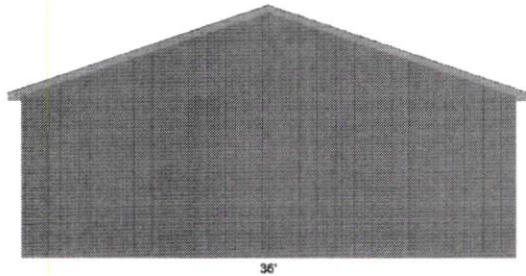
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Design & Buy™ GARAGE

Dimensions

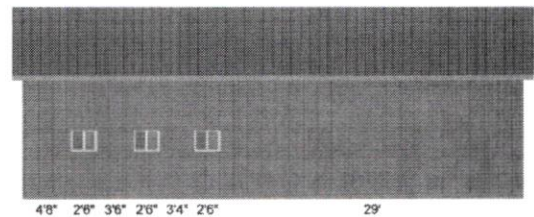
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



SOUTHWALL

ENDWALL B



EASTWALL

SIDEWALL D

30"W x 24"H Performax™ Slider Window with Nailing Flange

30"W x 24"H Performax™ Slider Window with Nailing Flange

30"W x 24"H Performax™ Slider Window with Nailing Flange

Date: 10/31/2024 - 10:35 AM

Design ID: 315255488754

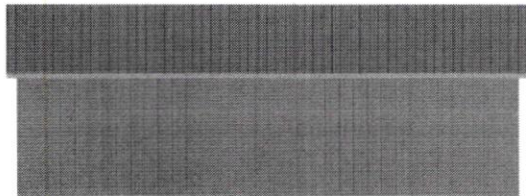
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MENARDS®

Design & Buy™

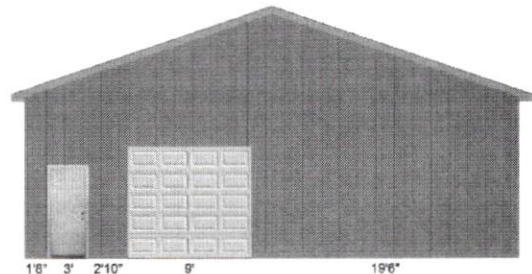
GARAGE



48'

WESTWALL

SIDEWALL C



18' 3" 2'10" 9' 18'6"

NORTHWALL
ENDWALL A

Mastercraft® 36W x 80H Primed Steel 6-Panel
9x8 White Raised Panel EZ Set Torsion Spring (R-Value 6.5) (WindCode)

ORDINANCES RELATING TO HEARING

Applicant/Owner: ACS Properties, LLC, Adam Staff, owner

Appeal: 3974

Previous Appeals: #2740 & 3933

Request: A special exception to add large animal care to an existing veterinary clinic in an Agricultural-2 district, in the Town of Stanley.

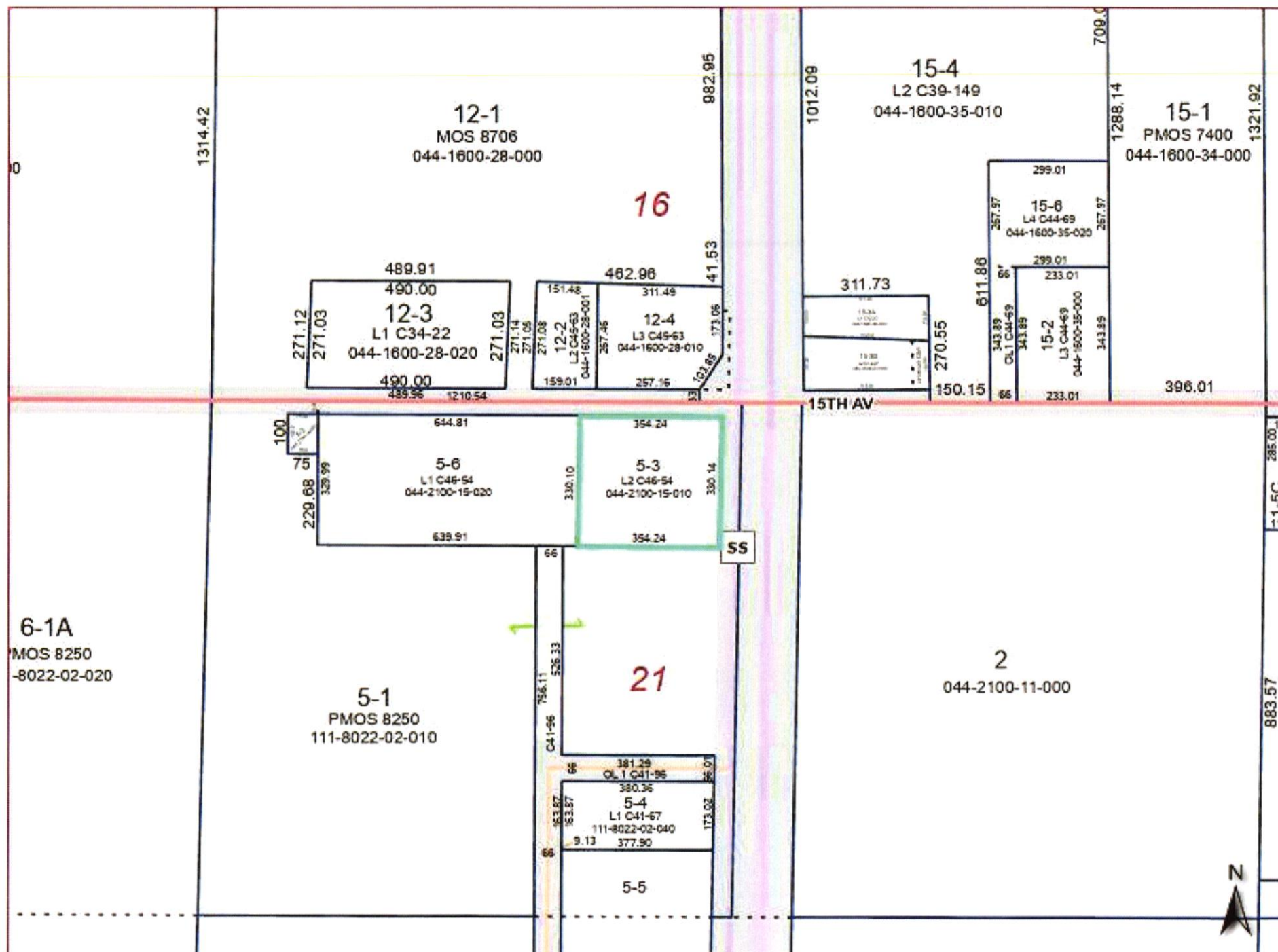
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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 17.37: AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located.

17.37	Agricultural-2 District
17.73(6)	Special Exception Uses





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;

Type of Request: ☐ Variance ☒ Special Exception

Town of Stanley

Owner: ACS Properties LLC & Cameron Veterinary Clinic

Applicant/Agent: Adam Staff

Property Address: 2049 15th Ave Property Tax ID #: 044-2100-15-010

Explain Request: (must match explanation on application) _____

- ① Expand services at Cameron Vet Clinic to include large animals being examined & treated on site
② Build a barn/shed to perform these services

Section B – to be completed by the Township

The Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

No concerns, Town ordinance will allow for a second driveway, if desired.

Date: Nov 13, 2024

Signed: _____
(Town Chairman)

OR Signed: _____

James A. Hesser
(Town Clerk)

Print Name

Print Name

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

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, December 16, 2024 at 9:10 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 a retail lumberyard in an Agricultural-2 district, property described as prt NW-SE lyg nely of CL Aban RRRW ex N 16 rds & ex S 132 ft of N 396 ft of W 206.25 ft, and in an Unincorporated Village district, described as the S 214 ft of N 396 ft of W 247.5 ft of NW-SE Ex E 41.25 ft of S 132 ft THRF & Ex Hwy ROW desc in Doc #719896 & Ex Existing ROW, consisting of approx. 19.821 acres, located in Section 28, T33N, R12W, Town of Maple Grove, 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: Joni Henry Kauffman
Property address: 741 14 ½ Street, Dallas, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 27th day of November, 2024.

Barron County Board of Adjustment
Gary Nelson, 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: Joni Kaufman Agent: _____
Address: 743 14¹/₂ street Address: _____
City/State/ZIP: Dallas WI 54833 City/State/ZIP: _____
Daytime Phone: 715-837-2400 Daytime Phone: _____
Email: Kaufmanmetalsinc@gmail.com Email: _____

SITE INFORMATION 688-7801-10-000

Parcel I.D. Number: 028 - 2801 - 12 - 000 Township: Maple Grove
Property Address: 743 14¹/₂ street Lot Size: 19 Acres Sq.Ft./Acres

TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☒ Business ☐ Campground ☐ Mineral Extraction
☐ Livestock Enlargement ☐ Other _____

Reason For Special Exception Request:

Resale Lumberyard so listed correctly

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.**

Joni Kaufman
Owner Signature

11 / 18 / 24
Date

Agent Signature

Date

OFFICE USE

Appeal # 3975 Hearing Date: 12 / 16 / 24 Previous Hearings: # 3971
Name of Water Body: N/A Zoning Dist.: Ag-2+uv
Reviewed By: [Signature] Date 11 / 20 / 2024

\\barron\shares\zoning\SHARED\FORMS\Board of Adjustment\BARRON COUNTY SPECIAL EXCEPTION APPLICATION.doc

DATE RECEIVED:

RECEIVED

NOV 19 2024

BARRON COUNTY ZONING OFFICE

450

Kauffman Drone Photo 11/14/2024

0 80 160 320 Feet



14 1/2 ST STH 25

storage

Office building

rental house

Office parking

repair shop

Storage on concrete

blacktop parking
and loading access road

green area draining ditch replanted with grass

Truck Traffic flow

Trailer parking

Employee parking
Trim Building

Move big parking area

Proposed buildings
in this future

lumber and shingle storage

Lumber Storage

Note can drive around all buildings

Unloading Area

Has been fully blanketed

future

ORDINANCES RELATING TO HEARING

Applicant/Owner: Joni Henry Kauffman
Previous Appeals: #3971

Appeal: 3975

Request: A special exception to establish a retail lumberyard in the Agricultural-2 and Unincorporated Village districts, in the Town of Maple Grove.

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.

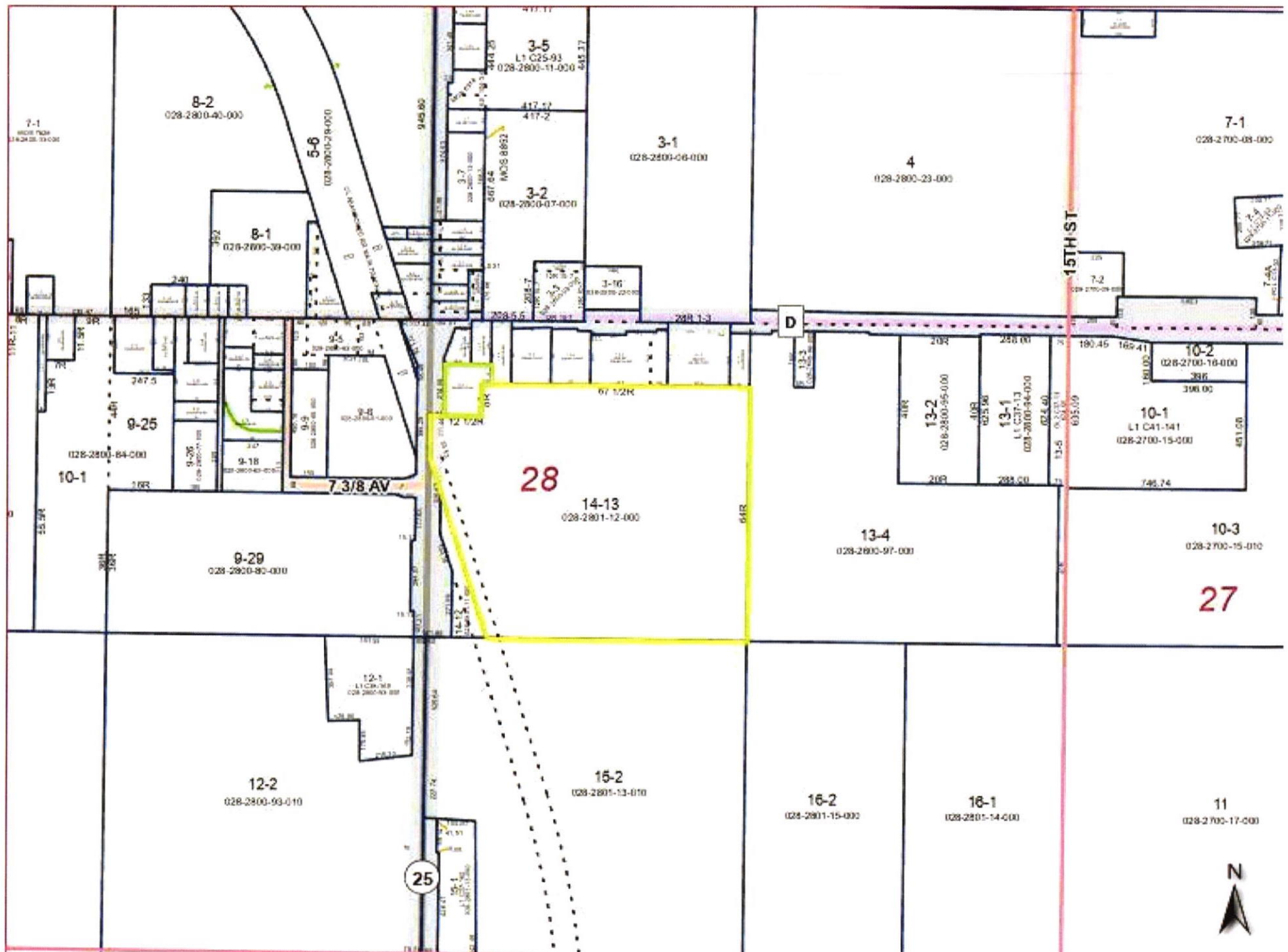
17.35 UV UNINCORPORATED VILLAGE DISTRICT

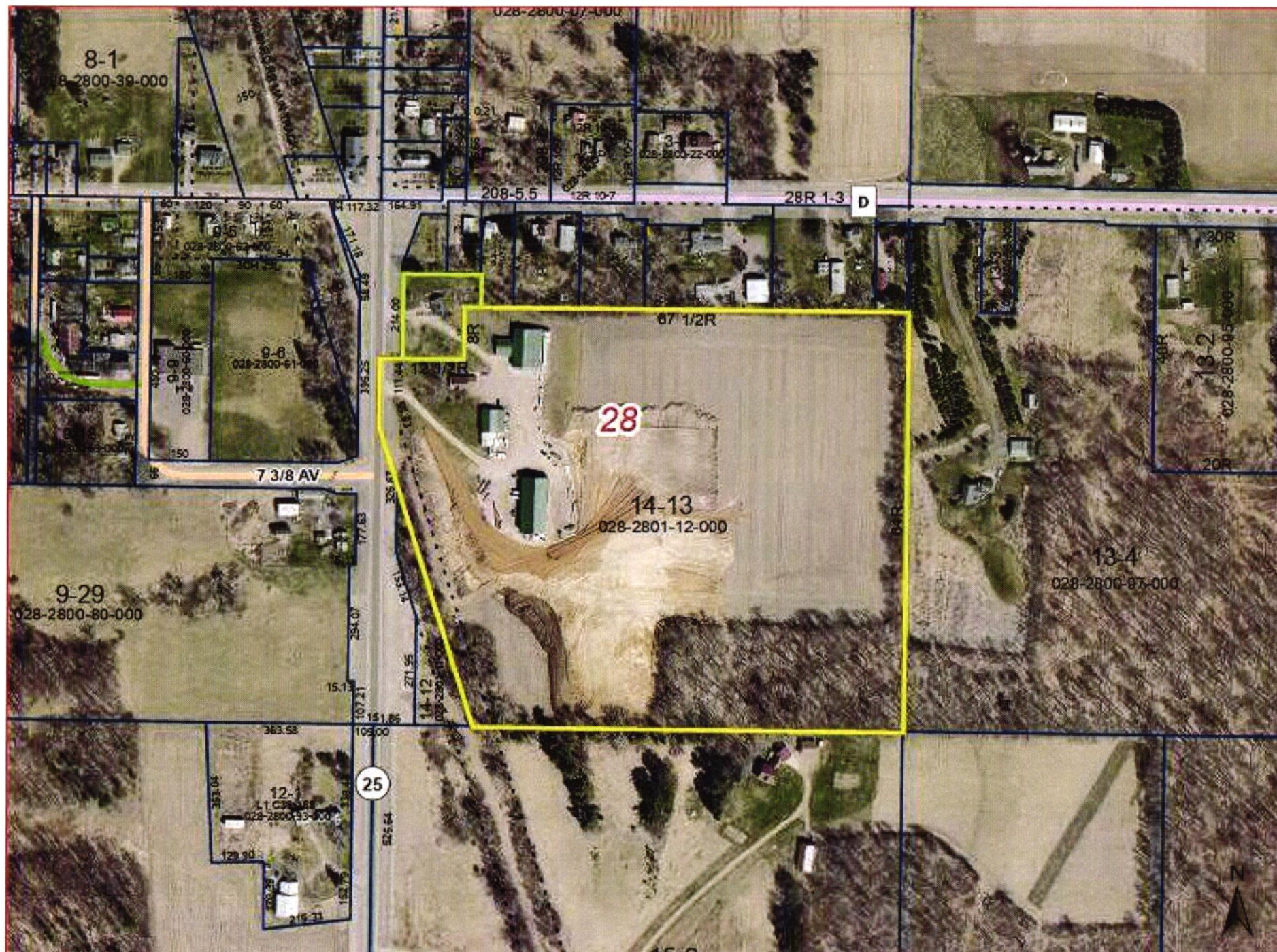
The Unincorporated Village District is created to accommodate the land use patterns of those established unincorporated villages or settlements where the mixture of land uses makes it impracticable to apply traditional land use separations.

Section 17.37: AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located.

17.35	Unincorporated Village District
17.37	Agricultural-2 District
17.73(6)	Special Exception Uses





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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;

Type of Request: ☐ Variance ☒ Special Exception

Town of Maple Grove

Owner: Joe Kauffman

Applicant/Agent: Joni Kauffman

Property Address: 743 14th Street Property Tax ID #: 028-280112-000

Explain Request: (must match explanation on application) Metal Fabricating

/ Resell Lumber yard

Section B- to be completed by the Township

The Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

N.A.

Date: 9-10-24

Signed: Paul Hutchison OR
(Town Chairman)

Signed: Joni Kauffman
(Town Clerk)

Paul Hutchison
Print Name

Joni Kauffman
Print Name

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

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN SS

COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

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Requests a special exception to establish a taproom with food service and outdoor recreation facility with animal exhibits in a Business district, property described as Prt SE-SW Shown as Lot 5 CSM 36/175, consisting of 2.017 acres, located in Section 9, T34N, R11W, Town of Stanley, 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: Tyler J. & DeAnna Westphal
Property address: 1615 20 7/16 Street, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 27th day of November, 2024.

Barron County Board of Adjustment
Gary Nelson, 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: Tyler & DeAnna Westphal
Address: 1615 20⁷/₁₆th St. Address: _____
City/State/ZIP: Cameron, WI 54822 City/State/ZIP: _____
Daytime Phone: 715 922-0412 Daytime Phone: _____
Email: deanna.westphal@icloud.com Email: _____

SITE INFORMATION

Parcel I.D. Number: 044 - 0900 - 29 - 075 Township: Stanley
Property Address: 1615 20⁷/₁₆th St. Lot Size: 2.017 Sq.Ft./Acres

TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☐ Business ☐ Campground ☐ Mineral Extraction
☐ Livestock Enlargement ☒ Other indoor/outdoor recreation

Reason For Special Exception Request:

Requesting use of facility to be used as a taproom and outdoor recreation facility with fire pits, playgrounds, and parking area for activities.

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]
Owner Signature

11 / 13 / 24
Date

Agent Signature

Date

OFFICE USE

DATE RECEIVED:

Appeal # 3976 Hearing Date: 12 / 16 / 24 Previous Hearings: N/A

Name of Water Body: N/A Zoning Dist.: B

Reviewed By: [Signature] Date 11 / 18 / 24

RECEIVED

NOV 18 2024

PROPOSED PROJECT:
WESTPHAL - REMODEL & BARN
CAMERON, WI

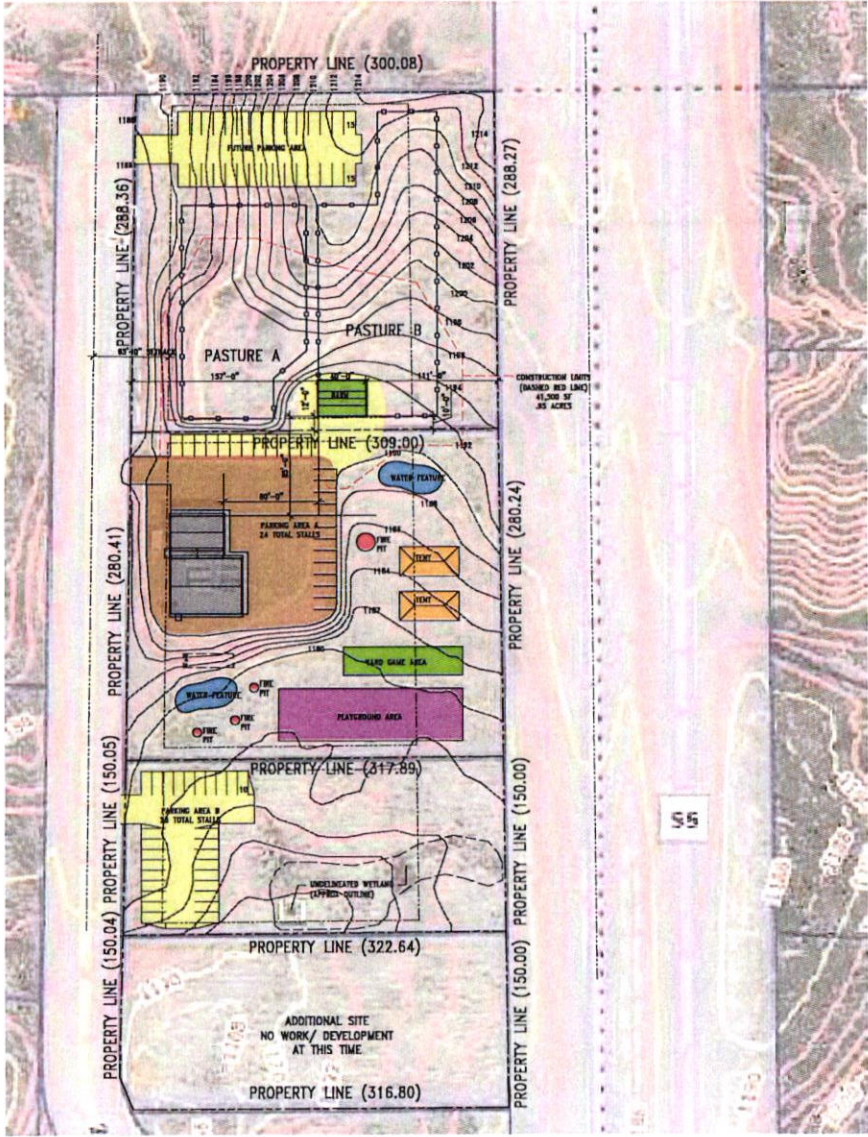
SHEET #	SHEET TITLE
G101	COVER SHEET - SITE PLAN

RECEIVED

NOV 21 2024

BARRON COUNTY ZONING OFFICE

BARRON COUNTY PARKING ORDINANCES:
COMMUNITY CENTERS/OTHER PLACES OF PUBLIC ASSEMBLY = 1 SATLL PER 100 SQUARE FT
4,916 SF OF OCCUPIED BUILDING = 49 STALLS REQUIRED
PARKING AREA A (24 STALLS) + PARKING AREA B (28 STALLS) = 52 TOTAL STALLS



1 SITE PLAN
1" = 50'-0"

PROPERTY OF NORTHWEST BUILDERS
PRELIMINARY NOT FOR CONSTRUCTION



NORTHWEST BUILDERS INC.
2003 17 1/2 AVENUE
RICE LAKE, WI 54868
P: (715) 254-7000
WWW.NWBUILDERSINC.COM

PROPOSED PROJECT:
WESTPHAL -
REMODEL & BARN
1515 20 716 STREET, CAMERON, WI

21 NOV 2024
PRELIMINARY
BAS
PROJECT #
COVER SHEET -
SITE PLAN
G102

RECEIVED

OCT 10 2024

BARRON COUNTY ZONING OFFICE

6Four Accord Business Plan

**De Anna Westphal, Owner
Created on September 23, 2024**

Executive Summary

Product

The business provides a modern taproom providing a variety of beverages from wine to beer and nonalcoholic seltzers and sodas through an interactive experience with the self serve wall. Dining options include picnic tapas to grab and go or sit and stay awhile. Food trucks will be welcomed on site to offer full entrees throughout the weekend throughout the summer. Caterers will be allowed to utilize the small commercial kitchen to prep, store, reheat, and keep food warm for special events. It is a space to celebrate the big wins and mourn the tough losses. It is for anyone who needs a taproom that feels more sophisticated and focuses less on the beverages and more on the gathering experience.

Customers

The target audience for the business is for families of all ages, companies, and civic organizations to partake in meetings, gatherings, and retreat events. This is for anyone who wants to visit and experience the space.

Future of the Company

The current climate within the area does not have adequate year round spaces for gatherings, events, or meetings for the generations. The facility can hold a capacity of 175 people indoors with additional patio seating outdoors for another 30. The landscape provides the opportunity and space for people to reconnect with one another and provides an immersive experience experience nature, walk the grounds, and encourages educational opportunities to learn and interact with the reindeer and vegetation.

Company Description

Mission Statement

To create an immersive gathering space providing impactful connections between people.

Vision

To be recognized as a trendy gathering space for temporary peace and celebrations, encompassing the northwoods values and revolutionizing the taproom experience through interactive self service, social development, and forward-thinking possibilities while encouraging connections among people.

Principal Members

Tyler Westphal — owner, manager

Legal Structure

6Four Accord is an S Corporation, incorporated in Cameron, Wisconsin.

Market Research

Industry

6Four Accord will join the experience industry providing indoor and outdoor gathering spaces and recreation. The business is a multigenerational, all abilities experience creating seasonal events and private parties. Throughout the seasons, visitors will experience different decor, Wisconsin's flavors, and local beverages from the best brewers and wineries. The community will interact with the self-serve tap wall providing a full line up of alcoholic and nonalcoholic drinks. Visitors will enjoy reconnecting with nature during the changing of the seasons and immerse their senses reconnecting with the outdoors. The rural nature of the area lacks opportunities to explore, reconnect among ages, and provide gathering spaces for celebration throughout the seasons. During and post COVID, outdoor play has seen a surge in people getting back outdoors and reconnecting with nature. The global experience economy is expected to reach \$12 trillion by 2028, up from \$5.2 trillion in 2019. According to Eventbrite, Millennials make up America's largest population vying for experiences over materialism. They currently command an estimated \$1.3 trillion in annual consumer spending.

Detailed Description of Customers

The target customers for 6Four Accord is for families seeking outdoor space for reunion gatherings and milestone celebrations, businesses looking for a corporate gathering setting, small groups, and anyone looking for an interactive, immersive experience. The focus of company is to meet the need of the county looking for things to do throughout the year providing a place for everyone to play, exercise, and socially gather.

Company Advantages

Centrally located within Barron County and 48 miles from St. Croix Falls Fawn-Doe-Rosa, 55 miles from Fergusson Apple Orchard in Eau Claire, 26 miles from Christie Mountain in Bruce, 53

miles to Wilderness Walk in Hayward, and 35 miles from the Burch Barn in Spooner. However, our business plan is the only four season outdoor experience business in the region. All of the experience competitors have a short season of operation and our business is the only four season business that encourages outdoor play throughout the year with immersive experiences capitalizing on the beauty of the northwoods.

Regulations

6Four Accord must meet all Federal and state regulations concerning the service of alcohol, Barron County Health Inspection, and municipality ordinances.

ORDINANCES RELATING TO HEARING

Applicant/Owner: Tyler J. & DeAnna Westphal
Previous Appeals: N/A

Appeal: 3976

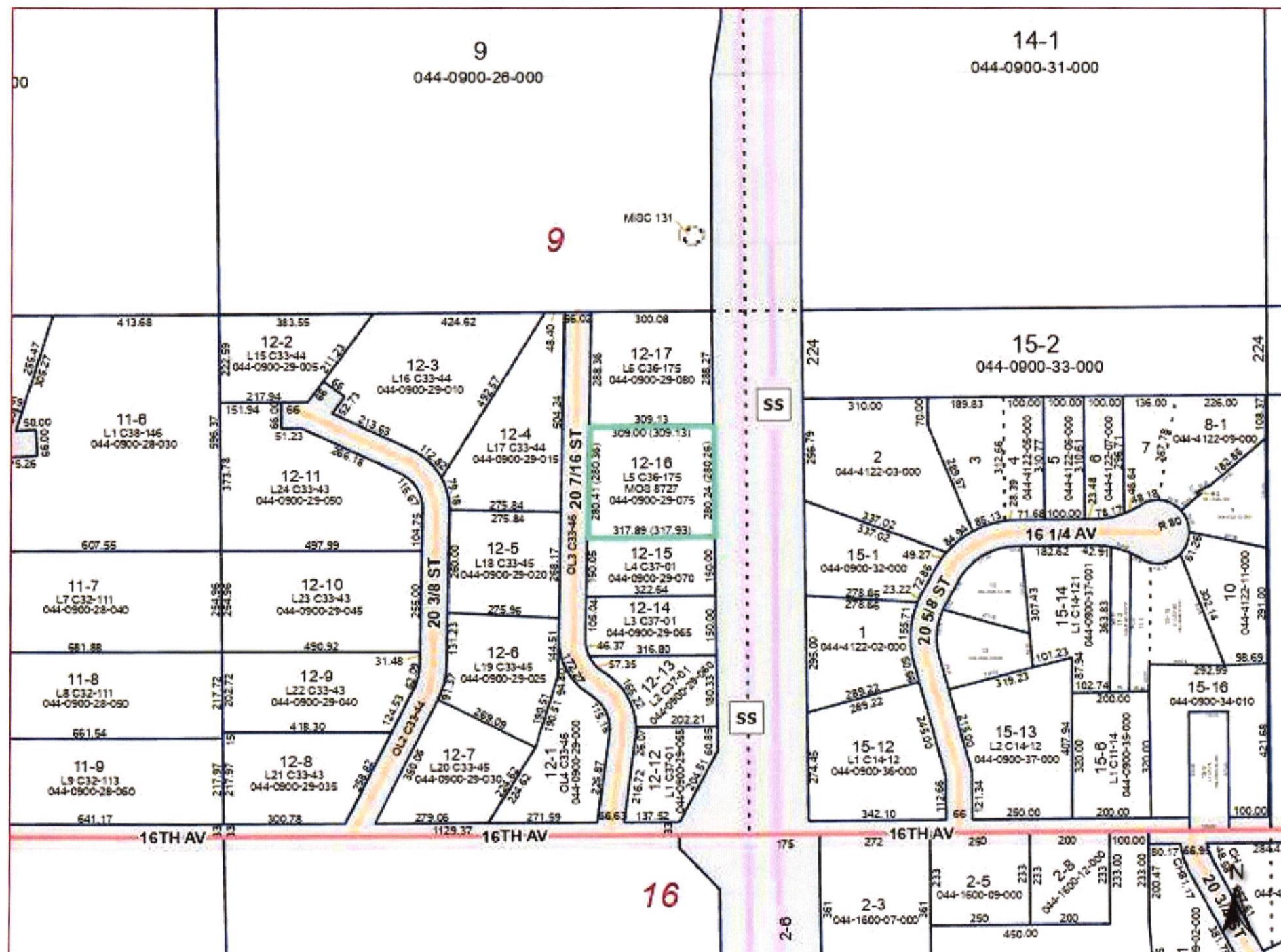
Request: A special exception to establish a taproom with food service and outdoor recreation facility with animal exhibits in a Business district, in the Town of Stanley.

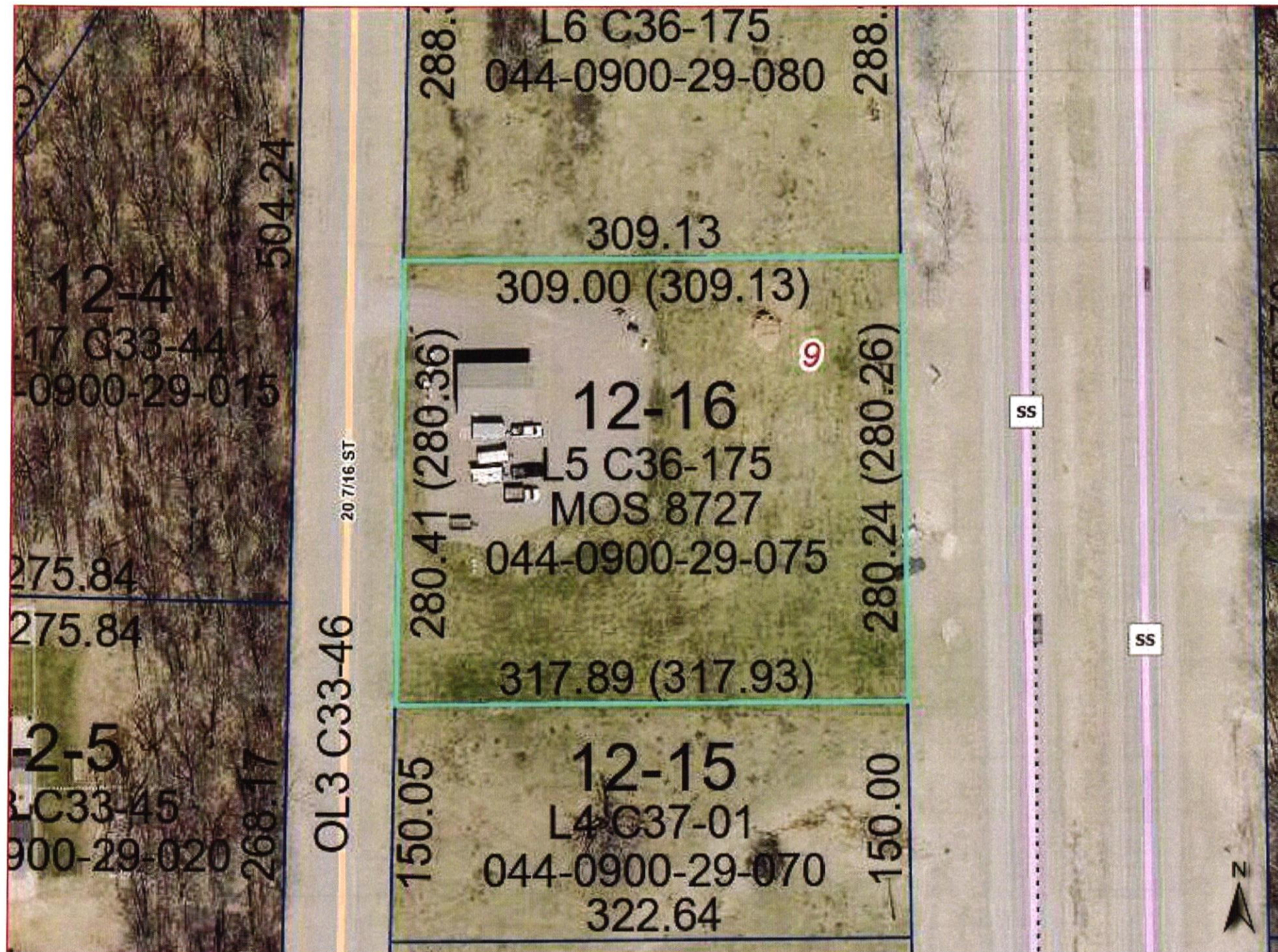
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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 17.38 BUSINESS DISTRICT It is the policy of the County to promote economic development and a strong local economy. It is recognized, however, that most commercial uses should be located in the urban communities where a full range of needed services can be afforded to such uses. Therefore, need for a rural location will be a requirement for approving a business district classification in those areas subject to county zoning.

17.38	Business District
17.73(6)	Special Exception Uses





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;

Type of Request: ☐ Variance ☒ Special Exception

Town of Stanley

Owner: Tyler and DeAnna Westphal

Applicant/Agent: Tyler and DeAnna Westphal

Property Address: 1615 20⁷/16th St. Property Tax ID #: 044-0900-29-D75

Explain Request: (must match explanation on application) see business plan for
Le Four Accord. The concept is change the shop
into a destination taproom with outdoor activities
onsite that changes with the 4 seasons creating a gathering
space for all ages with fire pits, playground, and activities

Section B- to be completed by the Township

The Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

Request condition that there be no amplified music
that can be heard by neighboring property owners and
create a nuisance to them.

Date: Nov. 13, 2024

Signed: _____
(Town Chairman)

OR Signed: _____

James A Hessel
(Town Clerk)

Print Name

Print Name

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

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, December 16, 2024 at 9:30 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 an outdoor recreation facility with animal exhibits in a Business district, property described as Prt SE-SW Shown as Lots 3 & 4 CSM 37/01 and Lot 6 CSM 36/175, consisting of 4.235 acres, located in Section 9, T34N, R11W, Town of Stanley, 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: Clyde E. Brekken
Applicants: Tyler J. & DeAnna Westphal
Property address: N/A 20 7/16 Street, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 27th day of November, 2024.

Barron County Board of Adjustment
Gary Nelson, Chairman

BARRON COUNTY SPECIAL EXCEPTION APPLICATION

Barron County Zoning Office
335 F. 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: Clyde Brekken Agent: De Anna + Tyler Westphal
Address: 117 29th St. Address: 2133 15th Ave
City/State/ZIP: New Auburn WI 54757 City/State/ZIP: Cameron WI 54822
Daytime Phone: _____ Daytime Phone: 715 922-0412
Email: _____ Email: lofouraccord@gmail.com

SITE INFORMATION 044-0900-29-065

Parcel I.D. Number: 044-0900-29-070 Township: Stanley
Property Address: Lots 6, 4, 3 207 1/2 St. Cameron Lot Size: Total 4.235 Sq.Ft./Acres

TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☐ Business ☐ Campground ☐ Mineral Extraction
☐ Livestock Enlargement ☒ Other indoor/outdoor recreation

Reason For Special Exception Request:

Requesting property to be used for live reindeer, barn, pasturing, and parking to be an extension of the lofouraccord business plan.

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.

Clyde Brekken 10 / 26 / 24
Owner Signature Date
Deborah Thomas 10 / 28 / 24
Agent Signature Date

OFFICE USE

Appeal # 3977 Hearing Date: 12 / 16 / 24 Previous Hearings: N/A
Name of Water Body: N/A Zoning Dist.: B
Reviewed By: [Signature] Date 11 / 18 / 24

DATE RECEIVED:

RECEIVED

NOV 18 2024

[illegible]

RECEIVED

OCT 10 2024

BARRON COUNTY ZONING OFFICE

Reindeer Acres Business Plan

**De Anna Westphal, Owner
Created on September 1, 2024**

Executive Summary

Product

The business provides an immersive experience connecting people with nature and creates gathering space for the generations to visit with seasonal refreshments, picnic foods, and interact with the reindeer. There is an opportunity to reserve immersive seating for a group or individuals.

Customers

The target audience for the business is for families of all ages, companies, and civic organizations to partake in meetings, gatherings, and retreat events. This is for anyone who wants to visit and experience reindeer up close, eat, drink, and enjoy the grounds of the facility to take a break from the busyness of the day.

Future of the Company

The current climate within the area does not have adequate year round spaces for gatherings, events, or meetings for the generations. The landscape provides the opportunity and space for people to experience nature, walk the grounds, and encourages educational opportunities to learn and interact with the reindeer and vegetation.

Company Description

Mission Statement

To create impactful connections between people and nature in the northwoods of Wisconsin.

Vision

To be recognized as a premier outdoor social space encompassing the northwoods values and experiences through interactive play, social development, and forward-thinking possibilities to encourage connections between people and nature.

Principal Members

De Anna Westphal — owner, primary reindeer manager

Legal Structure

Reindeer Acres is an S Corporation, incorporated in Cameron, Wisconsin.

Market Research

Industry

Reindeer Acres will join the experience industry providing recreation and educational encounters. The business is a multigenerational, all abilities experience to play, interact, and feed reindeer. Throughout the life cycle of a reindeer and its antlers, visitors will experience different stages of a reindeer's life from bottle feeding in the spring to full growth by fall. The community will interact and feed the reindeer. They will witness velvety antler growth in the summer and fall, to the magic of the winter season. Visitors will enjoy reconnecting with nature during the changing of the seasons as Reindeer Acres will offer reserved fire pits complete with cocoa, apple cider, or lemonade bars and snacks, sand pits and water features including seasonal ice rink and sledding. The environment changes making it a fresh experience throughout the year. The rural nature of the area lacks opportunities to explore, reconnect among ages, and provide gathering spaces for celebration throughout the seasons. During and post COVID, outdoor play has seen a surge in people getting back outdoors and reconnecting with nature. The global experience economy is expected to reach \$12 trillion by 2028, up from \$5.2 trillion in 2019. According to Eventbrite, Millennials make up America's largest population vying for experiences over materialism. They currently command an estimated \$1.3 trillion in annual consumer spending.

Detailed Description of Customers

The target customers for Reindeer Acres is for families seeking outdoor space for reunion gatherings and milestone celebrations, businesses looking for a corporate gathering setting, small groups, and anyone looking for an interactive, immersive experience. The focus of Reindeer Hill is to meet the need of the county looking for things to do throughout the year providing a place for everyone to play, exercise, and socially gather.

Company Advantages

Centrally located within Barron County and 48 miles from St. Croix Falls Fawn-Doe-Rosa, 55 miles from Fergusson Apple Orchard in Eau Claire, 26 miles from Christie Mountain in Bruce, 53 miles to Wilderness Walk in Hayward, and 35 miles from the Burch Barn in Spooner. However, our business plan is the only four season outdoor experience business in the region. All of the experience competitors have a short season of operation and our business is the only four

season business that encourages outdoor play throughout the year with immersive experiences capitalizing on the beauty of the northwoods.

Regulations

Reindeer Acres must meet all Federal and state regulations concerning agriculture, Wisconsin DNR, and municipality ordinances. Specifically, deer fencing, deer licensing, and deer reporting for CWD, Tuberculosis & Brucellosis. The farm will be registered with the state and documented with each reindeer purchase, transport, birth, or death.

ORDINANCES RELATING TO HEARING

Applicant/Owner: Tyler J. & DeAnna Westphal/Clyde E. Brekken
Previous Appeals: N/A

Appeal: 3977

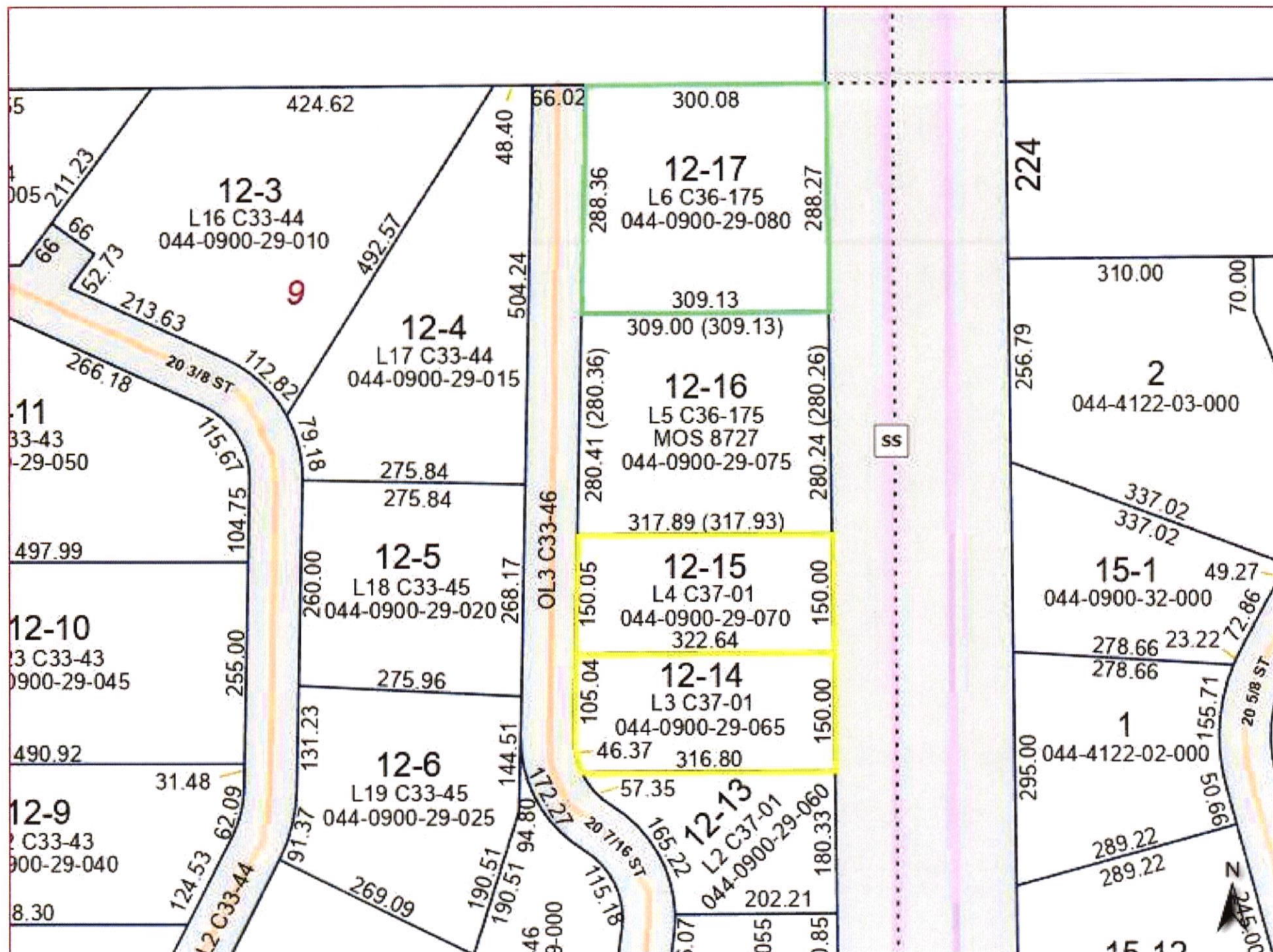
Request: A special exception to establish an outdoor recreation facility with animal exhibits in a Business district, in the Town of Stanley.

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

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17.38	Business District
17.73(6)	Special Exception Uses





VARIANCE and SPECIAL EXCEPTION TOWN CONSIDERATION FORM

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

Type of Request: ☐ Variance ☒ Special Exception

Town of Stanley

Owner: Clyde Brekken

Applicant/Agent: Buyer, DeAnna and Tyler Westphal

Property Address: Lot 4.3 207 1/4 St. Cameron, WI 54822 Property Tax ID #: 044-0900-29-080

Explain Request: (must match explanation on application) 044-0900-29-070

Requesting property to be used for live reindeer, barn, pasturing and parking to be an extension of 6 Four Accord business plan.

Section B - to be completed by the Township

The Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

Request condition that there be no amplified music that can be heard by neighboring property owners and create a nuisance to them

Date: Nov. 13, 2024

Signed: _____
(Town Chairman)

OR

Signed: James A Hessel
(Town Clerk)

Print Name

Print Name

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