

BOARD OF ADJUSTMENT MEETING

Monday, January 27, 2025 – 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 #3978: Dewey & Elissa Horsman, property owners, Request a special exception to establish a farm family business, being auto sales, in an Agricultural-1 district.

Property address: 628 14th Street, Dallas, Wisconsin

9:10 a.m. Appeal #3979: Jennifer Fippinger, property owner; Michael Juozaitis, agent, Request a special exception to expand a resort and construct a garage in the Recreational-Residential district.

Property address: 985 25 1/16 Street, Chetek, Wisconsin

9:20 a.m. Appeal #3980: Thomas B. & Victoria West, property owners; Lucas West, applicant, Request a special exception to expand a greenhouse business by enlarging the store, adding a Farmer's Market and allowing storage bunkers in a Recreational-Residential district.

Property address: 1637 1 ¼ Street, Turtle Lake, 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
December 16, 2024, 9:00 a.m.**

Present: Board of Adjustment: Amy Kelsey, Dan North, Pam Fall, Gary Nelson, Keith Hardie.
County Personnel: David Gifford, John Muench (12:20), Kim Collins.

Nelson called the Board of Adjustment to order at 9:05 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: (North/Kelsey) to approve the minutes of November 18, 2024; carried.

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.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff report. No correspondence or public testimony. Motion: (Kelsey/Fall) to include Appeals 2740 and 3933; carried. After Board questions, **motion:** (Fall/North) to close testimony; carried 5-0. **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. All additional outdoor lighting must be downward facing and any signage must conform to the Land Use Ordinance regulations.

Motion carried 5-0.

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.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff report. No correspondence or public testimony. **Motion:** (Kelsey/North) to include Appeal 3971; carried. After Board questions, **motion:** (Hardie/Kelsey) to close testimony; carried 5-0. **Motion:** (Fall/Kelsey) 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 proposed additional buildings shall be constructed within five years.
3. Any additional outdoor lighting shall be downward facing.

Carried 5-0.

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.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicants. Gifford provided a staff report. Correspondence was read into the hearing record; no public testimony received. After Board questions, **motion:** (Kelsey/Hardie) to adjourn the hearing to an onsite on December 18, 2024 at 9:00 a.m., and reconvene the appeal at the Government Center immediately following the onsite; carried 5-0.

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.

Nelson opened the hearing and read the public notice. The Board reviewed the file. **Motion:** (Kelsey/North) to adjourn the hearing to an onsite on December 18, 2024 at 9:00 a.m., and reconvene the appeal at the Government Center immediately following the onsite; carried 5-0.

Discussion: Appeal #3969 – Muench discussed the court filing related to Appeal #3969 and answered Board questions.

Report from L.S. Director: N/A

Motion: (Kelsey/Fall) to adjourn; Chair declared the meeting adjourned by unanimous consent 12:48 p.m.

Respectfully submitted,

Kim Collins
Administrative Assistant

**Barron County Zoning
Board of Adjustment
December 18, 2024, 9:00 a.m.**

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

Nelson reconvened Appeals 3976 and 3977 at 1615 20 7/16 Street, Cameron at 9:02 a.m. and called roll. Applicants were also present.

The Board viewed the properties in reference to the proposed taproom and outdoor recreation facility.

Motion: (Kelsey/North) to adjourn to the Government Center at 9:41 a.m. Motion carried.

Nelson re-opened the meeting of the Board of Adjustment at 10:10 a.m. and Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

9:00 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.

Nelson re-opened the hearing and public testimony was received. After Board questions and discussion, **motion:** (Hardie/Fall) to close testimony; carried 5-0. **Motion:** (Hardie/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. Hours of operation are limited from 9:00 a.m. to 9:00 p.m. year-round.
3. All lighting shall be downward facing and be shielded to the west.
4. No amplified music is allowed.
5. Fencing shall be constructed as shown on Exhibit A and to follow any WDNR regulations.
6. No parking on the Town Road and pedestrian traffic is limited to the confines of the property, rather than the Town Road.
7. All fire pits must be smokeless in design to minimize smoke.
8. An alternate area for the north parking lot is identified on Exhibit A, attached.

Motion carried 4-1 with Kelsey opposed.

9:05 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.

Nelson re-opened the hearing and called for additional testimony. Gifford requested a motion to include all the correspondence read into Appeal #3976 into this appeal. **Motion:** (Kelsey/North) to include all correspondence from Appeal #3976 with Appeal #3977. Motion carried. **Motion:** (Hardie/Fall) to close testimony; carried 5-0. **Motion:** (Hardie/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. Hours of operation are limited 9:00 a.m. to 9:00 p.m. year-round.
3. All lighting shall be downward facing and be shielded to the west.
4. No amplified music is allowed.
5. Fencing shall be constructed as shown on Exhibit A and to follow any WDNR regulations.

Minutes are not official until approved by the BOA at their next meeting.

6. No parking on the Town Road and pedestrian traffic is limited to the confines of the property, rather than the Town Road.

7. An alternate area for the north parking lot is identified on Exhibit A, attached.

Motion carried 4-1 with Kelsey opposed.

Report from L.S. Director: N/A

Motion: (North/Hardie) to adjourn; at 12:45 p.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, January 27, 2025 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 a farm family business, being auto sales, in an Agricultural-1 district, property described as E 1/2 NE-SE, consisting of 20 acres, located in Section 32, 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: Dewey & Elissa Horsman
Property address: 628 14th Street, Dallas, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of January, 2025.

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: Dewey Horsman Agent: Jane
Address: 628 14th St Address: _____
City/State/ZIP: Dallas, WI 54733 City/State/ZIP: _____
Daytime Phone: 952-688-1419 Daytime Phone: _____
Email: dhorsman2000@mail.com Email: _____

SITE INFORMATION

Parcel I.D. Number: 028 - 3200 - 17 - 000 Township: Maple Grove
Property Address: 628 14th St Dallas, WI Lot Size: 20 Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Small, no new buildings, Family Farm Business, Car Dealership,
no more than 10 cars on site, no display lot, Inside storage
possible if needed. Normally no more than 5 cars

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.**

Owner Signature: [Signature] Date: 12 / 13 / 24

Agent Signature: _____ Date: 1 / 1 /

OFFICE USE

Appeal # 3918 Hearing Date: 1 / 27 / 25 Previous Hearings: N/A
Name of Water Body: N/A Zoning Dist.: A-1
Reviewed By: [Signature] Date: 12 / 26 / 24

DATE RECEIVED:

RECEIVED

DEC 13 2024

BARRON COUNTY ZONING OFFICE

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pd cash 500.00

ORDINANCES RELATING TO HEARING

Applicant/Owner: Dewey & Elissa Horsman

Appeal: 3978

Previous Appeals: N/A

Request: A special exception to establish a farm family business, being auto sales, in an Agricultural-1 district, in the Town Maple Grove.

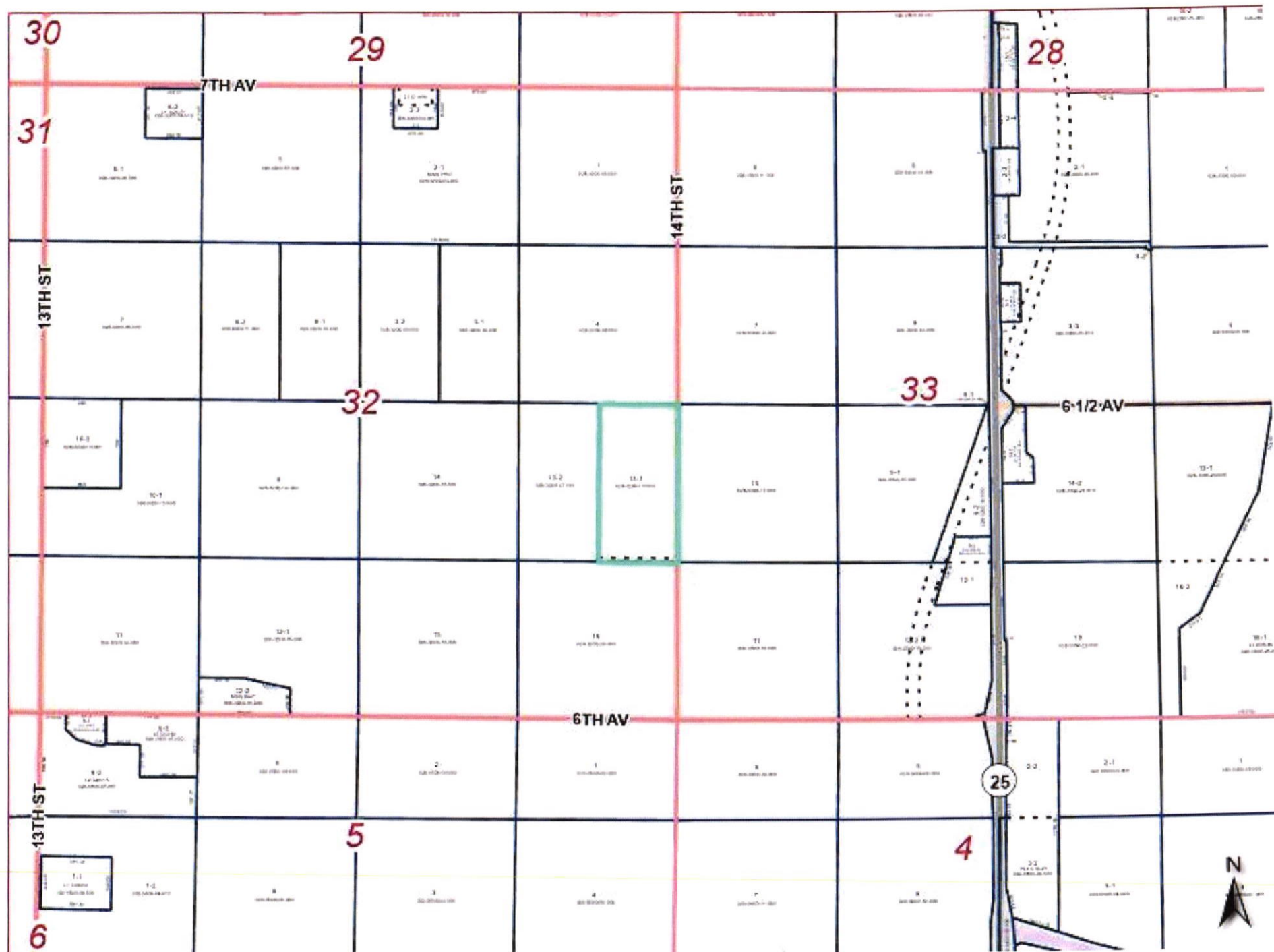
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

The Exclusive Agricultural District is created to protect areas where agricultural production is the dominant land use and where a continuation of such use is in the interest of the farm operators and beneficial to the interests of the general public in terms of production of food and fiber and environmental quality. Except for continuation of preexisting uses, this district will allow very few nonagricultural uses or development. This policy is intended to avoid conflicts which occur when farm and non-farm uses are mixed, and to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands. A limited number of agricultural or agriculturally related uses are treated as special exceptions in this district, because of potential problems of pollution or land use conflicts.

| | |
|----------|-------------------------|
| 17.28 | Agricultural-1 District |
| 17.73(6) | Special Exception Uses |





13-2
028-3200-17-010

13-1
028-3200-17-000

32

33

LAWSON

MOB 5237 - EBMU 24 8875443

660-34
660-33



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 _____

Owner: Dewey Hoisman

Applicant/Agent: Dewey Hoisman

Property Address: 628 14th St Property Tax ID #: _____

Explain Request: (must match explanation on application) _____

Auto Dealership Special exemption for a family farm Business.

Section B- to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Date: Dec 10 - 24

Signed: Paul Hutchison
(Town Chairman)

OR Signed: _____

(Town Clerk)

Paul Hutchison
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, January 27, 2025 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 expand a resort and construct a garage in the Recreational-Residential district, property described as Lot 31 Pitman's Point & Prt NW-NW, consisting of 1.88 acres, located in Section 17, 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: Jennifer A. Fippinger
Property address: 985 25 1/16 Street, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of January, 2025.

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: Jennifer Fippinger

Agent: Michael Juozaitis

Address: 985 25 1/16 Street

Address: 985 25 1/16 Street

City/State/ZIP: Chetek, WI 54728

City/State/ZIP: Chetek, WI 54728

Daytime Phone: 847-899-8198

Daytime Phone: 773-317-2620

Email: jenfip5@gmail.com

Email: michael.juozaitis@gmail.com

SITE INFORMATION

Parcel I.D. Number: 012 - 4604 - 41 - 0000 Township: Chetek

Property Address: 985 25 1/16 Street Chetek, WI 54728 Lot Size: 1.88 Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

We would like to remodel the studio unit at the south end of the existing garage into a four season, two bedroom cabin. The footprint of the structure would remain the same, we are not looking to add-on. We would also like to remove a 100+ year old carriage house which is not usable, and replace it with a new, approximately 30x30 garage. We also plan on remodeling the existing 100+ year old farm house, the footprint of the structure would remain the same. Down the road we also plan on transitioning from a resort to an HOA.

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.

Owner Signature

Agent Signature

12 / 19 / 24

Date

12 / 19 / 24

Date

OFFICE USE

Appeal # 3979 Hearing Date: 1 / 27 / 25 Previous Hearings: 3847

Name of Water Body: Pokegama Lake Zoning Dist.: DR

Reviewed By: [Signature] Date 12 / 26 / 24

#1559,

DATE RECEIVED:

RECEIVED

DEC 26 2024

ORDINANCES RELATING TO HEARING

Applicant/Owner: Jennifer A. Fippinger

Appeal: 3979

Previous Appeals: #1559, 3847

Request: A special exception to expand a resort and construct a garage in the Recreational-Residential district, in the Town 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

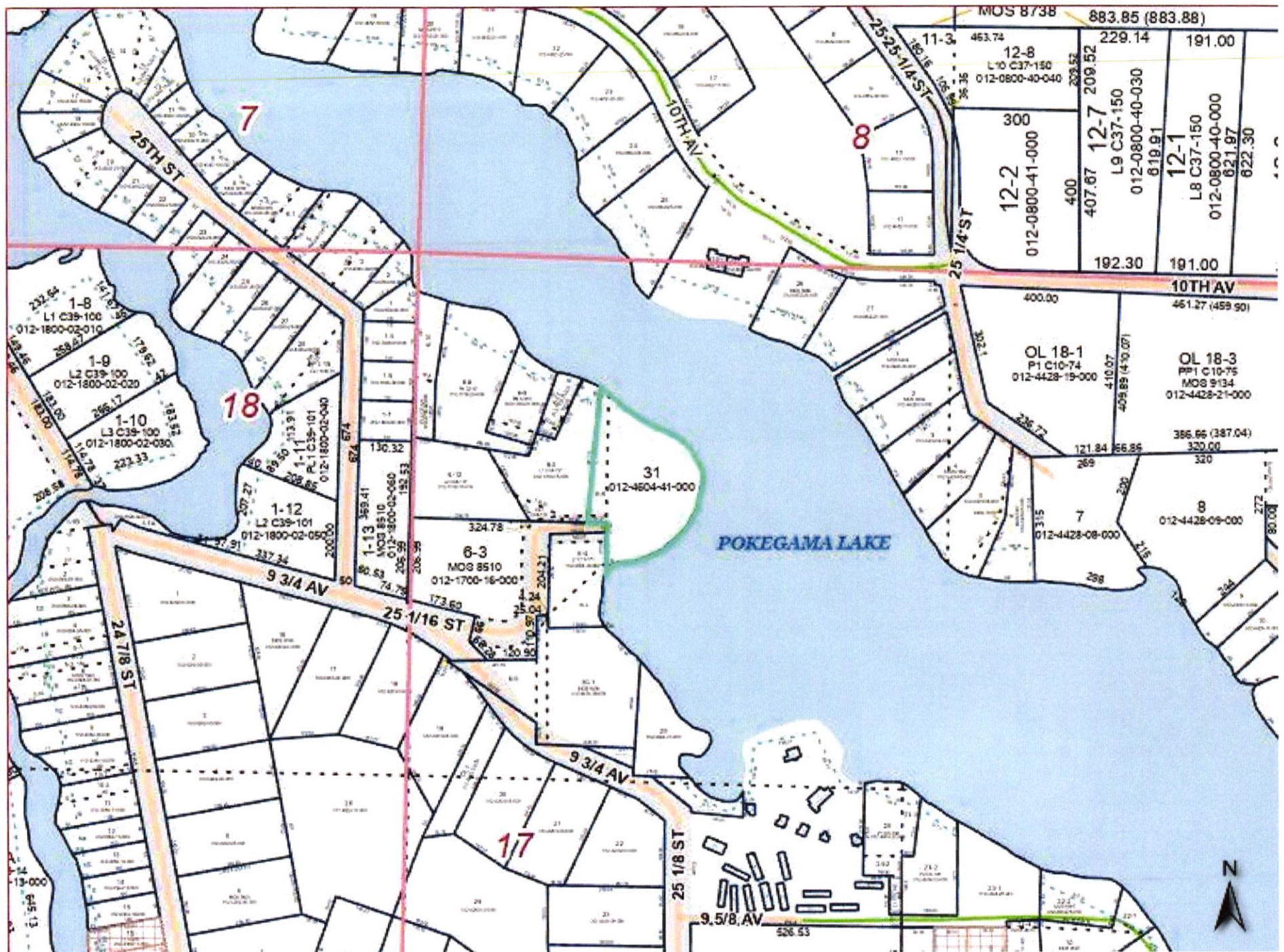
The shoreland regulations of the County are adopted for the purposes of promoting the public health, safety, convenience and general welfare, to further the maintenance of safe and healthful conditions, to prevent and control water pollution, to protect spawning grounds, fish and aquatic life, to control 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 |

BOA Appeal #3979 Jennifer Fippinger

Past Appeal History

| | | |
|---------|------|---|
| BOA1559 | 1992 | Enlarge resort by adding a garage and workshop. |
| BOA3847 | 2020 | Re-establish and expand resort, with the expansion limited to the 2-bedroom apartment on the north end of the garage. |





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 Chetek

Owner: Jennifer Fippinger

Applicant/Agent: Jennifer Fippinger and Michael Juozaitis

Property Address: 985 25 1/16 Street 54728

Property Tax ID #: 012 - 4604 - 41 - 0000

Explain Request: (must match explanation on application) _____

We would like to remodel the studio unit at the south end of the existing garage into a four season, two bedroom cabin. The footprint of the structure would remain the same, we are not looking to add-on. We would also like to remove a 100+ year old carriage house which is not usable, and replace it with a new, approximately 30x30 garage. We also plan on remodeling the existing 100+ year old farm house, the footprint of the structure would remain the same. Down the road we also plan on transitioning from a resort to an HOA.

Section B - to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Date: 12/18/24

Signed: John Postle Sr
(Town Chairman)

OR Signed: _____
(Town Clerk)

John Postle Sr
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, January 27, 2025 at 9:20 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 expand a greenhouse business by constructing a showroom and a storage building, adding a Farmer's Market and allowing storage bunkers in a Recreational-Residential district, property described as Prt Govt Lot 5 lyg N USH 63 & E of 1 ¾ St & S CSM 30/89, consisting of 4.89 acres, located in Section 8, T34N, R14W, Town of Almena, 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: Thomas B. & Victoria West

Applicant: Lucas West

Property address: 1637 1 ¾ Street, Turtle Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of January, 2025.

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: Thomas and Victoria West
Address: 1637 1-3/4 St.
City/State/ZIP: Turtle Lake, WI 54889
Daytime Phone: 715-419-0892
Email: tvwest@centurytel.net

Agent: Lucas West
Address: 1621 1-3/4 St.
City/State/ZIP: Turtle Lake, WI 54889
Daytime Phone: 715-419-1446
Email: lucasjwest@outlook.com

SITE INFORMATION

Parcel I.D. Number: 002-0800-61-000 Township: Almena

Property Address: 1637 1-3/4 St. Turtle Lake, WI 54889 Lot Size: 4.89 Sq. Ft. (Acres)

TYPE OF REQUEST:

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

Reason For Special Exception Request:

see attached

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.**

Owner Signature [Signature]

11 / 13 / 2024
Date

Agent Signature [Signature]

11 / 13 / 2024
Date

OFFICE USE

Appeal # 3980 Hearing Date: 1 / 27 / 24 Previous Hearings: # 1464, 1539, 1672, 1827, 1937, 2416

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

Reviewed By: [Signature] Date 1 / 8 / 25

DATE RECEIVED:

RECEIVED

DEC 26 2024

Growing Wishes Greenhouse (002-0800-61-000)

Image A: Farmers Market

Growing Wishes would like to start a farmers' market at the established greenhouse north of Turtle Lake. The image shows the maximum area that the vendors would be taking up within the yellow outline. There is enough room for a maximum of 75 stalls, however, some vendors will take more than one stall. Customer parking will be in our established parking lot, south of the showroom. The north driveway will be restricted to handicap and employee use only.

We are currently planning to run the market from the first week of May to the end of October (weather permitting). They would happen on Fridays from 12:00pm-8:00pm.

This market would be beneficial to our community by providing an organized location for vendors to sell their product. It would also benefit the area by providing locally grown food and locally made products to our customers. Many people have already expressed excitement for this event along with many vendors excited for a local venue.

Image B: Roof on Mulch/Soil Bunker

Building a roof and gates on the mulch and soil bunker would make it more aesthetically pleasing. A roof would help protect our products from the weather and gates would make the bunker look nicer. We would use colors and designs that would help it blend into the natural landscape. The dimensions of the roof would be no larger than 40' x 100'.

Image C: Storage Shed

We would remove the shipping container and build a nice looking storage shed to put greenhouse supplies and planting materials in. This would also make our storage situation more aesthetically pleasing to customers and the neighborhood. The dimensions would be no larger than 35' x 55'.

Image D: New Showroom

The current showroom is poorly designed/built, wearing out, and too small. Rebuilding the showroom would create a smoother and more pleasant shopping experience as we could connect the building to the greenhouses and make everything handicap accessible. We would also be able to add a restroom, as the current one does not have plumbing. With a new showroom we would improve it with insulation, layout, and efficiency. The dimensions would be no larger than 100' x 120'.

370.01

50.6

150.00

GL 5-1
L1 C-30-89
002-0800-61-010
427.53

427.34 (427.53)(MOS 9577)

GL 5-1
002-0800-61-000

CH=207.12

CH=189.13

CH=20.00

CH=

1 3/4 ST

80.00

80.00

8

MOS 9391

144.30

8

185.84

1 3/4 ST



Image A:
Farmers Market



Improved Driveway
and Expanded Parking Lot

8

60'

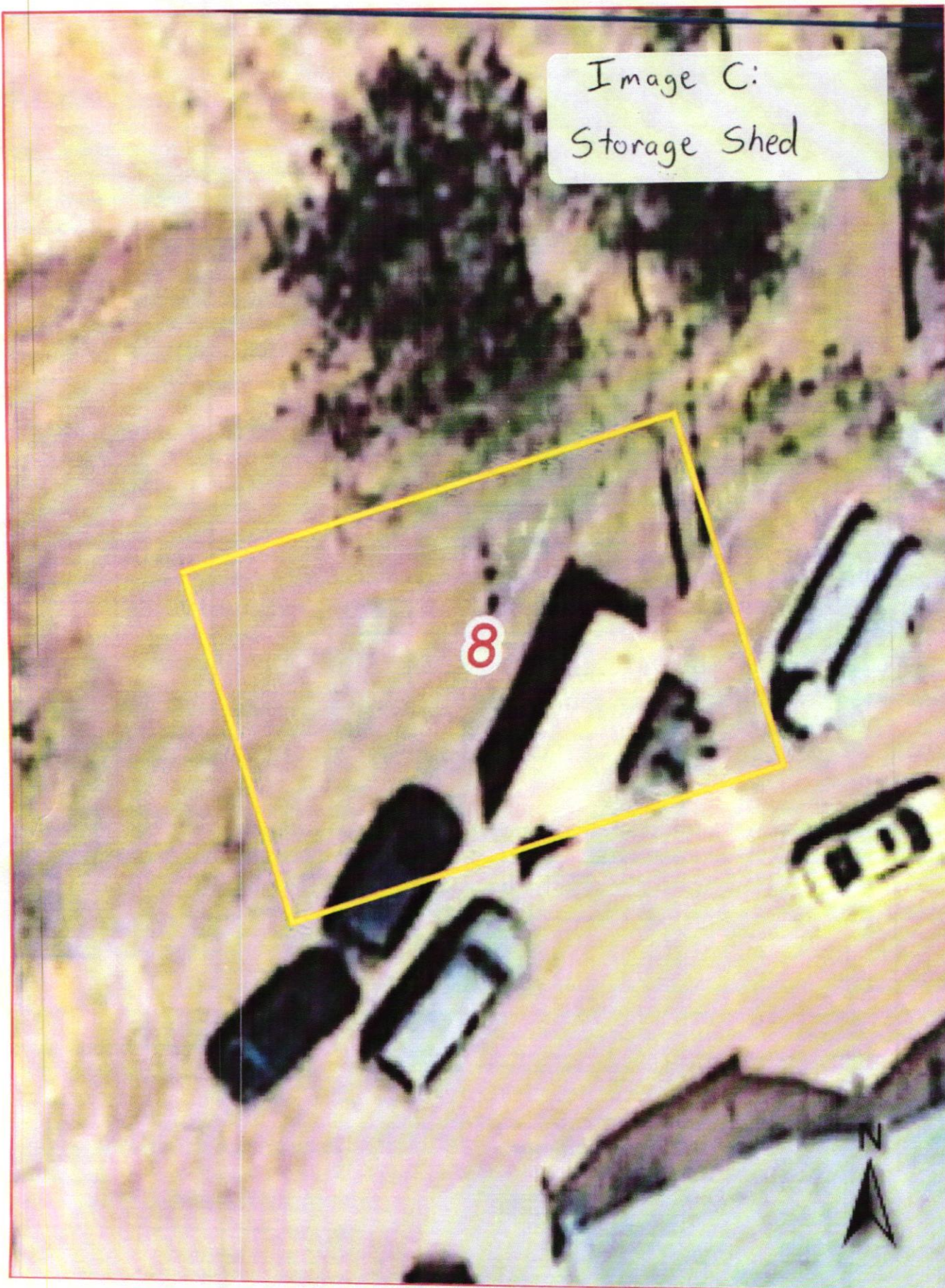
50'

1 3/4 ST

30'



Image C:
Storage Shed



35 x 50 ft

40.19 ft

Area: 4010.23 sq ft
Distance⁸ 279.97 ft
99.80 ft

40.19 ft

Image B:
Roof on Mulch/Soil Bunker

40x100 ft

Image D:

New Showroom

115.31 ft

Area: 0.26⁸ acres 96.61 ft

Distance: 423.85 ft
96.61 ft

115.31 ft

8



100 x 120 ft

ORDINANCES RELATING TO HEARING

Applicant/Owner: Lucas West/Thomas B. & Victoria West

Appeal: 3980

Previous Appeals: #1464, 1529, 1672, 1827, 1937 & 2416

Request: A special exception to expand a greenhouse business by constructing a showroom and a storage building, adding a Farmer's Market and allowing storage bunkers in a Recreational-Residential district, in the Town Almena.

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.

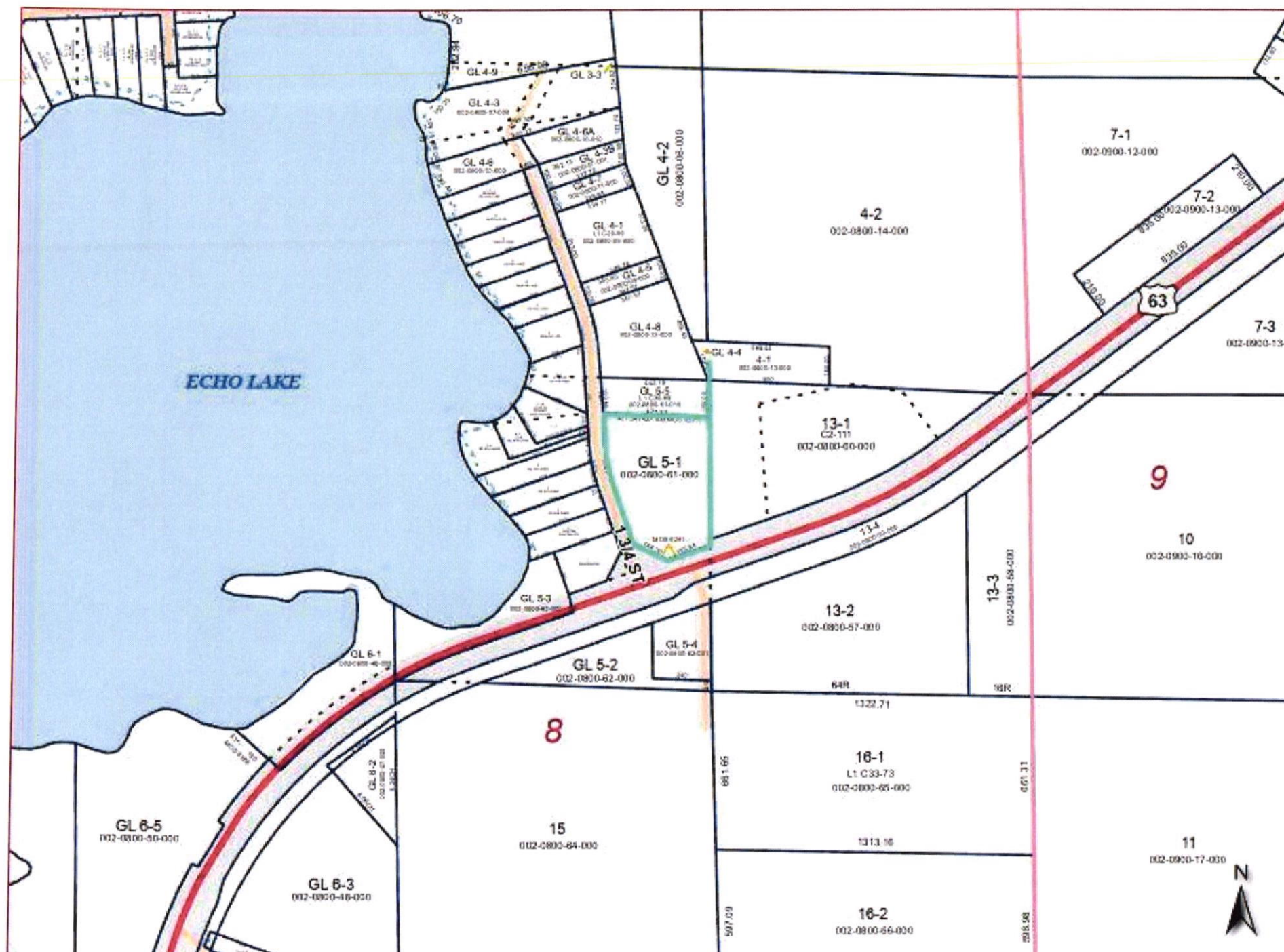
Section 17.36 RECREATIONAL-RESIDENTIAL The Recreational-Residential District is created to provide for a mixture of residential, recreational and commercial uses, with emphasis on commercial uses which relate to the recreational opportunities or which serve the residential properties. This district will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

| | |
|----------|-----------------------------------|
| 17.36 | Recreational-Residential District |
| 17.73(6) | Special Exception Uses |

BOA Appeal #3980 Lucas West/Thomas West

Past Appeal History

| | | |
|---------|------|---|
| BOA1464 | 1991 | Two 100x30 wholesale only greenhouses |
| BOA1529 | 1992 | Operate as a retail business |
| BOA1672 | 1993 | Two 100x18 greenhouses w/out fans or heat |
| BOA1827 | 1995 | Use of temporary hoop houses, granted for 5 years |
| BOA1937 | 1996 | New shop, additional 30x60 hoop house |
| BOA2416 | 1999 | Two new hoop houses, additions to two existing hoop houses, add hoop house to existing shop |





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 Almena

Owner: Thomas and Victoria West

Applicant/Agent: Lucas West

Property Address: 1637 1-3/4 St. Turtlelake Property Tax ID #: 002 0800-61-000
WI, 54689

Explain Request: (must match explanation on application) _____

see attached

Section B – to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Board decision is to approve presented Land use permit,
Variance and special exception Town Consideration form
and Special Exception Application. We Approve the
presented 5 year plan from parking lot all the
way to Shawroom. letter was presented to neighbors with no
Response.

Date: 12-14-24

Signed: Ken Scheps
(Town Chairman)

OR Signed: [Signature]
(Town Clerk)

Ken Scheps
Print Name

Kristen Hoen
Print Name

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

11-11-24

Hello Neighbor,

Growing Wishes Greenhouse is coming up on its 7th year and we are excited to grow our business with a Farmers' Market in 2025. Growing Wishes has been successful in previous years due to the support of our customers and community, including you, so thank you for all your support.

We hope to continue to receive this support as we embark on this new endeavor. We have received lots of positive feedback from customers and our community as we prepare to provide locally grown produce and locally made products right here. However, we have also heard several concerns and would like to address them.

1. Parking and location for the Farmers' Market.
 - a. We are revamping our parking lot to create more space for customers to park. The north driveway will **not** be available for customers other than possible handicap parking. The vendors will have plenty of room to the east of the greenhouses. They will not be in the parking lot, so they won't be taking any parking space from customers.
2. Concerns about the new mulch bunker being an eyesore.
 - a. We are aware of this. It is a work in progress, and we have plans to put a nice-looking structure over it along with decorative gates in front as soon as we get a permit. We will also be landscaping with trees and shrubs along the road. Please be patient as trees do not grow instantly and construction takes time.
3. Concerns about trees being cut down on the property.
 - a. Most of the trees we have cut down have either been dead or dangerous(leaning) due to the storms in 2019. Many of the pine and spruce that were on top of the hill were growing too close together, preventing them from producing a strong, sturdy trunk. We will be landscaping and replanting trees along the edge of the property and around the new greenhouses. The trees we plant will provide landscaping examples to our customers in the future as well as give the entire property a bright display year-round. Please be patient as trees and shrubs do not grow instantly and it takes time to plan and plant a new landscape.
4. Concerns about materials and storage behind the new greenhouses.
 - a. We are aware of this as well and hope to be building a small storage shed that will blend into the landscape and store our supplies throughout the season. Much of the 'materials' that are currently in piles behind the greenhouses is garbage left from before the current ownership. We have cleaned the garbage swamp and trees while we were getting ready to rebuild the greenhouses (We've taken seven large dump-trailer loads of garbage to the landfill already).

Thank you for your support and please continue to be patient with us. Landscaping takes time and money. We are working as fast as we can to make the greenhouse and property look good.

I have included a self-addressed and stamped envelope if you would like to send us a note with any other concerns you have or please feel free to reach out to us by phone at 715-986-4441 or email at growingwishes2018@gmail.com. We would also be happy to talk to you in person.

Have a wonderful winter and we look forward to growing with you in the spring!

Lucas West
Owner



Storm Damage

8

1 3/4 ST

1 3/4 ST

8

