BOARD OF ADJUSTMENT MEETING
Monday, July 13, 2026 – 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 Agenda

4. Approval of Minutes

5. Public Comment

6. Hearings of applications and appeals to the Board of Adjustment:

   9:00 a.m. **Appeal #4019 : Thomas M & Deborah Koch, property owners,** Requests a variance to construct a dwelling located with a reduced setback to the centerline of a town road, in a Residential-1 district.
   Property address: 197 9 ½ Ave., Turtle Lake, Wisconsin

7. Report from Land Services Director

8. 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, Moen, Nelson, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

BARRON COUNTY ZONING

Board of Adjustment Meeting Minutes June 22, 2026, 9:00 a.m.

Present: Board of Adjustment: Amy Kelsey, Dan North, Keith Hardie, and Gary Nelson and Carol Moen. **County Personnel:** David Gifford & Becky Melton.

Chair Nelson called the Board of Adjustment to order at 9:00 a.m. and called roll. Melton confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

Motion: (Hardie/Kelsey) to approve the agenda; carried. **Motion: (Moen/North)** to approve the minutes of June 8, 2026; carried.

Public Comment: None.

9:00 a.m. | Appeal #4016: Steven C & Kimberly L Sevals Property owners request a variance to construct an accessory structure located with a reduced setback to an easement in a Residential-1 district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. **Motion: (Kelsey/North)** to include Appeal 3839; carried. Gifford presented a staff report. Public testimony was received. No written correspondence was received. Town Consideration Form entered into testimony. After Board question and discussion, **Motion: (Kelsey/Hardie)** to close testimony; carried. **Motion: (Kelsey/Hardie)** to approve the variance 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. Maximum size of the accessory structure is 24 feet by 30 feet with 1 foot overhangs**.**
3. A minimum of 8 foot setback that will be realized from the existing recorded easement.
4. All other setbacks will be met.

Motion carried 5-0

9:10 a.m. | Appeal #4017: Bruce E & Roberta Crotteau, (Owners); John Blaskowski, (Agent), Requests variance to allow an accessory structure located with a reduced setback to a town road and the ordinary high water mark of the Red Cedar River, in Recreational Residential 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 public testimony was received, oral or written. Correspondence from Susan Vanden Langenberg with the WI DNR was entered into testimony. Town Consideration Form entered into testimony. **Motion: (Moen/Kelsey)** to close testimony; carried. **Motion: (Kelsey/North)** to deny the variance request.

1. The applicant does not meet all 3 required criteria to grant the variance.
2. The applicant has reasonable use of the property such as access to the Red Cedar River and other allowable uses.

3. All testimony written and oral testimony was received and is part of the decision.

   Motion carried 4-1.

9:20 a.m. | Appeal #4018: GPRL LLC, Michael & Deanna Hessling, property owners request a special exception to host various private and social events such as weddings, reunions, and retreats and to construct an additional accessory structure to support resort operations 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. **Motion: (Kelsey/North)** to include Appeals 3919, 2730, 2578, 2293, 1463 and 996; carried. Gifford presented a staff report. No public testimony was received, oral or written. Town Consideration Form entered into testimony. **Motion: (Kelsey/Hardie)** to close testimony; carried. **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 proposed structure is 32 foot by 52 foot building with a covered open-sided walkway that is 126 foot long by 26 foot wide.
3. The maximum capacity for the event buildings is 300 guest.
4. Appropriate parking will be established to accommodate the number of guest.

   Motion carried 5-0.

Report from L.S. Director: N/A.

Next Board of Adjustment Meeting: July 13, 2026.

Motion: (Kelsey/Moen) to adjourn the meeting at 12:30 p.m.; carried.

Respectfully submitted,
Becky Melton, Administrative Assistant

Appeal #4019

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, July 13, 2026 at 9:00 a.m. in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a variance to the terms of the Barron County Land Use Ordinance as follows:

Requests a variance to construct a dwelling located with a reduced setback to the centerline of a town road, in a Residential-1 district on property described as Gl 8-3 prt Gl 8 in 94/546 doc 297592 daf: com E ¼ cor sec 17 th S alg E ln sd Govt lot 8 340.5 ft th N 77-40 W 100 ft to pob th N77-40 W 100 ft th S 150 ft to waters edge Moon Lake th ely alg waters edge to a pt th N prl to E ln sd govt lot 8 151 ft m/l to pob, consisting of .35 acres located in Section 17, T33N, R14W, town of Turtle Lake, 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 owners: Thomas M & Deborah Lynn Koch
Property address: 197 9 ½ Ave, Turtle Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24th day of June, 2026.

Barron County Board of Adjustment
Gary Nelson, Chairman

VARIANCE APPLICATION

Submit completed application and fee to the:
Barron County Zoning Office
335 E. Monroe Ave. #2104
Barron, WI 54812
715-537-6375

Note: Hearing date may be delayed until a site visit can be completed

Property Owner: Tom Koch
Address: 197 9½ Ave.
City/State/ZIP: Turtle Lake, WI 54889
Daytime Phone:
Email:

Agent: Tom Koch
Address: 260 4th Ave. (Mailing)
City/State/ZIP Clayton, WI 54004
Daytime:
Email:

SITE INFORMATION
Parcel I.D. Number: 048-1700-16-000
Property Address: 197 9½ Ave

AREA VARIANCE REQUEST IS FOR: (Check all applicable boxes below; multiple setbacks may be required)

Proposed Project: ☒ New ☐ Addition to (Existing structure w/in setback to:_____)

☒ Dwelling ☐ Accessory Structure ☐ Fence
☐ Retaining Wall ☐ Open structure (platform, free-standing deck, patio, etc.)
☐ Other

Setback to: ☐ Road ☒ Road right of way ☒ Centerline
☐ Ordinary highwater mark ☐ Easement ☐ Property line

Has the structure/addition in question already been placed/built on this property? If so, when? No
Was it built/placed while property was under current ownership? ☐ Yes ☒ No

Describe project: New Home Construction
Based on the buildable space on the lot, we need a variance from the road.

An **area variance** is authorization by the Barron County Board of Adjustment (BOA) to vary one or more of the dimensional or physical requirements of the applicable zoning law, code or ordinance in connection with some proposed construction. The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the BOA to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. Failure to appear at the hearing may result in the BOA moving forward with a decision based on the facts presented.

OFFICE USE
Appeal # 4019 Hearing Date: 7/13/2026 Other appeals N/A
Name of Water Body: Big Moon Lake Zoning Dist.: R-1
Reviewed By: _____ **Date** ____/____/____

DATE RECEIVED:
RECEIVED
MAY 29 2026
BARRON COUNTY
LAND SERVICES

Variance Criteria

(1) Will there be **unnecessary hardship** to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restraints unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing there is no suitable location for a home or claiming that they need more outbuilding space than permitted to store personal belongings.) Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

Because of the strict application of the terms of Barron County would unreasonably prevent the owner from using the property for a permitted purpose.

(2) Do **unique physical characteristics** of your property prevent compliance with the ordinance? If yes, please explain.

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstance of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

Due to physical limitations to the property and hoping to have a garage and main living essentials on the main level, the lot size limitations don't allow for that.

(3) What would be the effect on this property, the community or neighborhood and the **public interest** if the variance was granted? How can these impacts be mitigated?

The purpose and intent statements of the ordinance outline public interest factors. If granted, the variance request cannot harm the interests of the neighborhood, County and State as a whole and cannot be contrary to the objectives of the ordinance as established in the intent and purpose statements. Support from neighbors is not to be construed as proof of no adverse impacts on public interest.

The variance will not be contrary to the public interest and will comply with other properties near by with the style, size & feel of the new structure.

Alternatives

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below.

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

_____

_____

_____

Plot Plan Instructions: Use the area provided on the following page, or a separate piece of paper, to show **ALL** of the following items:

1. The location and size of all ***proposed and existing*** buildings
2. The location of:
   - any lake, flowage, stream or river that either abuts or is near your property
   - and name of all roads
   - any Easements (road, utility or other)
   - any proposed or existing well(s)
   - Privately Owned Wastewater Treatment System (POWTS). A POWTS includes a septic tank, holding tank, mound system or drainfield
3. Show distances from buildings to:
   - lot lines
   - center of roads and/or edge of easements
   - ordinary highwater mark of any lake, river, stream or wetland if applicable

All measurements are from the furthest extension of the structure (eaves, overhangs, etc are part of the structure) to the nearest point of a setback.

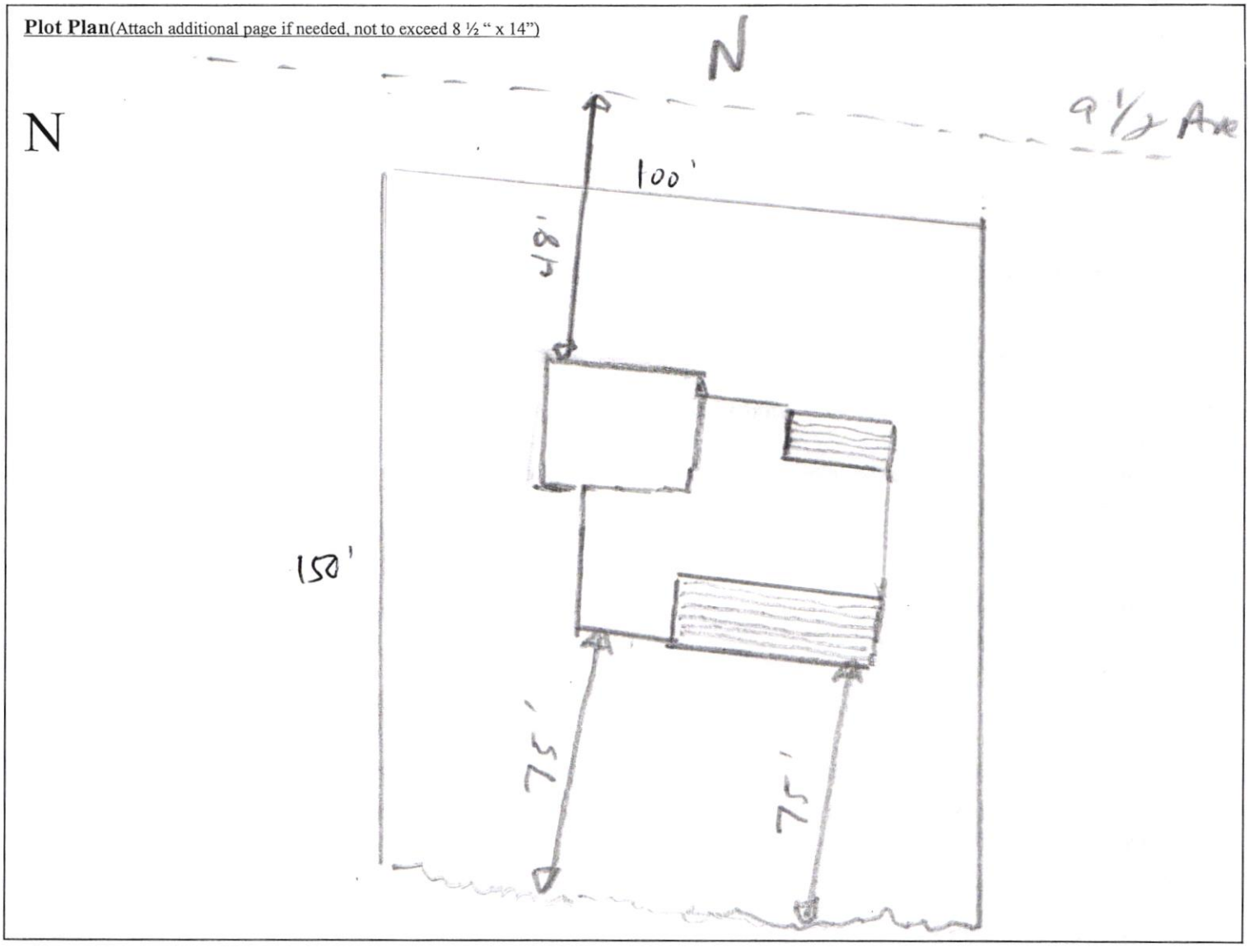
When measuring setback distance on a sloping building site, the measurement must be done on a **HORIZONTAL (flat) MEASURING LINE**. The horizontal measuring line is created by holding the measuring tape level **AND NOT MEASURING ALONG THE SLOPE**. Depending on the amount of slope, several short measurements may have to be made.

For waterfront properties only, please note:

- Impervious Surfaces: For **all** proposed projects, an "Impervious Surface Worksheet" **must** be completed and attached to this application.
- Viewing/Access Corridor: For proposed dwelling projects on an undeveloped lot, a viewing/access corridor sketch **must** be submitted.
- Mitigation Plan: Where proposed construction will impact setbacks to the ordinary highwater mark, a mitigation plan may be a requirement of variance approval.

For detailed information regarding these requirements, please consult with Zoning Office staff.

Plot Plan(Attach additional page if needed, not to exceed 8 ½ " x 14")



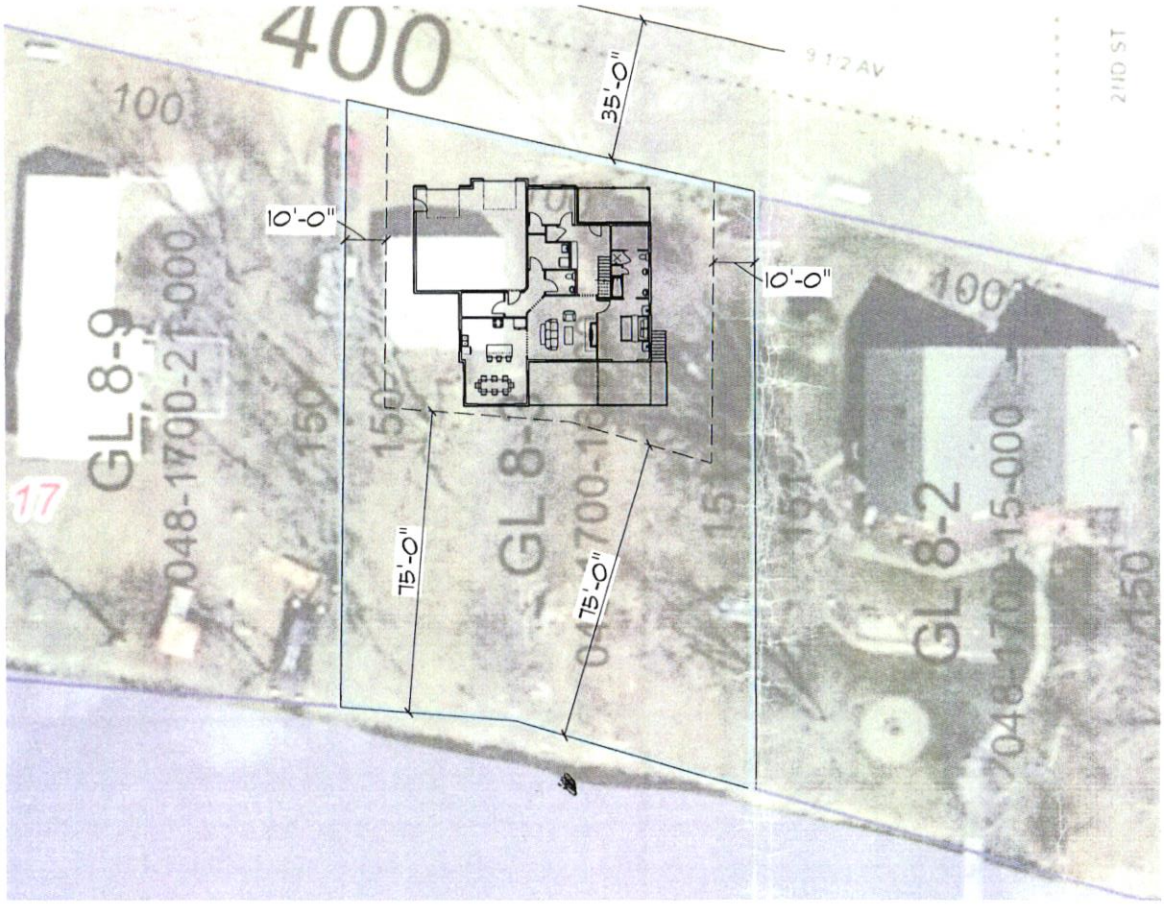
The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Land Services staff and Board of Adjustment members to view the premises, in relation to the appeal request made herein. The undersigned has read and understand the procedures and requirements for applying for a variance, and further understands that the filing fee is non-refundable and the application may be returned if information is incomplete or illegible.

The undersigned also understands that they, or their agent, must appear at the public hearing.

Owner Signature — Date: 5 / 29 / 26

Agent Signature — Date: ____ / ____ / ____

* House will shift & be parralel to the road.



MAIN FLOOR
SCALE: 1" = 30'-0"

Old permit ?
(Previous House)
Jeff to check on

66'
Center Rd.

41'
Buildable
Space

75'
Lake

click on
"View Report"
to see previous
Variance report
requests

BERGHAMMER BUILDERS INC.

NOTE
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TOM & DEBBIE KOCH HOUSE
197 9 1/2 AVE
Turtle Lake
Wisconsin
54889
PHONE:
FAX:

DRAWN BY: MNB
SCALE: 1" = 30'-0"
DATE: 5/22/2026
PAGE:

SITE PLAN

Koch

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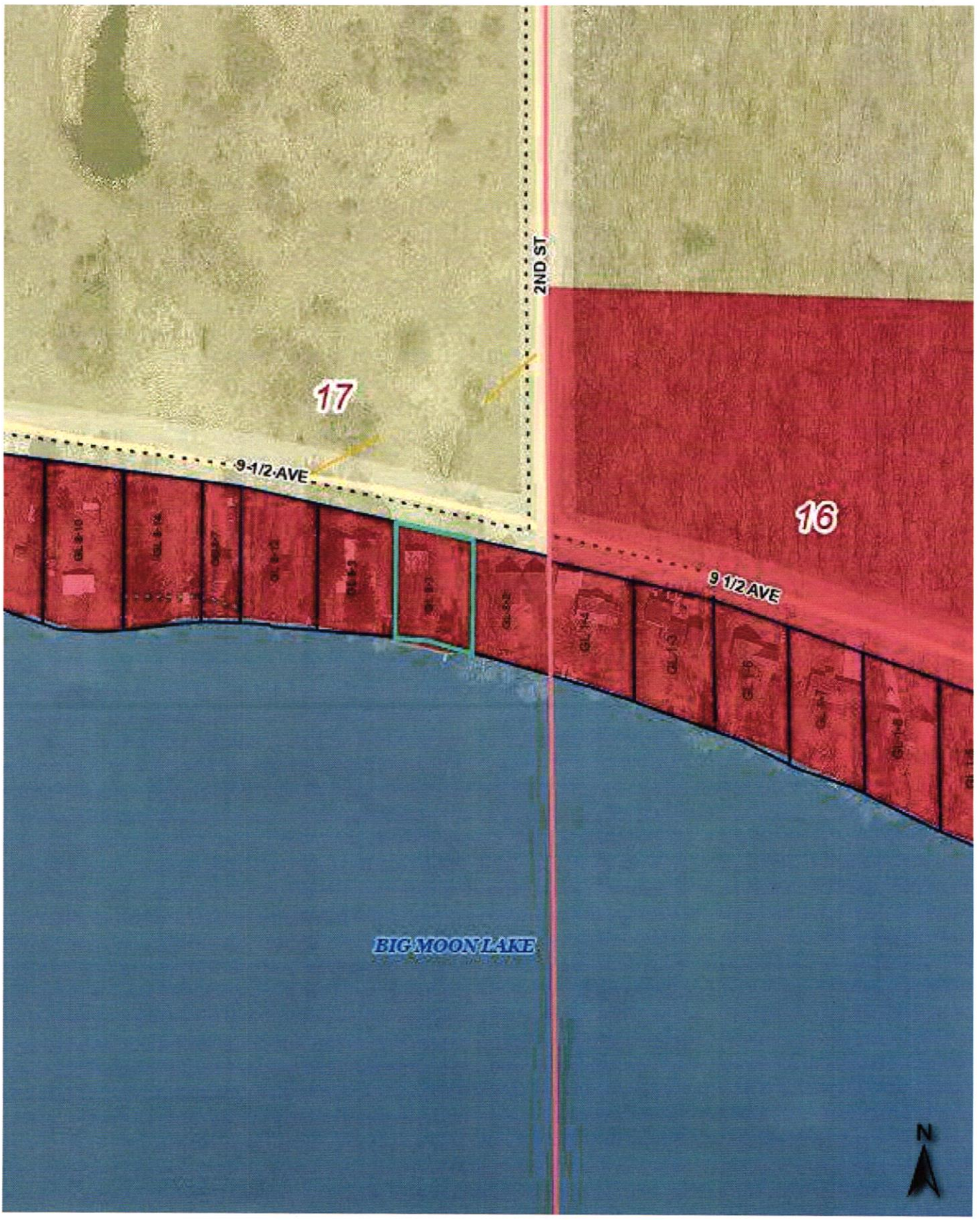

Koch

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ORDINANCES RELATING TO HEARING

Applicant/Owner: Thomas M & Deborah Koch **Appeal:** 4019
Previous Appeals: N/A

Request: Requests a variance to construct a dwelling located with a reduced setback to the centerline of a town road, in a Residential-1 district.

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 17.32 RESIDENTIAL- 1 The Residential Low Density district is created to establish and protect the essential characteristics of areas within which low density residential use should occur, along with certain community and recreational uses to serve the residents of the district.

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.

Ordinances relating to this Appeal:

17.32	Residential-1 District
17.73(7)	Variances
17.41	Shoreland Overlay Area

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 Turtle Lake

Owner: Tom & Debbie Koch

Applicant/Agent: _____

Property Address: 197 9½ Ave Property Tax ID #: 048-1700-16-000

Explain Request: (must match explanation on application)

New Home Construction
Based on the buildable space on the lot, we need a variance from the road.

Section B *– to be completed by the Township*

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

EXPLANATION OF TOWN BOARD DECISION:

Date: 5-29-26

Signed: David Pabst (Town Chairman) **OR** **Signed:** _____ (Town Clerk)

DAVID PABST
Print Name

_____
Print Name

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