

**Barron County Zoning
Board of Adjustment
January 27, 2025, 9:00 a.m.**

Present: Board of Adjustment: Amy Kelsey, Dan North, Gary Nelson, Keith Hardie, Karolyn Bartlett (alt.).
County Personnel: David Gifford, Marshall Black (10:19), 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: (North/Kelsey) to approve the minutes of December 16 & 18, 2024; carried.

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.

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; public testimony received. After Board questions and discussion, **motion:** (Hardie/Bartlett) to close testimony; carried 5-0. **Motion:** (Kelsey/Bartlett) 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. No additional business buildings are allowed and no more than 10 sale vehicles are allowed at any one time.
3. All mechanical work must be done offsite and any parts or vehicle waste must be minimal and contained within the buildings.
4. Hours of operation are 8 am to 5 pm, Monday through Saturday, with no more than 4 full time employees.
5. No additional lighting and no free standing signs allowed.
6. The location for vehicle storage is limited to the shed and existing parking east of the shed.

Motion carried 5-0.

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.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant and agent. Gifford provided a staff report. **Motion:** (Kelsey/North) to include Appeals 1559 and 3847; carried. No correspondence; public testimony received. After Board questions, **motion:** (North/Bartlett) to close testimony; carried 5-0. **Motion:** (Kelsey/North) 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 expansion is limited to remodel/rebuild the farmhouse, remodel and add bedroom to apartment at the south end of existing garage and replace the carriage house with a 30' x 30' garage.

Motion carried 5-0.

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.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant and owner. **Motion:** (Kelsey/North) to include Appeals 1464, 1529, 1672, 1827, 1937 and 2416; carried. Gifford provided a staff overview. Correspondence read into the record; public testimony received. After Board questions, **motion:** (North/Kelsey) to adjourn the hearing to an onsite on February 3, 2025 at 1:00 p.m., and reconvene the appeal on February 17, 2025; carried 5-0.

Report from L.S. Director: N/A

Chair declared the meeting adjourned by unanimous consent 12:10 p.m.

Respectfully submitted,

Kim Collins
Administrative Assistant