

BOARD OF ADJUSTMENT MEETING

Monday, December 15, 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 # 4004: Amanda Kelch, property owner, Requests a special exception to expand an existing campground in a Recreational- Residential district.

Property address: N/A Chetek, Wisconsin

6. Report from Land Services Director
7. Adjournment

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

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

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

**Barron County Zoning
Board of Adjustment Onsite
October 22, 2025, 9:00 a.m.**

Present: Board of Adjustment: Gary Nelson, Dan North, Keith Hardie, Amy Kelsey, Pam Fall.
County Personnel: David Gifford
Other: Charles Tellefson, Patti Anderson.

Nelson reconvened Appeal #3997 at 9:00 a.m.

The Board viewed the property in reference to the resort expansion.

Meeting adjourned at 9:32 a.m. by unanimous consent.

Respectfully submitted,

Kim Russell-Collins
Administrative Secretary

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

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

Chair 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: (Kelsey/North) to approve the amended minutes of October 13, 2025; carried.

9:00 a.m. Appeal #4001: Joseph L. & Martha H. Miller, property owner, Requests a special exception to establish two farm family businesses, being a retail green house and garden shed manufacture in the Agricultural-1 district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford presented a staff overview. No public testimony was received; correspondence read into the record. Town Consideration Form entered into testimony. After Board questions and discussion, **motion:** (Hardie/Kelsey) 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. A retail greenhouse business and garden shed manufacture business are approved with two 30' x 120' and one 20' x 100' buildings allowed.
3. Any future lighting must be downward facing, and waste materials and noise must not pose a nuisance to neighbors.

Motion carried 5-0.

9:10 a.m. Appeal #4002: Joni L. & Sarah S. Miller, property owner, Requests a special exception to establish two farm family businesses, being a manufacture and sale of outdoor furniture, wooden stakes, pallets and small buildings, and a bakery in the 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 overview. Public testimony was received and correspondence read into the record. Town Consideration Form entered into testimony. After Board questions, **motion:** (Fall/North) 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. Two farm family businesses, being the manufacture of outdoor furniture, wooden stakes, pallets and small buildings, and a bakery, are approved.
3. Hours of operation are dawn to dusk, Monday through Saturday, sawdust must be contained and kept out of water quality areas and all machinery used indoors with a muffler.
4. All products must be stored out of the road right-of-way and any future lighting must be downward facing.

Motion carried 5-0.

9:20 a.m. Appeal #4003: Sheila L. Green, property owner, requests to construct a dwelling within the right-of-way setback of a County Highway in the Residential-1 district.

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

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff overview. No public testimony was received; correspondence read into the record. After Board questions, **motion:** (Kelsey/Hardie) to close testimony; carried 5-0. **Motion:** (Kelsey/Hardie) 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 dwelling must be located no closer than 44 feet to the County Hwy right-of-way; no reduced setback to the OHWM is granted.
3. Erosion control methods must be utilized to avoid soil erosion to the lake.

Motion carried 5-0.

Reconvened hearings:

Appeal #3997: Tellefson Trust, property owner, Requests a special exception to add five (5) cabins to an existing resort in a Recreational-Residential district. (Request is for 4 cabins; see 10/13/25 minutes.)

Nelson re-opened the hearing. Public testimony was received. Board questions and discussion followed.

Motion: (North/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. The proposed 16' x 20' cabin may be moved to the property, the Michigan cabin is approved as a rental unit and one additional 24' x 26' cabin may be located, bringing the total rental units to eight (8); the two new cabins must be located outside of wetlands, the floodplain and must meet the OHWM setback.
3. Any future lighting must be downwards facing and quiet hours maintained as per the operational rules.

Motion carried 4-1 with Kelsey opposed.

Report from L.S. Director: Gifford presented an update of ongoing appeals.

Motion: (North/Kelsey) to adjourn the meeting at 12:58 p.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 15, 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 expand an existing campground in a Recreational-Residential district, property described as Prt SE-NE shown as Lot 2 CSM 42/67, consisting of approx. 2.23 acres, located in Section 1, T32N, R11W, Town of Sioux Creek, 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: Amanda Kelch
Property address: N/A Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 26th day of November, 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: Amanda Kelch
Address: 590 24th St.
City/State/ZIP: Chetek, WI 54728
Daytime Phone: 715-338-5160
Email: camp@chetekriver.com

Agent: _____
Address: _____
City/State/ZIP: _____
Daytime Phone: _____
Email: _____

SITE INFORMATION

Parcel I.D. Number: 040 - 0100 - 02 - 000 ⁻¹⁶⁻⁰²⁰ Township: Sioux Creek
Property Address: 590 24th St. Chetek. Lot Size: 2.23 Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Addition to Chetek River Campground. This project will complete the land we have and enhance tourism in the area. More family friendly opportunities as well.

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

Date

Agent Signature

Date

OFFICE USE

Appeal # 4004 Hearing Date: 12 / 15 / 25 Previous Hearings: #3734
Name of Water Body: Chetek River Zoning Dist.: RR
Reviewed By: [Signature] Date 11 / 20 / 25

DATE RECEIVED:

RECEIVED

NOV 14 2025

ORDINANCES RELATING TO HEARING

Applicant/Owner: Kelch, Amanda

Appeal: 4004

Previous Appeals: #3734

Request: A special exception to expand an existing campground in a Recreational-Residential district, in the Town of Sioux Creek.

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

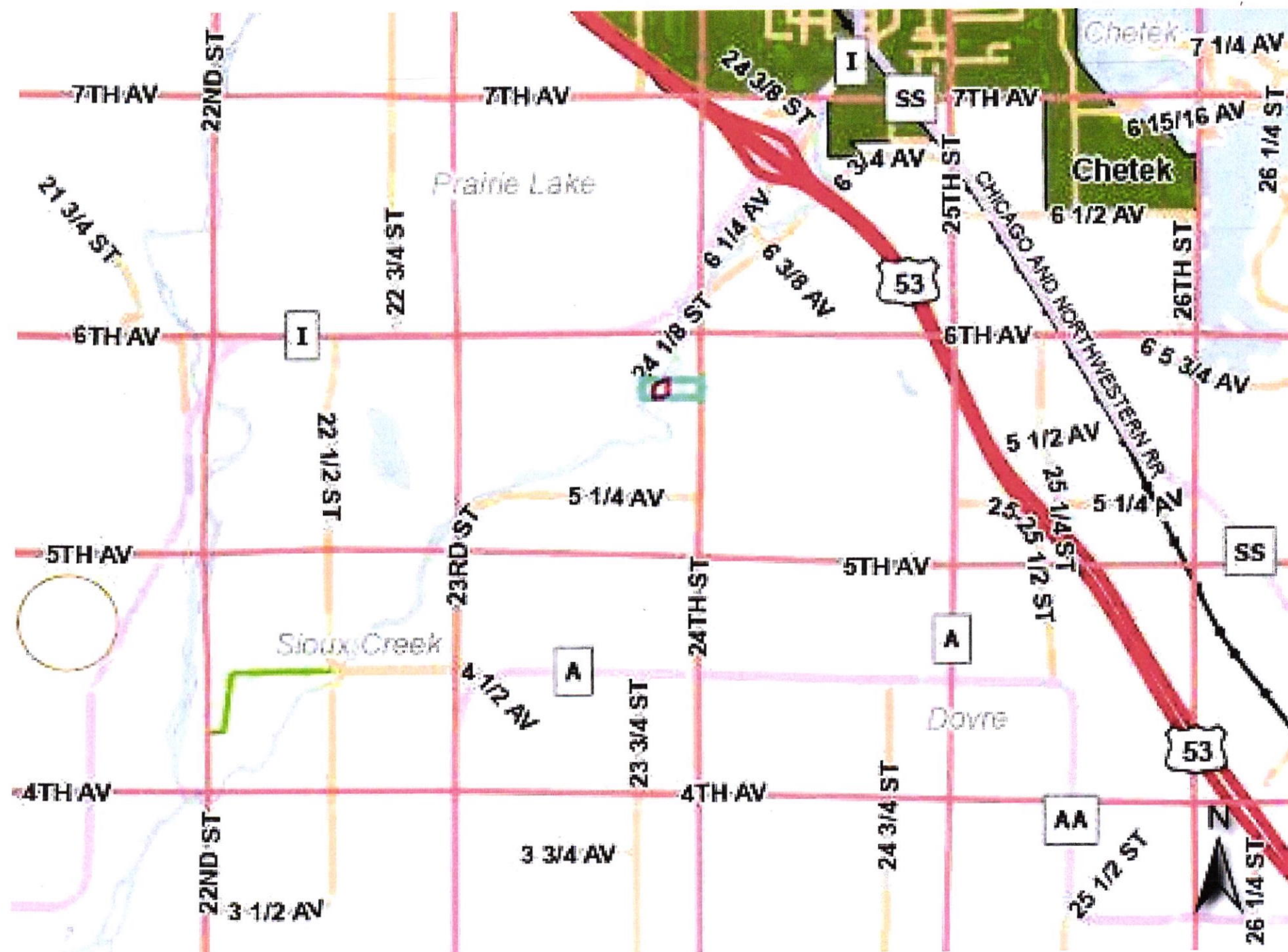
Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the 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





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 Sioux Creek

Owner: Amanda Kelch

Applicant/Agent: _____

Property Address: 590 24th St. Chetek WI Property Tax ID #: 0400100-02-000

Explain Request: (must match explanation on application)

Addition to chetek River Campground. This project will complete the land we have and enhance tourism in the area. More family Friendly opportunities as well.

Section B – to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Town Board is in support of expanding the campground. current owner has followed ordinance of operating the campground.

Date: 11/13/2025

Signed: [Signature] OR

(Town Chairman)

Signed: [Signature]
(Town Clerk)

Sam Metzger

Print Name

Sabrina Atwood

Print Name

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