CONDITIONAL USE APPLICATION

Chapter 170, Section V, Town of Troy Zoning Ordinance

File #: _____
Office Use Only

APPLICANT INFORMATION

Applicant Name: Settlement Hill Farm Owner Name (if not Applicant): Evonne + Michael Ganz

Mailing Address: 565 County Road U Mailing Address: Same

Hudson, WI 54016

Daytime Phone: (715) 760-0030 Daytime Phone: (____) _____

E-mail: evonneganz@gmail.com E-mail: _____

SITE INFORMATION

Site Address: 565 County Road U, Hudson WI 54016

Property Location: W 1/2 1/4, NW 1/4, Sec. 01, T. 28 N., R. 19 W., Town of Troy *(Complete legal description must be attached.)*

Parcel Identification Number(s): 040-1001-20-100 Alt Parcel #01-28.19.7C

LAND USE INFORMATION

Zoning District Designation: Agricultural Residential

State the nature of your request: Seasonal Wedding / Event Venue Renewal

Is there a conservation easement on your land? ☐ Yes ☒ No

☐ See attached application narrative and application procedure form.

FEES

Application Fee:		$ 350	*(plus professional fees/expenses)*
Supplemental Application Fees:	$ 175 x ____(# of additional requests)	$ _____	
Total Fees:		$ _____	

- All application fees must be submitted with application and are non-refundable.
- Additional fees paid as directed by the Town Clerk.
- Fees will be doubled for applications submitted after construction project initiated, and/or written enforcement action has commenced.

I attest that the information contained in this application is true and correct to the best of my knowledge.

Applicant Signature: Evonne L. Ganz **Date** 4/14/2026

Owner (if not applicant) Signature: _____ **Date** _____

OFFICE USE ONLY

Pre-application Meeting: _____ With: _____

Complete Application Accepted: _____ By: _____

Fee Received: _____ $ _____ Receipt #: _____ Scheduled Hearing Date: _____

Response to questions on Form: Conditional Use Application

1. **Describe the details of your request:**
   A) To operate a seasonal wedding/event venue on the Farmstead from May through October. We would limit our weddings to one per week during the season. Occupancy would be 275 guest or less. Most events would be on Saturdays. Operating hours would be from 8 am to 11 pm the day of the event. A typical day would be guest arriving between 3 and 4 pm. Ceremony between 4 and 5 pm outside or inside, followed by a catered dinner and dance inside the barn with the event ending no later than 11 pm. We plan to use the buildings that are already in place. The farmstead dates back to 1852. We do not have plans to make drastic changes to the farmstead in the hopes to preserve it as a historic farm/property and not a commercial-style venue.
   B) To host May through October, small corporate day retreats on occasion on weekdays. Food would be catered in.
   C) Due to new Wisconsin Liquor laws, we are looking to acquire a Class "B" and "Class C" liquor license that allows our patrons to bring in beer and wine.

2. **Describe your impact of your request on the enjoyment and value of surrounding properties. If there is no impact, explain why:**
   There is very little impact on the adjoining neighbors since most of the property around us is zoned Exclusive Ag being corn fields owned by the Garbe family. Our land butts up to the German Settlement Cemetery on the Southern border. The only neighbors that may feel an impact would be our neighbors Melvin & Kathyrn McElwain, James Darren & Ann Roby who live across the road from us. They may notice a slight increase in neighborhood traffic about a half hour before the ceremony would when guests are trickling in. People leave the event at different times throughout the event, so traffic on the road is not noticeably different once guest have arrived. Our driveway is long and we have ample parking space in the back, so there is no backup of cars on the road.

   Ceremonies, if outside, last on average of a half hour. Since ceremonies take place in the apple orchard or the spot behind a small pine grove, much of this is buffered by the trees between us and the neighborhood. The rest of the event activities would be inside the barn. The barn is built into the hillside and has two layers of siding on its upper level, so, sound of the event is contained within. Since the McElwains' are directly across the road from us, they may feel some loss of privacy when an event is in progress. However, their home is a good distance from the road, as is the barn on our property and numerous trees in between the two properties. In the years we have been doing events, we have not received one complaint from either neighbor.

3. **Describe the Compatibility of your request with the uses and character of the surrounding area:**
   I feel that it is important to preserve this historic barn and farmstead which was/is true to the original character of the area, but is now being threatened and encroached upon by urban sprawl. I feel that using the 106-year-old barn as a wedding/event venue gives it a useful purpose and will help preserve the farm structure much better than if it was used to house animals at this point. I also feel that the barn is an important structure in the Historic German Settlement area. We hope to not change the appearance of the farm, but keep its rural integrity.

4. **Describe how your request is consistent with the spirit of the intent of the zoning district in which your property is located. (Please refer to the purpose statement for your zoning district in the Town of Troy zoning Ordinance.)**
   We want to responsibly preserve this barn and keep it from deteriorating and falling down as so many barns have done in this neighborhood in the last few years, and help retain the scenic rural setting and heritage that we live in and that Wisconsin is known for. But even more important, the farm is part of the Historical German Settlement area which is a 6-mile radius that was settled by a group of German families back in 1851-1854. The German Settlement once included numerous family farms, a community bake house, school and livery. Our farm was the first farmstead the group erected for the Bartholomew Schwalen family. There are elements of the original barn and house in the existing barn that was built in 1920 after a fire took down the original barn that was built in the 1850's. From what we know of this group of immigrants and their history, they loved music and were known to have community barn dances in the area, so I think they would be happy to see this farm used in this way (See attached articles in regards to the German Settlement Historic Society.)
   It is also notable that, Bartholomew Schwalen allowed the group to utilize some of his land for the German Settlement Cemetery that butts up to our property on the South side. I have been told it is the oldest (active) family run cemetery in the state of Wisconsin. It is one of the reasons we named the property Settlement Hill Farm (see attached Wisconsin Historical Marker). We have been involved in helping the German Settlement Heritage Society in raising money and preserving the original German Bake house and park located in the Cottonwood South Development just a mile down the road. We hope this barn can also remain standing as a testament to the German Settlement History and farming heritage of the area.

5. **Describe how your request will impact public health, safety, and general welfare. What measures will you take to minimize any negative impacts?**
By finding a use for this historic barn, instead of letting it become another empty deteriorating barn, which in turn would be a danger to those in the area and home to rodents, we will instead be preserving some of the rural look, character, and heritage in the neighborhood. We would allow no food preparation here. Food will be catered in by local licensed restaurants & catering companies. For bathrooms, we require the rental of Porta-Potties or Portable bathroom trailers, so there will be no effects to soil or ground water. We will have numerous garbage cans and bags throughout the event area and will have a dumpster behind our storage shed (out of view) for garbage and will recycle as much as possible.

The past six years, we have been working with Engineer Bill Lindau of Lindau Companies Inc., Township Inspector Brian Wert and the Hudson Fire Department. We have followed their expertise in all recommendations to make the barn safe for this type of use. We have added structural support, to the specs recommended by the engineer. We have more than the required exits on both levels with doors that push out. Exits are marked with signage and emergency lighting. We have also installed smoke alarms and extinguishers in accordance to the recommendations of the Hudson Fire Chief.

6. **How will you ensure that your request will not constitute a nuisance by reason of dust, smoke, odor, or other similar factor? What measures will you take to prevent a nuisance?**
I do not see that there would be any nuisance of dust, odor or smoke to neighbors due to this being an event venue. Sound is the only possible nuisance to the neighbors. To address that issue, we have a statement in the venue contract, that the couple and the DJ have to sign, agreeing that we control the volume of the music. Again, the barn has two layers of siding on it, so it is already pretty sound proof from the neighborhood. We will be on the premises during an event and would be there to make sure that the sound stays within the barn. We have given our close neighbors our phone number and asked them to text us if they were hearing the music. In the years we have been doing this, we have not gotten one complaint from our neighbors.

7. **Additional comments**:
Due to the new Wisconsin Liquor laws Mike has successfully completed the Wisconsin Food & Bev Training course to start the approval process for the Class "B" & C Wine and Beer licensing. See attached letter requesting consideration to an adjustment to the Township ordinance Chapter 74 to allow us to also provide liquor for mixed drinks.

I am a Dairy Farmers daughter and fell in love with this barn when we found this property back in 1996. We want to preserve this barn and like the idea of sharing this beautiful countryside, the feel of its rural heritage, and the experience of seeing and being in an authentic barn with those that come to visit.

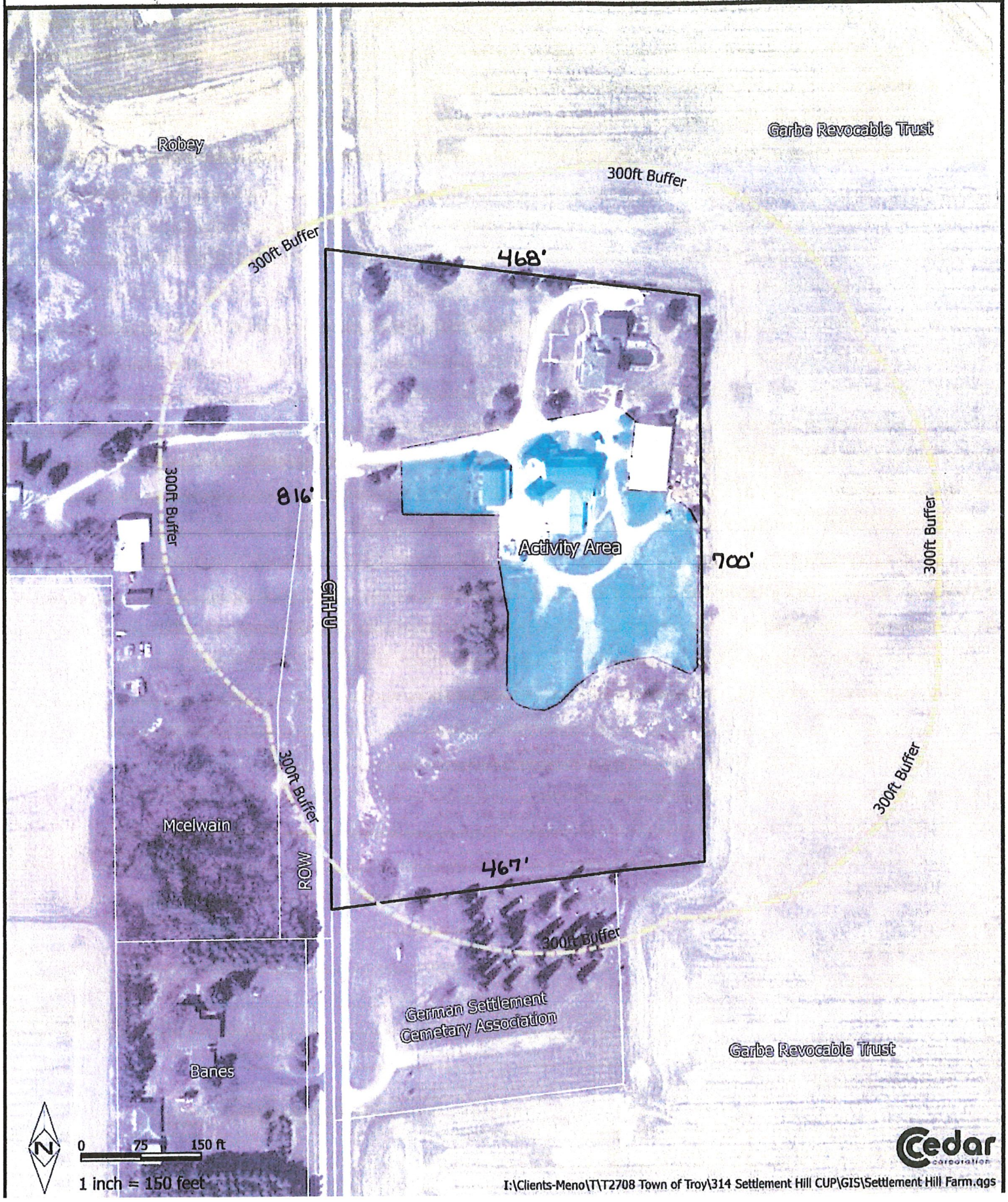
Wisconsin has been known as the dairy state. Almost all of the Wisconsin souvenirs/memorabilia/calendars that you find have an iconic Wisconsin barn on it. These family barns are a symbol of our state, but they are disappearing quickly due to urban sprawl and since the demise of small family farming. Many of these barns have disappeared from the canvas due to age, disrepair and the high cost to maintain a barn structure. This is one of a few barns that the farmer was able to take good care of over the years and it has the potential to stay standing for a long time to come if it gets continuous care as a result of a useful purpose. I feel that a wedding/event venue is a use for this structure that would be a lot less wear and tear on the building than if it was used for animals. Hopefully insuring a long life.
I would also like to take this opportunity to point out that our venue will not only help us with the cost of living and keeping up with the maintenance of the barn and farmstead, it also brings in thousands of dollars of revenue to the local economy through the use of: florists, bakeries, photographers, party rental companies, hotels, camping grounds, limo/shuttle services, restaurants, caterers, downtown shops etcetera. It will also highlight the many things this area has to offer to those who come to the weddings /events and stay the weekend.

Please call me if you have any questions or need clarification on my response to your questions. I would also be happy to walk the committee through the venue if that would be helpful.

Respectfully submitted,
Evonne Ganz
Mike Ganz

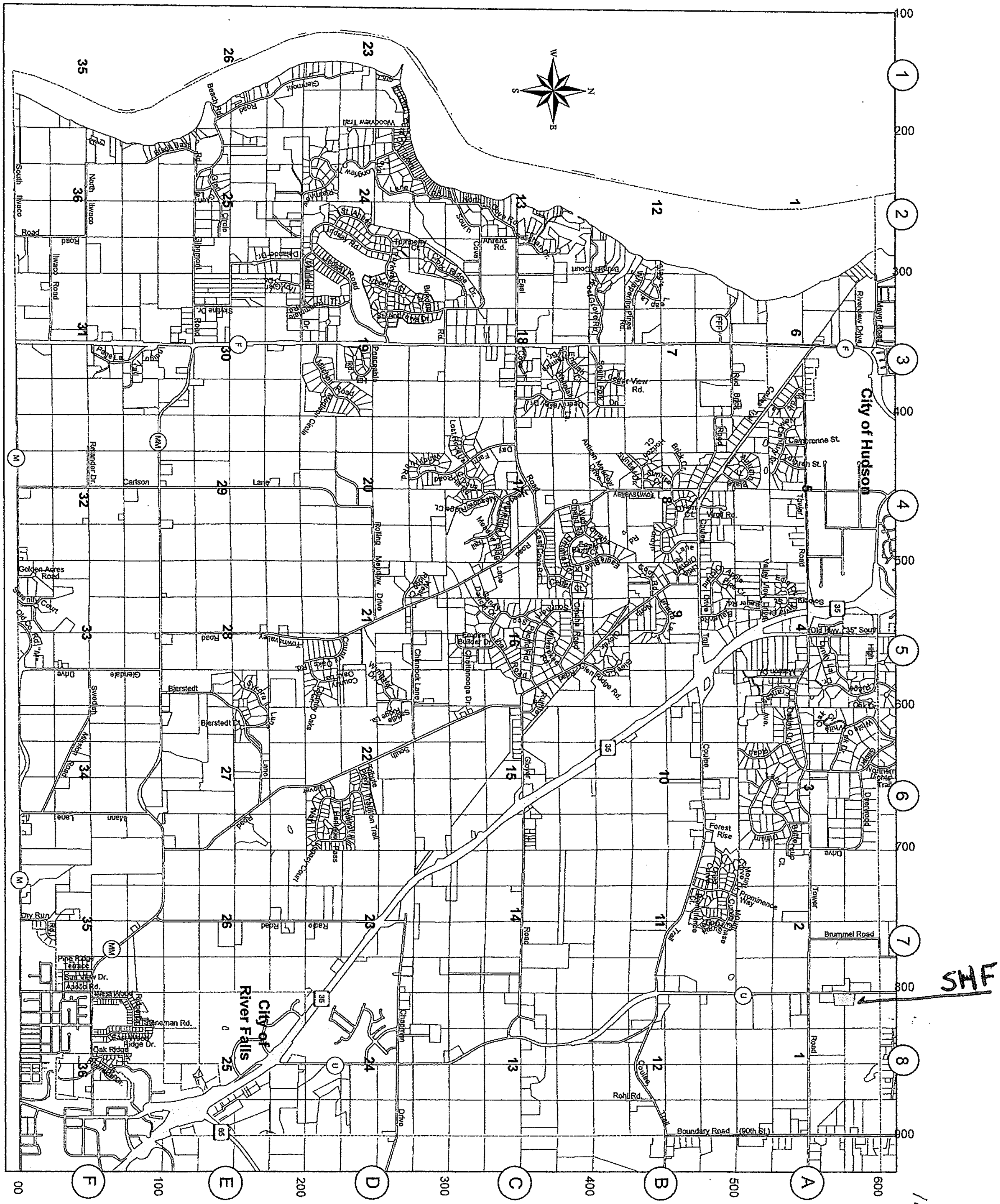
Septic Field
Home
Shed Personal
Barn Venue
Shed Personal
Apple Orchard
Out door Ceremony Site
entrance + exit
Dumpster
PARKING
CTH-U
N
0 50 100 ft
1 inch = 100 feet
Cedar corporation
I:\Teams\Planning & ED Group\James\GIS\Places (MAPS)\StCroixCO (Troy)\St.qgs

Settlement Hill Farm Wedding Venue
300 Foot Buffer



Town of Troy

T28N,R19 & 20W



11/2010