

Brown County Board of Adjustment
July 15, 2025

The Brown County Board of Adjustment held their regular meeting open to the public on July 15, 2025, at 10:00 A.M. in the Brown County Commissioners Room. Board Members present: Joe Stadheim, Tom Hirsch, Lori Schneider, Tony Boelter, and Jim Krueger. Others present include Sam Hansen, County Administrator; Charles Hanson, County Attorney; and Amanda Lang, Assistant Zoning Administrator.

Members of the public present include: Jim Greibel, Brad Hagfors, Diane Hauth, Roger Hauth, Scott Cowan, Ella Clobes, and Brian Sullivan.

The Meeting was called to order by Vice Chairman Jim Krueger at 10:07 a.m.

A **Motion** was made by Hirsch and **Seconded** by Stadheim to approve the minutes with corrections from June 10, 2025. The motion was approved unanimously on a 4-0 vote.

Boelter arrived at the meeting and commenced the remainder of the meeting as Chair.

The **First item of business** is a variance application #APP-V-0073 by James Griebel to allow a reduction of forty-nine and a half (49.5) feet from the required one hundred and fifty (150) feet from the center of a State Highway to one hundred and a half (100.5) feet to construct a 30 feet by 30 feet garage, all located in the R-1 General Residential District.

Discussion: Santaella gave overview. Schneider asked if it was possible to move the location closer to the house, and the applicant, Jim Greibel, stated it is due to the slope in that location and would have to bring in fill. Schneider stated concerns for it being close to State Highway 15. Boelter stated he would have greater concerns if it was a living space being closer to the road, but since it's a garage it does not have as high of risk. Stadheim stated to location is appropriate in relation to the neighboring structures.

The Finding of Fact sheet was completed.

A **Motion** was made by Stadheim and **Seconded** by Schneider to approve the variance. The motion was approved unanimously on a 5-0 vote. The variance is granted.

The **Second item of business** is a variance application #APP-V-0074 by Roger Hauth to allow a reduction of thirty (30) feet from the required one hundred and ten (110) feet from the center of the township road to eighty (80) feet to construct a 70 feet by 120 feet cold storage building, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella gave overview. Stadheim asked if they would be using the existing pad of the shed being removed, applicant, Roger Hauth, identified that the new shed would go North of the existing one. Schneider asked if the road is heavily trafficked, and Scott Cowan responded no and that there are trees and shrubs planted along the road. Schneider asked why this location, and

applicant responded that the yard been filled and they intend to put a pasture for horse(s) on the South part of the property. Stadheim stated that he does not recognize a practical difficulty in this situation. Krueger said that the site seems limited when there in person. Cowan gave further information to the property layout and future plans. Boelter stated that due to equipment size being larger having more yard space makes sense. Stadheim asked about the slope and if any drop is there, Cowan responded that it tapers to the South.

The Finding of Fact sheet was completed.

A **Motion** was made by Krueger and **Seconded** by Hirsch to approve the variance. The motion was approved on a 4-1 vote with Stadheim dissenting. The variance is granted.

The **Third item of business** is a variance application #APP-V-0075 by Brad Hagfors to allow an expansion of ten (10) feet from the allowed twenty (20) feet in height for an advertisement sign to thirty (30) feet, all located in the I-1 Limited Industrial District.

Discussion: Santaella gave overview. Krueger stated that due to the elevation change in that area, without a variance the sign top would be at the height of the road. Schneider asked if the sign would be lit or flashing, applicant stated that it would be LED lit but not flashing.

The Finding of Fact sheet was completed.

A **Motion** was made by Stadheim and **Seconded** by Schneider to approve the variance. The motion was approved unanimously on a 5-0 vote. The variance is granted.

The **Fourth and Final item of business** is a variance application #APP-V-0076 by Ella Clobes of Xcel Energy to allow a reduction of forty-five (45) feet from the required one hundred and ten (110) feet from the center of a township road to sixty-five (65) feet to construct a new electric substation, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella gave overview. Boelter stated that the new area is further back from the road. Schneider addressed the safety of the area and that the proximity to Essig lower speeds and the fence around it alleviates concerns. Stadheim stated that this is an improvement to the infrastructure of that area.

The Finding of Fact sheet was completed.

A **Motion** was made by Schneider and **Seconded** by Stadheim to approve the variance. The motion was approved unanimously on a 5-0 vote. The variance is granted.

There being no other business, Stadheim motioned to adjourn, Krueger second, Chair Boelter adjourned the meeting.

Respectfully submitted,
Amanda Lang, Assistant Zoning Administrator