

**ZONING COMMITTEE MEETING**

**Wednesday, April 7, 2021 – 1:30 p.m.**

**Auditorium**

**Barron County Government Center**

335 E. Monroe Avenue - Rm. 2106, Barron, Wisconsin

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**AGENDA**

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Approve March 3, 2021 meeting minutes.
4. Edit List Review – March expenses – discussion only (no motion required)
5. Condominium Plat Amendment: 4<sup>th</sup> Amended Plat of Fairways at Tagalong Condominium (fka Fairways at Tagalong Motel, a Condominium
6. Amend Farmland Preservation Plan Map Areas for the Town of Maple Grove

**7. Public Hearings:**

1:30 p.m. – A rezoning request from the Agricultural-2 district to the Agricultural-1 district on property described as part of SE-SE shown as Plat 16-2, consisting of 2.019 acres, located in Section 22, T33N, R12W, Town of Maple Grove. Property owned by Kusilek Farms LLC.

1:40 p.m. – A lot variance request to reduce an access easement width from 66 ft to 30 ft, the lot area from 1 ac to 2700 sq ft, and the lot width from 100 ft to 50 ft for property described as part of SW-NW, also shown as Plat 7-1, consisting of approx. .5 acres, located in Section 17, T36N, R11W, Town of Oak Grove. Property owned by Lannie & Shirley Berlin. Applicant: Mosaic Telecom.

1:50 p.m. – A rezoning request from the Agricultural-1 district to the Agricultural-2 district on property described as rezone part of SW-SW, consisting of approx. 5 acres, located in Section 33, T33N, R14W, Town of Turtle Lake. Property owned by Ivanna D. Bergmann.

8. Discussion: Farmland Preservation Program & Exclusive Ag District
9. Discussion: Zoning office activities and actions
10. Future Agenda Items:
11. Set next meeting date. May 5, 2021
12. 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: Heinecke, Rogers, Thompson, Johnson, Gerland, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

ZONING COMMITTEE MEETING MINUTES

March 3, 2021 – 1:30 P.M.

Present: Rogers, Heinecke, Johnson, Gerland.  
Zoning Office Staff: David Gifford, Kim Collins.  
Absent: Thompson.

Rogers called the meeting to order at 1:30 p.m. and Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

#3. Minutes – The minutes of February 3, 2021 were presented; **motion:** (Heinecke/Gerland) to approve the minutes as presented. Motion carried 4:0.

#4. Edit List – no questions or comments.

#5. Public Hearings –

(1:30 p.m.) **Jerid & Yvonne Hoff – Town of Rice Lake, Ag-1 to Ag-2, 21.3 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified and public testimony was received. Gifford provided a staff report. After committee questions, **motion:** (Heinecke/Johnson) to recommend approval; carried 4:0. **Motion:** (Gerland/Heinecke) to close the hearing; carried 4:0.

(1:40 p.m.) **Brian & Kimberly Claudnic – Town of Sumner, R-1 to Ag-2, 15.06 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified; no public testimony or correspondence was received. Gifford provided a staff report. After committee questions, **motion:** (Johnson/Rogers) to recommend approval; carried 4:0. **Motion:** (Johnson/Heinecke) to close the hearing; carried 4:0.

(1:50 p.m.) **Mark H. Lettner Revocable Living Trust, owner; Irvin Humphrey, Jr.; applicant – Town of Dallas, Ag-2 to MR, approx. 13.1 acres**

Rogers read the public notice and Gifford presented a file review. The applicant appeared by phone; no public testimony or correspondence was received. Gifford provided a staff report. After committee questions, **motion:** (Rogers/Gerland) to recommend approval; carried 4:0. **Motion:** (Heinecke/Johnson) to close hearing; carried 4:0.

#6. Discussion: Office Activities – Gifford discussed the upcoming Ordinance updates.

#7. Future Agenda Items: *Ordinance Updates*

#8 Next meeting date: April 7, 2021 at 1:30 p.m.

#9. Rogers declared the meeting adjourned by unanimous consent at 3:34 p.m.

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Kim Russell-Collins, Secretary

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Steve Johnson, Committee Secretary

\*\*\*Minutes are not official until approved by the Zoning Committee\*\*\*

**COUNTY OF BARRON**  
 Payment Request Edit  
 On-Line Vouchers  
 LAND SERVICES DEPT

Vendor No/Name	Line#	voucher#	Account Desc	Date	Description	Amount
134732 INDIANHEAD ASSN OF ASSESSING OFFICE	1	C0076500	ASSOCIATION/MEMBERSHIP DUES	03/11/21	RPL-2021 MEMBERSHIP/SOMMERFELD	10.00
1724 NORTHERN BUSINESS PRODUCTS	1	C0076501	NEW EQUIPMENT	03/11/21	LS-LEGS FOR ADM ASST DESK	142.89
33413 WI COUNTY CODE ADMINISTRATORS	1	C0076502	ASSOCIATION/MEMBERSHIP DUES	03/11/21	LS-2021 DUES-GIFF, STAN, BLACK, WOJCI	130.00
167 AYRES ASSOCIATES INC	1	C0076503	OTHER PROFESSIONAL SERVICES	03/11/21	LIO-OLINE LIDAR	9,500.00
74101 LEICA GEOSYSTEMS INC	1	C0076504	FIELD SUPPLIES	03/11/21	LIO-ANTENNA ADAPTER	148.38
922 WIEHES TRUE VALUE	1	C0076505	FIELD SUPPLIES	03/11/21	LIO-BATTERY, BOLTS, SCREWS #87	15.07
22632 RICE LAKE PRINTERY INC	1	C0076506	EDUCATIONAL MATERIAL	03/11/21	SWCD-POSTER CONTEST CALENDARS	688.50
10383 WI DEPT OF NATURAL RESOURCES	1	C0076507	DUE TO STATE - MINING PERMIT FEES	03/11/21	SWCD-ANNUAL NR 135 STATE FEES	7,470.00
744 CHETEK ALERT INC	1	C0076508	PUBLICATIONS	03/11/21	ZA-NOSBISCH PUB NOTICE	45.63
274259 APG MEDIA OF WISCONSIN LLC	1	C0076509	PUBLICATIONS	03/11/21	ZA-HOFF, CLAUDNIC PUB NOTICE	88.22
426 BELL PRESS INC	1	C0076510	PUBLICATIONS	03/11/21	ZA-HUMPHREY, BEC PUB NOTICE	109.68
3565 SAFETY AND BUILDINGS DIVISION	1	C0076511	DUE TO STATE - SANITATION FEES	03/11/21	ZA-STATE SANITARY FEES, FEB 2021	200.00
<b>Totals:</b>						<b>18,548.37</b>

**MANUAL VOUCHERS/JOURNAL ENTRIES**

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 1/1 - 1/22/21	\$139.94
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 1/23 - 2/19/21	\$58.74
3/4/2021 SWCD	D FARLOW	100-12-44500-000-000	PERMIT OVERPAYMT	\$100.00
SWCD	WISCONSIN LAKE	100-12-56010-325-00	RED CEDAR CONF REG	\$80.00

  
 Dept Approval

Admin Approval

MANUAL VOUCHERS TOTAL: \$378.68  
 GRAND TOTAL: \$18,927.05

Land Services Total: \$561.57  
 Land Information Total: \$9,663.45  
 Soil & Water Conservation Total: \$8,158.50  
 Zoning Administration Total: \$543.53

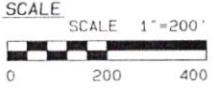
\$18,927.05

# #4 PRELIM

## 4th AMENDED PLAT OF FAIRWAYS AT TAGALONG CONDOMINIUM (fka FAIRWAYS AT TAGALONG MOTEL, A CONDOMINIUM)

A PARCEL OF LAND BEING A PART OF GL 4 AND A PART OF THE SE/SE OF SECTION 2 AND A PART OF THE NE/NE AND GL 1 OF SECTION 11, ALL BEING A PART OF TOWNSHIP 36 NORTH, RANGE 10 WEST, TOWN OF CEDAR LAKE, BARRON COUNTY, WISCONSIN

BEARING REFERENCE  
BEARINGS REFERENCED TO THE LINE BETWEEN SECTIONS 2 AND 11, RECORDED BEARING OF S89°10'46"E



**NOTE**  
**CONDOMINIUM PLAT CHANGES**  
CHANGES ON THIS PLAT FROM THE RECORDED 3RD AMENDED PLAT INCLUDE, BUT NOT LIMITED TO:  
1. PLAT NAME CHANGE  
2. REMOVAL OF PROPOSED BUILDINGS B600, B600 AND B800 ALONG WITH SEPTIC AREAS FOR EACH AS BEST AS POSSIBLE. THEY WERE NOT BUILT EXACTLY AS PLANS SHOWN. VENT PIPES WERE CUT OR REMOVED, UNABLE TO LOCATE  
3. UPDATED LOCATIONS OF EXISTING SEPTIC AREAS AS BEST AS POSSIBLE. THEY WERE NOT BUILT EXACTLY AS PLANS SHOWN. VENT PIPES WERE CUT OR REMOVED, UNABLE TO LOCATE  
4. UPDATED LOCATION AND OUTLINE OF GARAGE BUILDING 66500  
5. ADDITION OF AREAS ON PLAT RESERVED FOR GARAGE BUILDINGS TO BE BUILT UPON IN FUTURE. SUBJECT TO BARRON COUNTY ZONING RULES AND CONDO RULES.

**LIMITED COMMON AREAS**  
LIMITED COMMON AREAS TO INCLUDE DECKS AND PATIOS OF EACH UNIT. AREAS ARE SHOWN ON SHEETS 2 AND 3.

**PROPERTY OWNER**  
FAIRWAYS AT TAGALONG CONDOMINIUM ASSOCIATION, INC.  
A WISCONSIN CORPORATION  
2953 29th AVE, SUITE 3  
BIRCHWOOD, WI. 54817

**NOTE**  
TOTAL NUMBER OF HABITABLE UNITS IS 73. GARAGE UNITS ARE NOT HABITABLE AND ARE TO BE ASSIGNED TO EXISTING HABITABLE UNITS WITHIN THIS CONDOMINIUM.

**AREA OF CONDOMINIUM**  
1,077,270 SQUARE FEET TOTAL AREA.  
NO WATER FRONTAGE  
REQUIRED MINIMUM AREA= 480480 SQUARE FEET

**NOTE**  
**SUPPLEMENTAL INFORMATION OF UNITS**  
THERE ARE PAGES OF PHYSICAL DRAWINGS DEPICTING THE INDIVIDUAL UNITS AND THEIR INTERNAL LAYOUTS INCORPORATED HEREIN BY REFERENCE AS SUPPLEMENTAL INFORMATION TO THAT REQUIRED BY 703.09 WIS. STATS. THESE DRAWINGS ARE ON FILE WITH THE BARRON COUNTY ZONING OFFICE.

**EASEMENT PROPERTY BOUNDARY COURSES**  
E1 = N71°31'00"W 73.61'  
E2 = N32°42'04"W 41.36'  
E3 = N76°00'22"E 126.43'  
E4 = N21°15'14"E 102.68'  
E5 = N62°17'24"E 84.58'  
E6 = S77°20'40"E 41.49'  
E7 = S62°10'57"E 134.45'  
E8 = N88°46'22"E 100.88'  
(N88°46'22"W 100.88')  
E9 = N68°45'25"E 51.26'  
E10 = S28°38'22"E 17.89'

**FLOOR PLANS**  
APPROXIMATE FLOOR PLANS AND APPROXIMATE AREAS OF UNITS ON SHEET 2 AND 3 OF PLAT.

**UNIT NUMBERS**  
INDIVIDUAL UNIT NUMBERS ARE SHOWN ON SHEET 2 OF 2, WITH CORRELATING BUILDING NUMBERS AS SHOWN ON THIS SHEET, EXCEPT FOR UNITS 901-904 AND UNITS 701-704, WHICH ARE SHOWN ON THIS SHEET.

- LEGEND**
- ⊙ = GOVERNMENT CORNER FOUND AS NOTED MONUMENT, TIES IN PLACE
  - = FOUND 3/4" REBAR
  - ⊙ = FOUND 1 1/4" OD IP
  - = COMPUTED POSITION
  - ⊙ = FOUND 3/4" IB
  - ▲ = EXISTING WELL
  - ⊙ = UNDERGROUND PROPANE TANK
  - ⊙ = TELEPHONE UTILITY PED
  - ⊙ = ELECTRIC UTILITY PED
  - ⊙ = SEPTIC TANK (S), APPROX
  - ⊙ = GARBAGE COLLECTION AREA
  - ( ) = RECORDED AS
  - 8000 = BUILDING NUMBER- INDIVIDUAL UNIT NUMBERS ARE SHOWN ON SHEET 2 OF 2
  - 6600 = INDIVIDUAL HABITABLE UNIT NUMBER
  - - - EXISTING PRIMARY OR ALTERNATE SEPTIC DRAIN FIELD, APPROX
  - - - OFF-STREET VEHICLE PARKING SPACES, TYPICAL AND ROADWAYS-EXISTING
  - - - AREA OF CONDOMINIUM RESERVED FOR GARAGE CONSTRUCTION

**NOTE**  
PARCEL OWNED BY OTHERS, DEEDS #861497 AND #679192 WHICH INCLUDES INGRESS AND EGRESS EASEMENT TO TOWN ROAD ON "ROADWAY" THROUGH CONDO.



**DESCRIPTION**  
"EASEMENT PROPERTY" FROM EXHIBIT "C", DOCUMENT #823187. SEE NOTED DOCUMENT FOR SPECIFIC DETAILS.  
A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 4 AND A PART OF THE SE/SE OF SECTION 2 AND A PART OF THE NE/NE AND A PART OF GOVERNMENT LOT 1 OF SECTION 11, ALL BEING A PART OF TOWNSHIP 36 NORTH, RANGE 10 WEST, TOWN OF CEDAR LAKE, BARRON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WITNESS CORNER TO THE MEANDER CORNER BETWEEN SECTIONS 2 AND 11, THENCE ON THE LINE BETWEEN SAID SECTIONS S89°10'46"E 51.73 TO THE POINT OF BEGINNING, THENCE LEAVING SAID LINE N41°29'48"E 130.91', THENCE N67°32'12"E 140.05' THENCE N57°20'33"E 440.48', THENCE S37°21'27"E 259.45', THENCE S49°21'06"W 236.47', THENCE S03°26'37"E 309.07', THENCE N61°10'20"E 268.60', THENCE N76°00'45"E 250.67', THENCE N02°59'50"E 161.34', THENCE N73°31'08"E 529.43' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF A TOWN ROAD, THENCE ON SAID RIGHT-OF-WAY S42°20'04"W 395.72', THENCE S11°25'17"W 20.00', THENCE LEAVING SAID RIGHT-OF-WAY S77°29'27"W 486.00', THENCE S59°01'05"W 478.00', THENCE S84°27'17"W 280.19', THENCE S52°12'41"W 533.73', THENCE S31°23'26"E 176.61', THENCE S50°16'41"W 528.62', THENCE N34°12'52"W 230.08', THENCE S51°02'57"W 320.56', THENCE N31°49'26"W 66.75', THENCE N31°41'18"W 153.23', THENCE N35°30'06"E 224.24', THENCE N65°05'09"E 229.36', THENCE N60°54'06"E 91.05', THENCE N57°04'16"E 116.84', THENCE N48°55'44"W 67.61', THENCE N28°06'13"E 62.38', THENCE N51°50'16"E 47.40', THENCE N38°59'59"E 140.39', THENCE N43°22'14"E 200.65', THENCE N43°53'32"E 360.50', THENCE N41°29'48"E 128.28' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,077,270 SQUARE FEET, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**ROAD EASEMENT AREA**  
CROSSHATCHED AREA OF ROADWAY = APPROXIMATE DEPICTION OF "ROAD" EASEMENT AREA FROM EXHIBIT "B" DOCUMENT #819384. SEE NOTED DOCUMENT FOR SPECIFIC DETAILS

**NOTE-EASEMENT BOUNDARY**  
BOUNDARY OF 66' WIDE INGRESS, EGRESS AND UTILITY EASEMENT PARALLEL TO SOUTH LINE CONDO, FROM TOWN ROAD TO PARKING LOT, DEPICTED ON CSM'S 40/22, 40/23 AND 40/179.

MICHAEL C CLAMER, WPLS S-2345  
N235 COUNTY HIGHWAY B  
STONE LAKE, WI 54876  
FIELD WORK COMPLETED 02/24/2021

**CERTIFICATION**  
I, MICHAEL C CLAMER, A WISCONSIN PROFESSIONAL LAND SURVEYOR S-2345, HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT DONE AT THE DIRECTION OF FAIRWAYS AT TAGALONG CONDOMINIUM ASSOCIATION, INC., IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

**BARRON COUNTY APPROVAL**

DAVID GIFFORD,  
ZONING ADMINISTRATOR

4th AMENDED PLAT OF FAIRWAYS AT TAGALONG CONDOMINIUM  
 (fka FAIRWAYS AT TAGALONG MOTEL, A CONDOMINIUM)  
 BARRON COUNTY, WISCONSIN

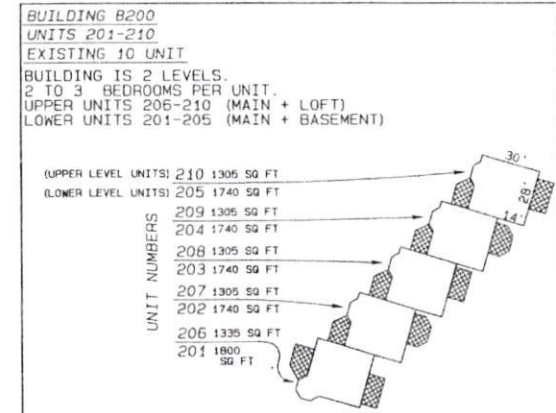
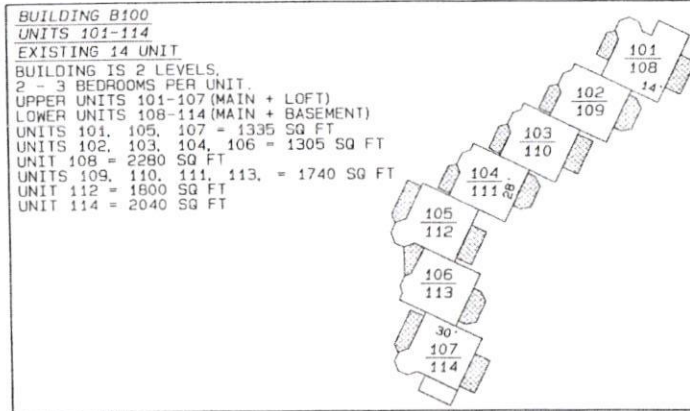
#4 PRELIM

FLOOR PLANS



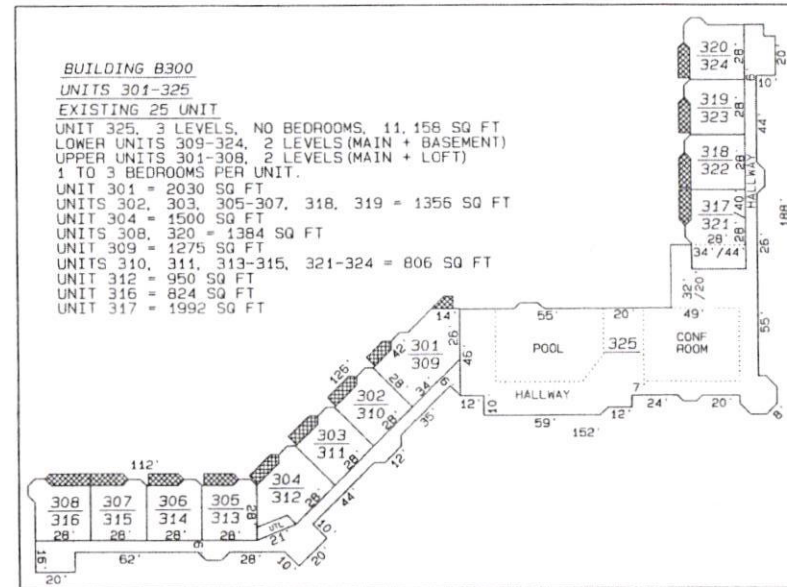
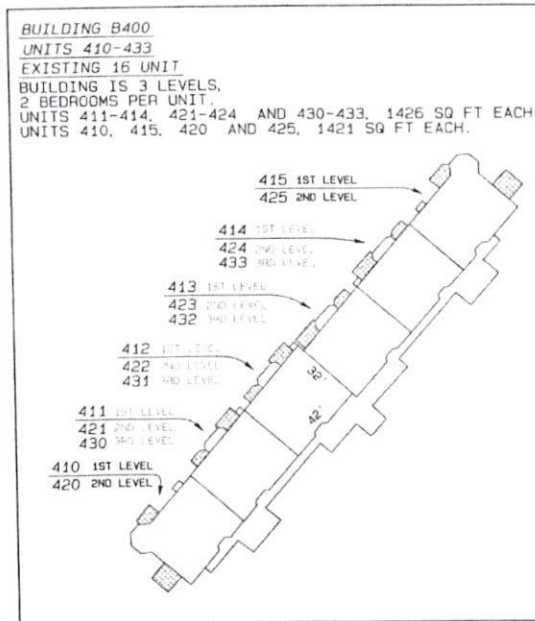
**NOTE**  
 CHANGES TO AREAS OF UNITS  
 PLAT HAS BEEN UPDATED TO BETTER  
 REFLECT THE ACTUAL AREA OF  
 LIVABLE SPACE CONSTRUCTED,  
 RATHER THAN SIMPLE FOOTPRINT  
 DIMENSIONS.  
 AREAS NOW INCLUDE FINISHED AND  
 UNFINISHED SPACES AS  
 WELL AS LOFTS AND BASEMENT AREAS.  
 DIMENSIONS APPROXIMATE ONLY.  
 AREA DOES NOT INCLUDE DECKS

**SCALE**  
 1" = 50'



**LEGEND**  
 B000 = BUILDING NUMBER  
 G000  
 TS000  
 GG000  
 000 = HABITABLE UNIT NUMBER  
 = DECK, PORCH OR PATIO- SEE NOTE ABOVE FOR MORE INFORMATION OF UNITS.

**NOTE** ALL UNITS  
 LIMITED COMMON ELEMENTS  
 LIMITED COMMON ELEMENTS WILL  
 INCLUDE DECKS, PATIOS AND  
 PORCHES OF EACH UNIT, NONE  
 WILL EXCEED 15' WIDE FROM  
 SIDES OF UNITS.



4th AMENDED PLAT OF FAIRWAYS AT TAGALONG CONDOMINIUM  
 (fka FAIRWAYS AT TAGALONG MOTEL, A CONDOMINIUM)  
 BARRON COUNTY, WISCONSIN

#4 PRELIM

FLOOR PLANS



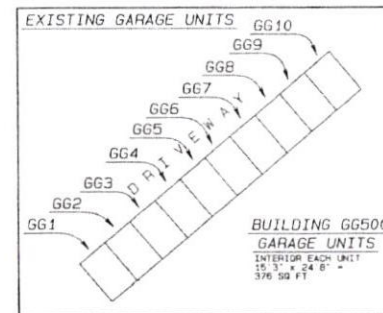
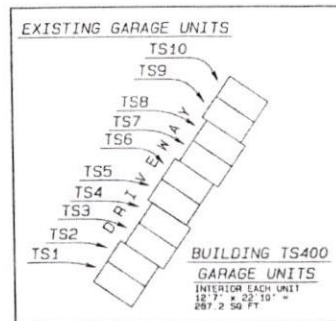
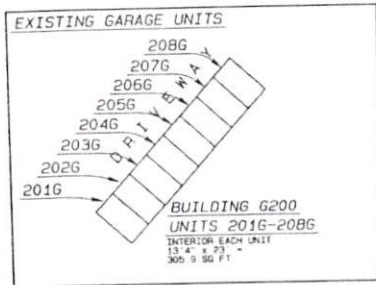
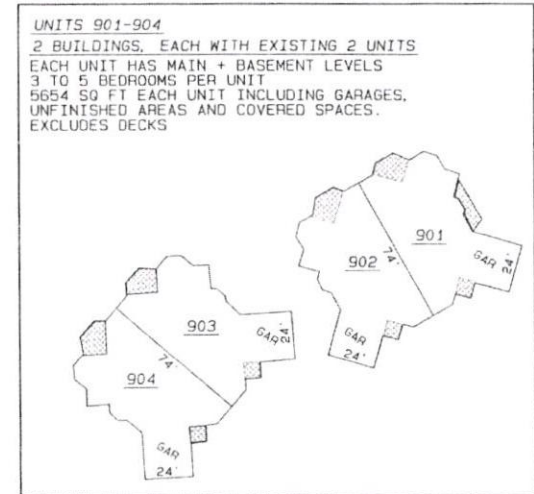
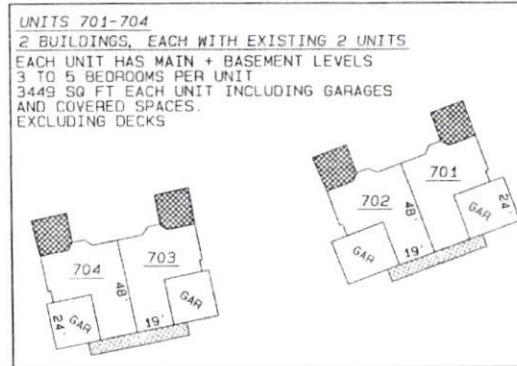
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SCALE  
 1" = 50'  
 0 25 50 100

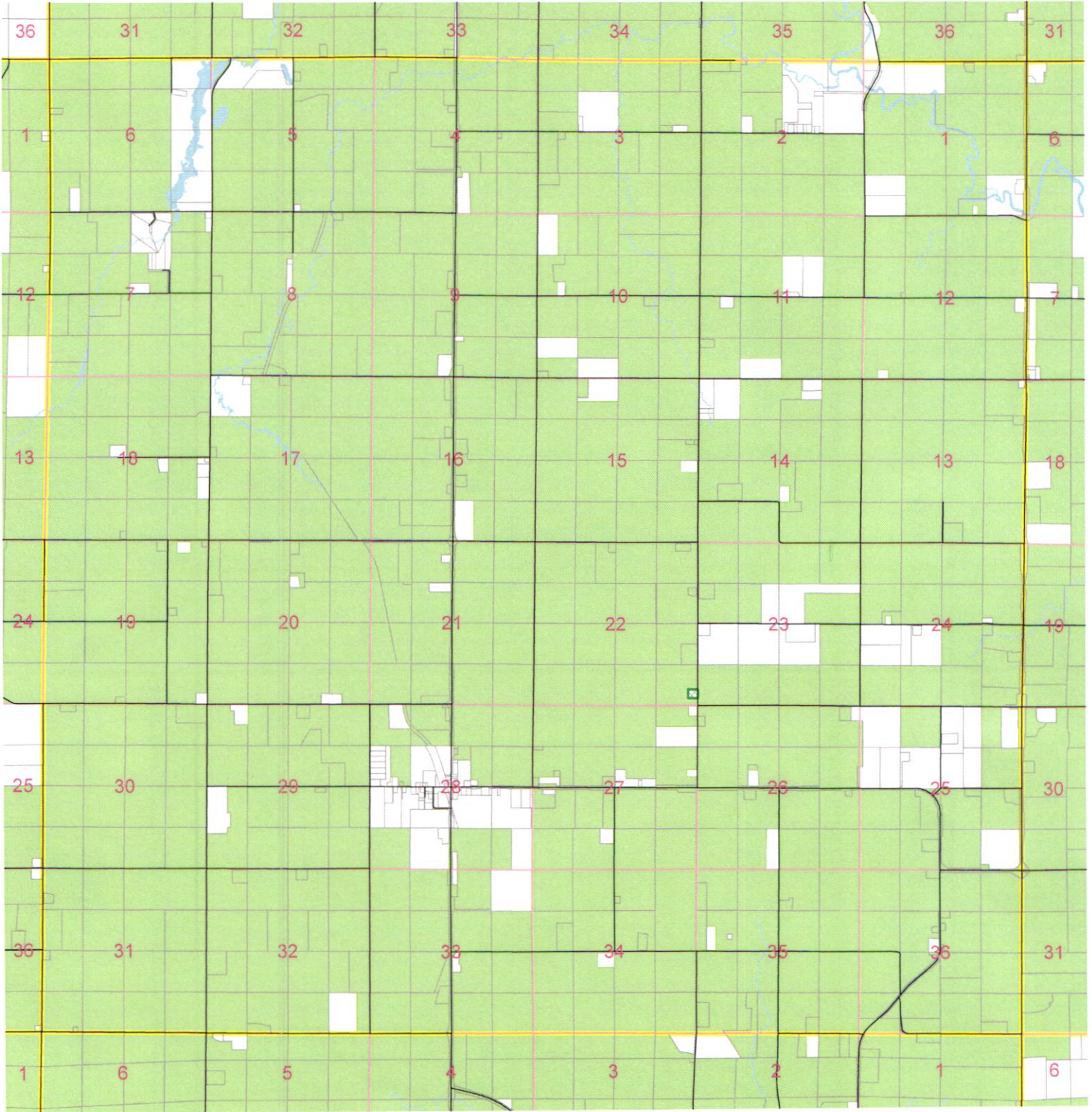
LEGEND

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- G000
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- = DECK, PORCH OR PATIO- SEE NOTE ABOVE FOR MORE INFORMATION OF UNITS.

NOTE ALL UNITS  
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 LIMITED COMMON ELEMENTS WILL  
 INCLUDE DECKS, PATIOS AND  
 PORCHES OF EACH UNIT



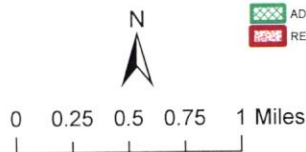
# FARMLAND PRESERVATION PLAN MAP TOWN OF MAPLE GROVE BARRON COUNTY



The Farmland Preservation Plan Maps supersede the Preferred Land Use Maps of the Barron County Comprehensive Plan when inconsistencies exist regarding non-agricultural development.



PREPARED BY: BARRON COUNTY  
DEPARTMENT OF LAND SERVICES  
AMENDED XXXXX



### PLAN AREA MAP AMENDMENTS 2020

- CHANGE
- ADD
  - REMOVE

- COUNTY BOUNDARY
- SECTION
- PARCEL BOUNDARY
- SURFACE WATER
- TOWN BOUNDARY
- CITY
- VILLAGE
- FARMLAND PRESERVATION AREA
- NON-FARMLAND PRESERVATION AREA
- ROAD

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 the Barron County Zoning Committee will consider at public hearing on **Wednesday, April 7, 2021, at 1:30 p.m.** in the Auditorium of the Barron County Government Center, Barron, Wisconsin, the following request relative to rezoning amendments of the official zoning maps:

Request to rezone part of SE-SE shown as Plat 16-2, consisting of 2.019 acres, located in Section 22, T33N, R12W, Town of Maple Grove from the Agricultural-2 to the Agricultural-1 district.

Property owned by Kusilek Farms LLC.

The Zoning Committee reserves the right to view the property and convene in executive session prior to rendering a decision.

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24<sup>th</sup> day of March, 2021.

Barron County Zoning Committee  
Bob Rogers, Chairman



# BARRON COUNTY PETITION FOR REZONING

The undersigned do hereby petition the County Board to amend the Barron County Zoning Map as follows:

Present Zoning Residential-2 Requested Zoning Agricultural-1

Property Owner: Kusilek Farms LLC Phone: 715-205-8843

Mailing Address: 1531 22<sup>nd</sup> Ave Rice Lake WI 54882 Email: ajkusi@yahoo.com

Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:**

Gov't Lot Plot 16, SE 1/4, SE 1/4, Section 22, T 33 N, R 12 W, Town of Maple Grove

Parcel I.D. # 028 -2200 -21 -000 Lot Size: \_\_\_\_\_ Sq. Ft. OR 2.019 Parcel Acres

**DETAILED DESCRIPTION OF PROPERTY TO BE REZONED ONLY (include acreage):**

Bareland parcel - Part of a bareland 40

**REASONS FOR REQUESTED CHANGE:** State briefly why you are requesting to rezone this property.

This parcel was zoned R-2 in 1986 to allow a home to be built. Home was not built and we do not want to build but want it changed back to Ag-1 zoning.

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- **Plot Plan:** Show the area involved, its location, dimensions, and location of any structures on the property.

**NOTE:**

- It is required that the owner/applicant set up a meeting with your respective Town Board to discuss your request, prior to submitting the completed application to the County.
- All adjacent property owners and anyone within a 300 foot radius of the property are notified of this
- Location of driveways onto Township, County, State and Federal Highways REQUIRE a driveway permit.
- Applicant/Agent must appear at the hearing.

I HAVE READ AND UNDERSTAND THE PROCEDURES AND REQUIRMENTS FOR APPLYING FOR A REZONING. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

Kusilek Farms, LLC \_\_\_\_\_ / / 19 / 2021  
 Owner's Signature Date

by Andy L. Kusilek \_\_\_\_\_ / /  
 Agent Signature Date

2021-7 Fee: \$500.00 Paid 1033 Unpaid \_\_\_\_\_ Date Received:

RECEIVED  
 DATE 3-1-21  
 One to Clerk's Office

RECEIVED  
 FEB 12 2021  
 BARRON COUNTY ZONING OFFICE

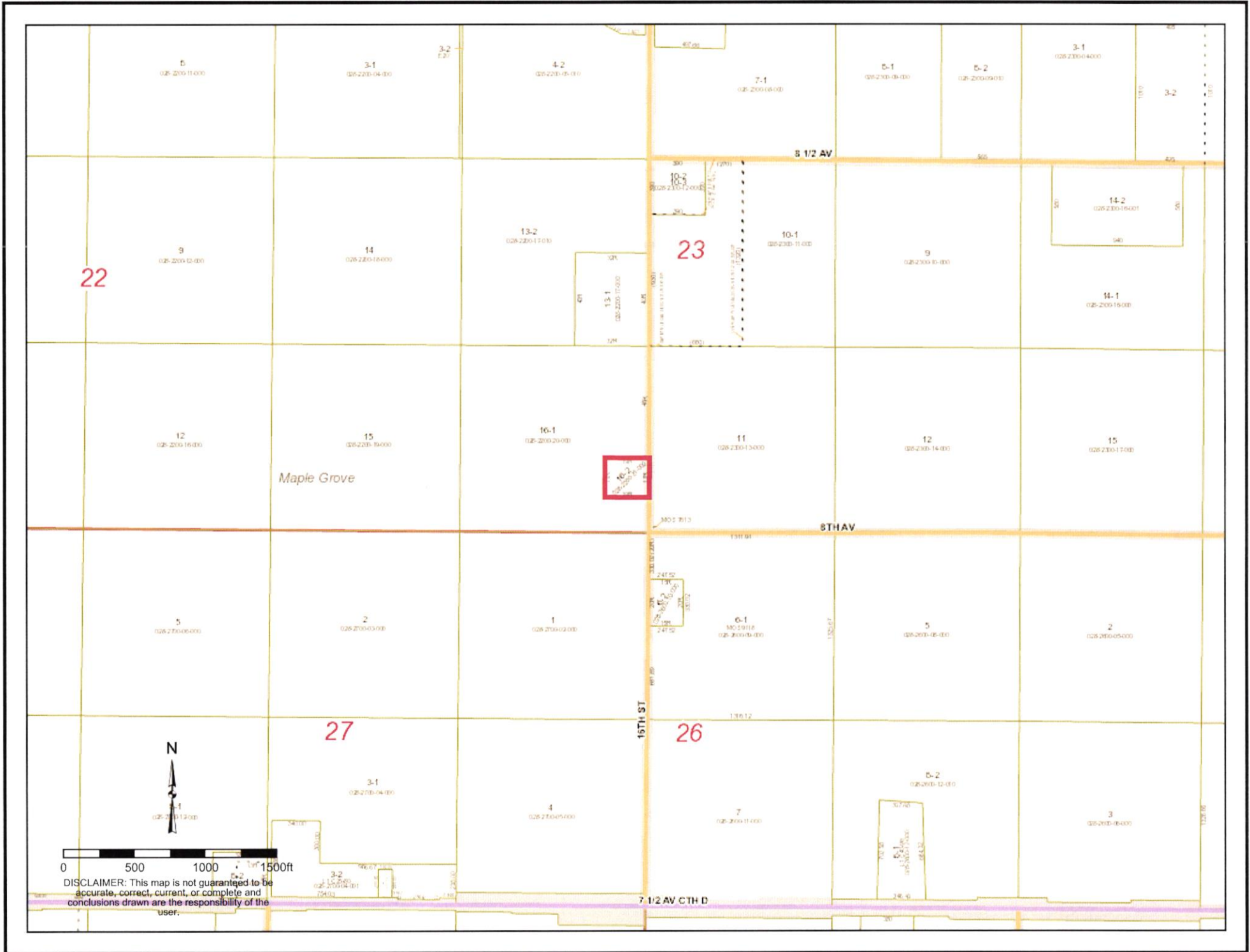
2.019 Acre Tract

Remaining 37.981 Acres

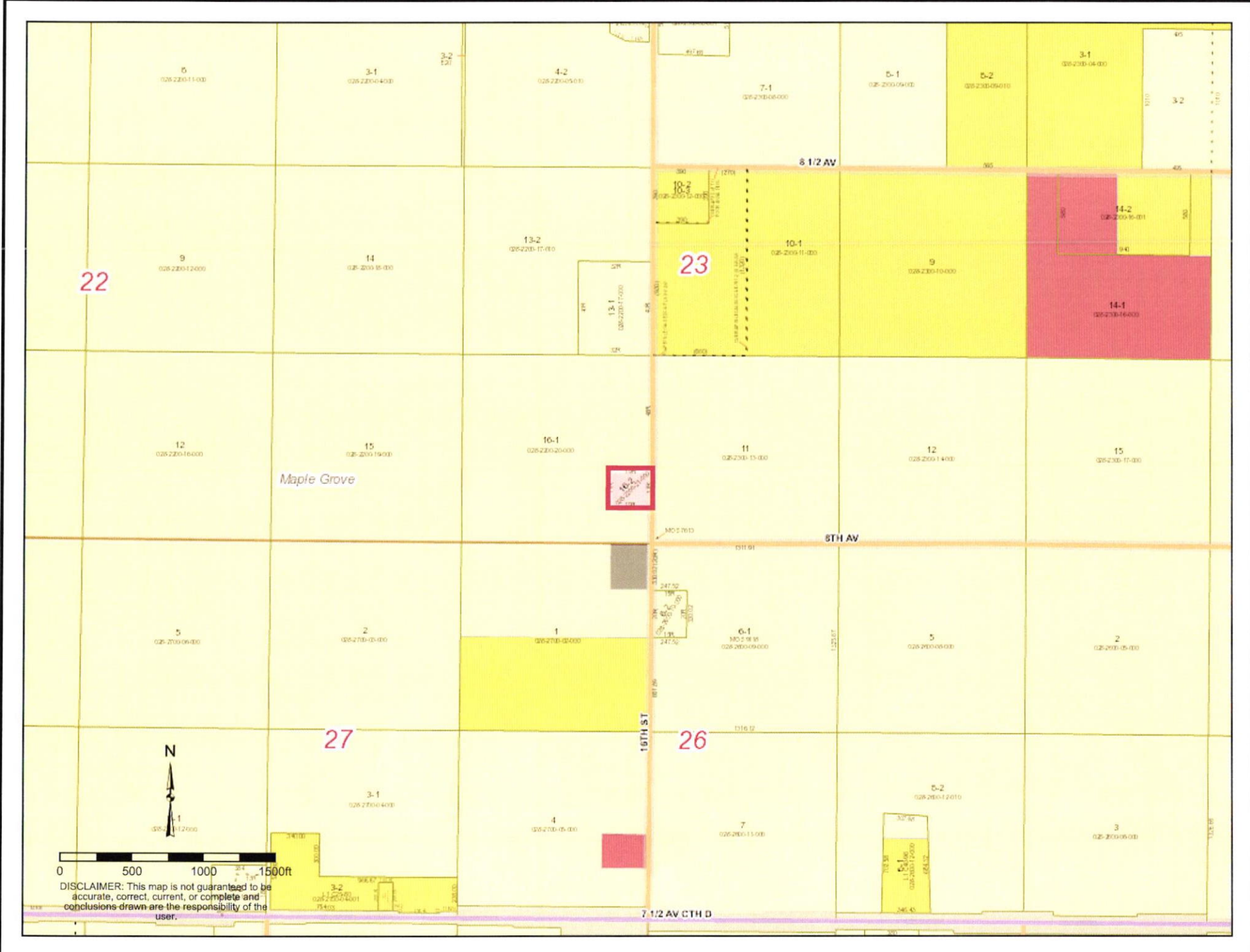


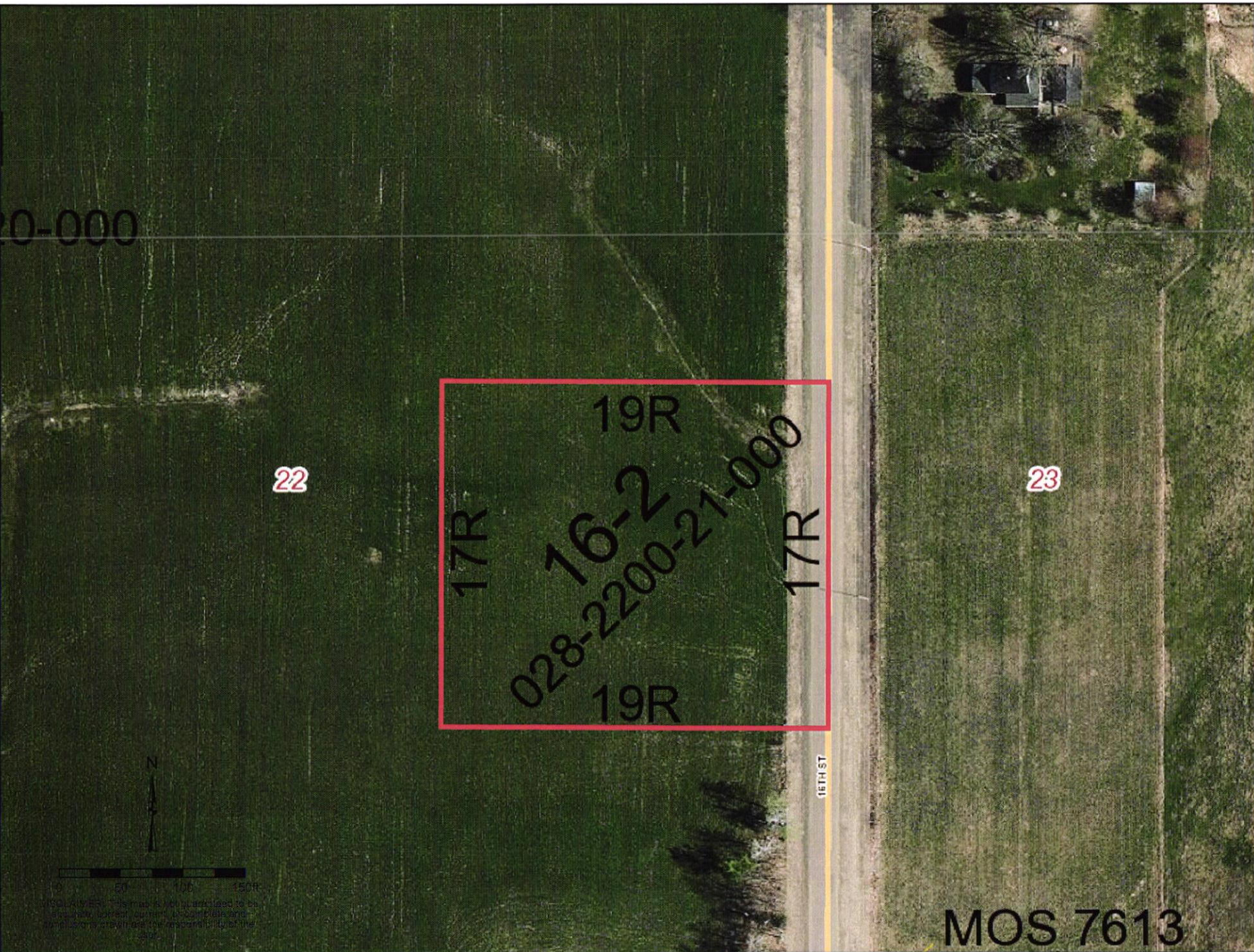
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DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



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0-000

22

17R

19R

16-2

028-2200-27-000

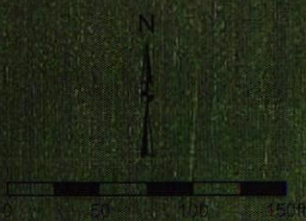
19R

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23

16TH ST

MOS 7613



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# REZONING TOWNSHIP CONSIDERATION FORM

**Instructions:** This form must be completed and presented to the Town Board for their consideration of the proposed rezoning request. The completed form shall be submitted with the Barron County Application for Rezoning prior to scheduling your public hearing.

**Section A – to be completed by the property owner and/or agent:**

Town of Maple Grove

Owner: Kusilek Farms, LLC

Applicant/Agent: Kusilek Farms, LLC

Property Address: Bareland - 16<sup>th</sup> St. Property Tax I.D. #: 028-2200-21-000

Present Zoning District: R-2 Proposed Zoning District: Ag-1

Total acres to be rezoned: 2.019

Explain your request: Zoned R-2 in 1986 by previous owners to build a home. Kusilek Farms, LLC purchased in \_\_\_\_\_ and we intend to keep in crop production not as a building site. Request the parcel to be moved back to Ag-1.

**Section B – to be completed by the Township**


The property owner/applicant appeared before the Town Board and we have been informed of their request.

TOWNSHIP CONSIDERATION:  NOT OPPOSED  OPPOSED

Proposed driveway(s) location will meet township standards.  Yes  No  N/A

TOWN BOARD COMMENTS: No problem

Date: 2-9-21

Signed:  OR Signed: \_\_\_\_\_  
(Town Chair.) (Town Clerk)

❖ Only the signature of the Chair or the Clerk is required.

**Note:** THIS FORM IS NOT INTENDED, AND SHALL NOT BE USED, TO MEET THE REQUIREMENTS OF § 59.69(5)(e)(3), WIS. STATS.

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 the Barron County Zoning Committee will consider at public hearing on **Wednesday, April 7, 2021, at 1:40 p.m.** in the Auditorium of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, the following request relative to a proposal to vary the terms of the Barron County Land Use Ordinance as follows:

Request a lot variance to reduce an access easement width from 66 ft to 30 ft, the lot area from 1 ac to 2700 sq ft, and the lot width from 100 ft to 50 ft for property described as part of SW-NW, also shown as Plat 7-1, consisting of approx. .5 acres, located in Section 17, T36N, R11W, Town of Oak Grove.

The Zoning Committee reserves the right to view the property and may convene in executive session prior to rendering a decision.

Property owner: Lannie & Shirley Berlin.  
Applicant: Mosaic Telecom

All persons interested are invited to attend said hearing and be heard.

Dated at Barron, Wisconsin, this 24<sup>th</sup> day of March, 2021.

Barron County Zoning Committee  
Bob Rogers, Chairman

RECEIVED

FEB 09 2021

BARRON COUNTY ZONING OFFICE

NOTICE OF LOT VARIANCE APPEAL TO THE BARRON COUNTY ZONING COMMITTEE

Fee: \$500.00 \_\_\_ Paid \_\_\_ Unpaid Property Computer I.D. # 032-1700-10-000

Owner of Property: Lannie + Shirley Berlin Phone ( ) \_\_\_ Address: 2761 19th St Rice Lake WI 54868

ZONING DISTRICT: Ag 1

COMPLETE PROPERTY DESCRIPTION:

SW 1/4, NW 1/4, Section 17, T 36 N, R 11 W, Town of Oak Grove

Subdivision or CSM: \_\_\_ Lot Size 50' x 60' or Acreage 2762 ± sq. ft.

PRESENT IMPROVEMENTS: Existing Tower

VARIANCE FOR: LOT AREA [X] LOT WIDTH [X] EASEMENT WIDTH [X]

REQUIRED:

Lot Area 1 aq Lot Width 150' Easement Width 66'

REQUESTED:

Lot Area 2700 - 3000 sq. ft. Lot Width 50' to 60' Easement Width 30'

1. Reason for request: Mosaic is working with a grant program and needs to own the tower to qualify. Currently the tower site is on a lease property.

2. Unusual conditions of the property: Current owner of the property wishes to only sell the fenced area of the tower site.

PLEASE ATTACH THE FOLLOWING INFORMATION:

Plot Plan: Please show on a survey map the lot/area you wish to have varied or submit a copy of a preliminary map showing the lot division.

NOTE:

- The adjoining property owners within 300 feet of your property boundaries are notified of this public hearing. The applicant/agent must appear at the hearing. Location of driveways onto Township, County, State and Federal Highways, REQUIRES a driveway permit.

I HAVE READ AND UNDERSTAND THE PROCEDURES AND REQUIRMENTS FOR APPLYING FOR A LOT VARIANCE. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

Lannie Berlin Shirley Berlin 1/16/2021 Owner's Signature Date Applicant/Agent Signature 1/12/21 Date



032-1700-10-010

RECEIVED

FEB 09 2021

BARRON COUNTY ZONING OFFICE

330.00

330.00

660.00

990.00

30' Easement

Tower Lot 50x60

7-1

7822

032-1700-10-000

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336.58

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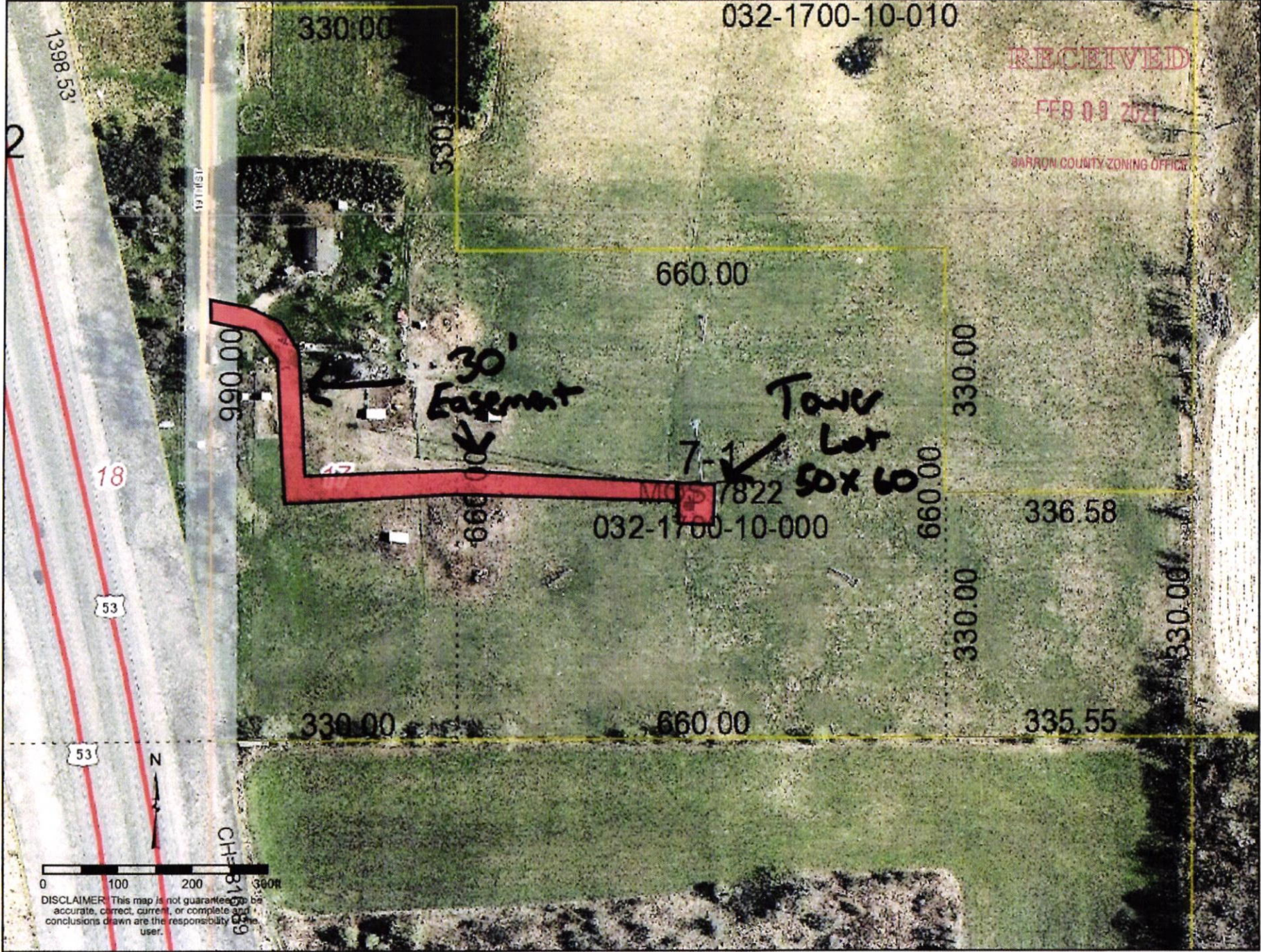
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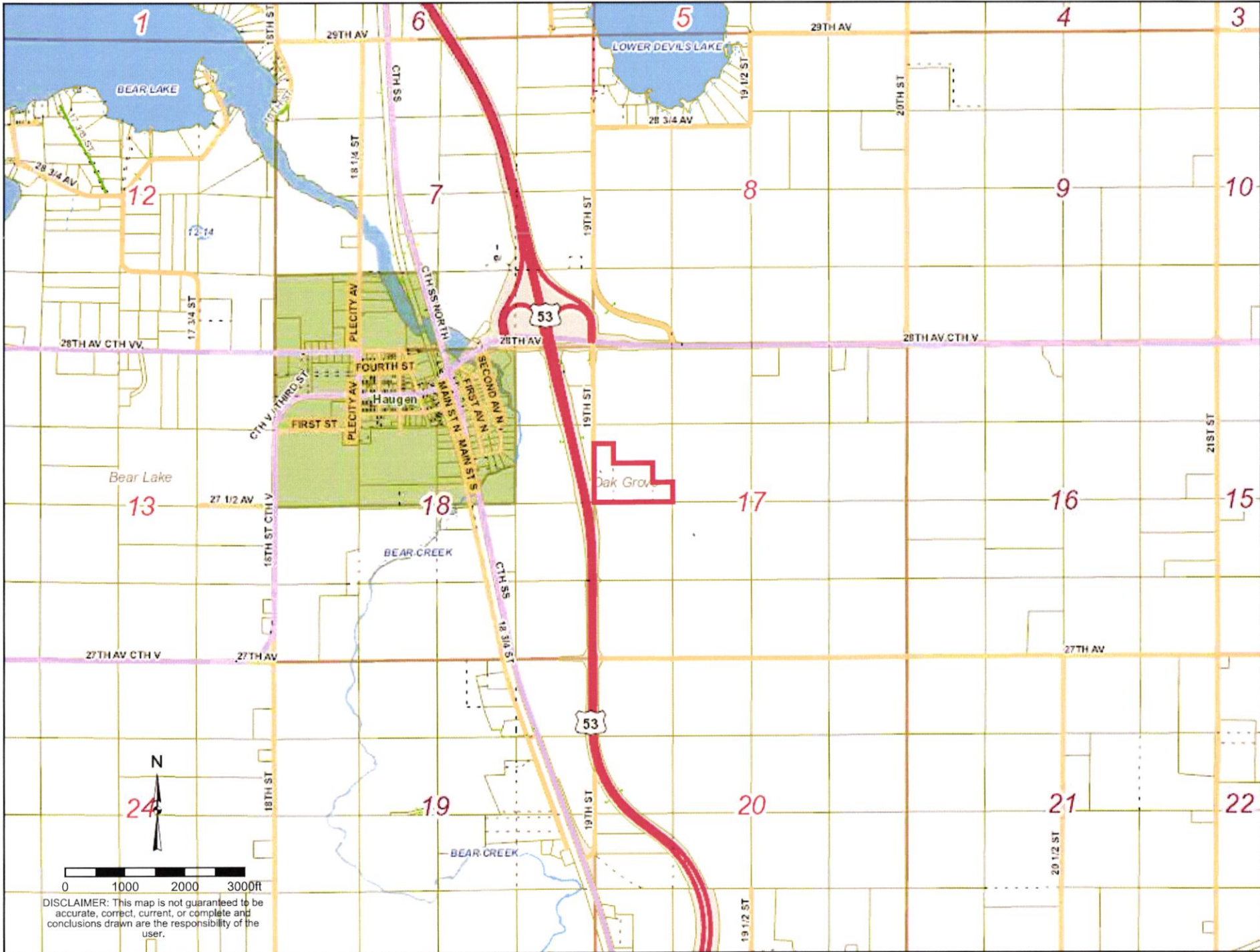
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DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





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DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



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MCS 7822

032-1700-10-000

032-1700-10-010

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0 100 200 300ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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FEB 09 2021

# LOT VARIANCE TOWNSHIP CONSIDERATION FORM

BARRON COUNTY ZONING OFFICE

*Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed rezoning request. The completed form shall be submitted with the Barron County Application for a Lot Variance Request prior to scheduling your public hearing.*

**Section A - to be completed by the property owner and/or agent;**

Town of Oak Grove

Owner/Applicant: \_\_\_\_\_

Legal Description of Property: SW 1/4 of NW 1/4  
Section 17, T36N R11W

Property Address: 2761 19th St Property Tax ID #: 032 - 1700 - 10 - 000

Variance Request For: Lot Area  Lot Width  Easement Width

Required:	Requested:
Lot Area <u>1 aq</u>	Lot Area <u>2700 - 3000 sq. ft.</u>
Lot Width <u>150</u>	Lot Width <u>50 x 60'</u>
Easement Width <u>66'</u>	Easement Width <u>30'</u>

Explain Request:

Mosaic is working with a grant program and needs to own the tower to qualify. Currently the tower site is on a lease property.

**Section B - to be completed by the Township**

- The Town Board is aware of the request and DID NOT require the property owner/applicant to appear before the Town Board.
- The property owner/applicant appeared before the Town Board and we have been informed of their request.

TOWNSHIP CONSIDERATION:  OPPOSED  NOT OPPOSED

Proposed driveway(s) location will meet township standards  Yes  No  N/A

TOWN BOARD COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 2/8/21  
Signed: [Signature]  
(Town Chair)

OR  
Signed: \_\_\_\_\_  
(Town Clerk)

\* Only the signature of the Chair or the Clerk is required.

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 the Barron County Zoning Committee will consider at public hearing on **Wednesday, April 7, 2021, at 1:50 p.m.** in the Auditorium of the Barron County Government Center, Barron, Wisconsin, the following request relative to rezoning amendments of the official zoning maps:

Request to rezone part of SW-SW, consisting of approx. 5 acres, located in Section 33, T33N, R14W, Town of Turtle Lake from the Agricultural-1 to the Agricultural-2 district.

Property owned by Ivanna D. Bergmann.

The Zoning Committee reserves the right to view the property and convene in executive session prior to rendering a decision.

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24<sup>th</sup> day of March, 2021.

Barron County Zoning Committee  
Bob Rogers, Chairman

# BARRON COUNTY PETITION FOR REZONING

The undersigned do hereby petition the County Board to amend the Barron County Zoning Map as follows:

Present Zoning A-1 Requested Zoning A-2

Property Owner: Ivanna D Bergmann

Phone: 715-790-2921

Mailing Address: 613 2<sup>nd</sup> St Clayton Wi

Email: growing@amerytel.net

Agent: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

## LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot \_\_\_\_\_, SW 1/4, SW 1/4, Section 33, T 33 N, R 14 W, Town of Turtle Lake

Parcel I.D. # 048 - 3300 - 14 - 000 Lot Size: \_\_\_\_\_ Sq. Ft. OR 40 Parcel Acres

## DETAILED DESCRIPTION OF PROPERTY TO BE REZONED ONLY (include acreage):

5 acres East of County Road K 277' x 785' Approx

## REASONS FOR REQUESTED CHANGE: State briefly why you are requesting to rezone this property.

moved a barn from Meyer Farm to present location in hopes of having an events center

## PLEASE ATTACH THE FOLLOWING INFORMATION:

- **Plot Plan:** Show the area involved, its location, dimensions, and location of any structures on the property.

## NOTE:

- It is required that the owner/applicant set up a meeting with your respective Town Board to discuss your request, prior to submitting the completed application to the County.
- All adjacent property owners and anyone within a 300 foot radius of the property are notified of this
- Location of driveways onto Township, County, State and Federal Highways REQUIRE a driveway permit.
- Applicant/Agent must appear at the hearing.

I HAVE READ AND UNDERSTAND THE PROCEDURES AND REQUIREMENTS FOR APPLYING FOR A REZONING. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

Ivanna Bergmann  
Owner's Signature

2 / 26 / 2021  
Date

\_\_\_\_\_  
Agent Signature

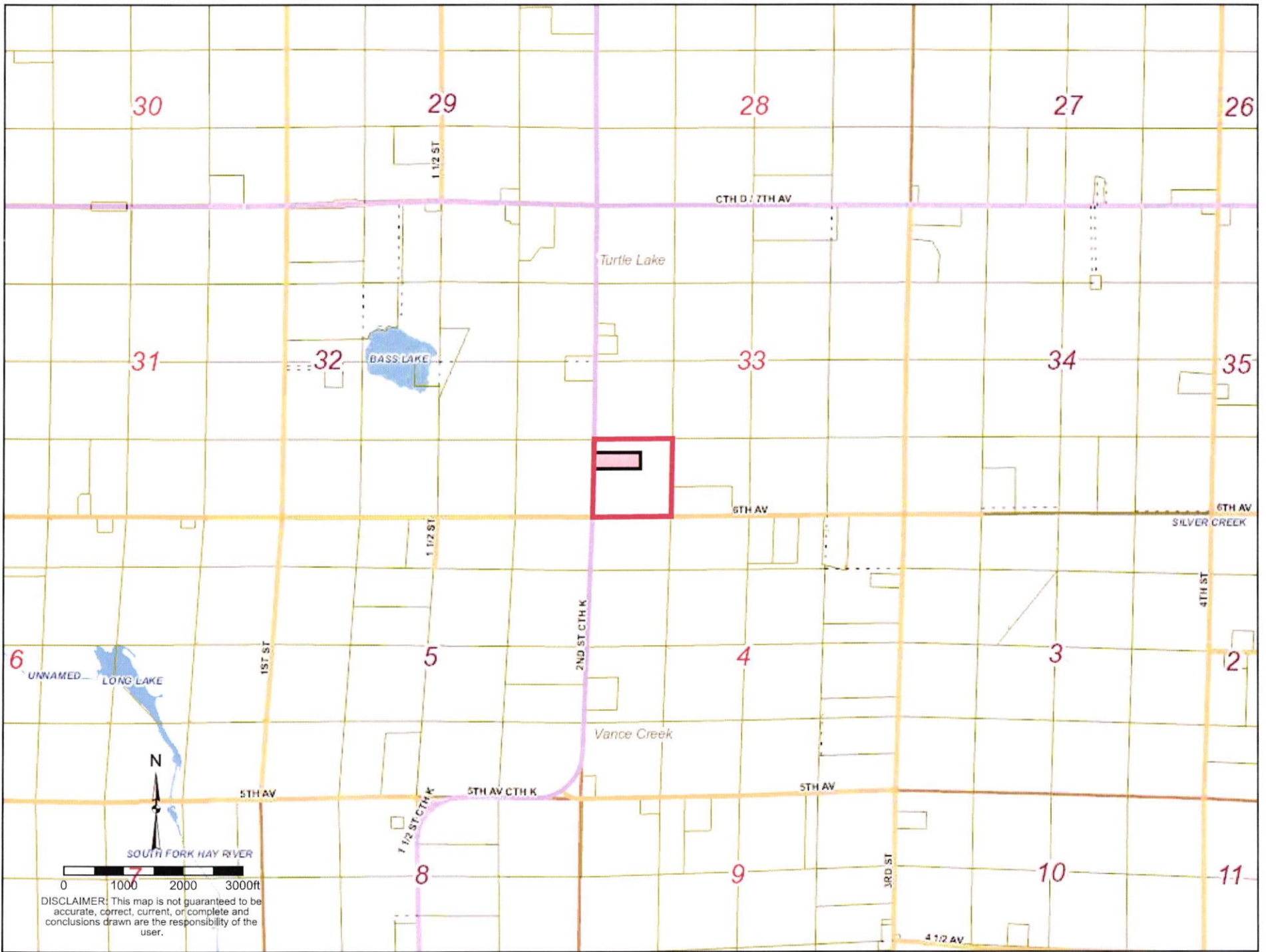
\_\_\_\_\_  
Date

2021-8  
Fee: \$500.00 Paid #023 Unpaid

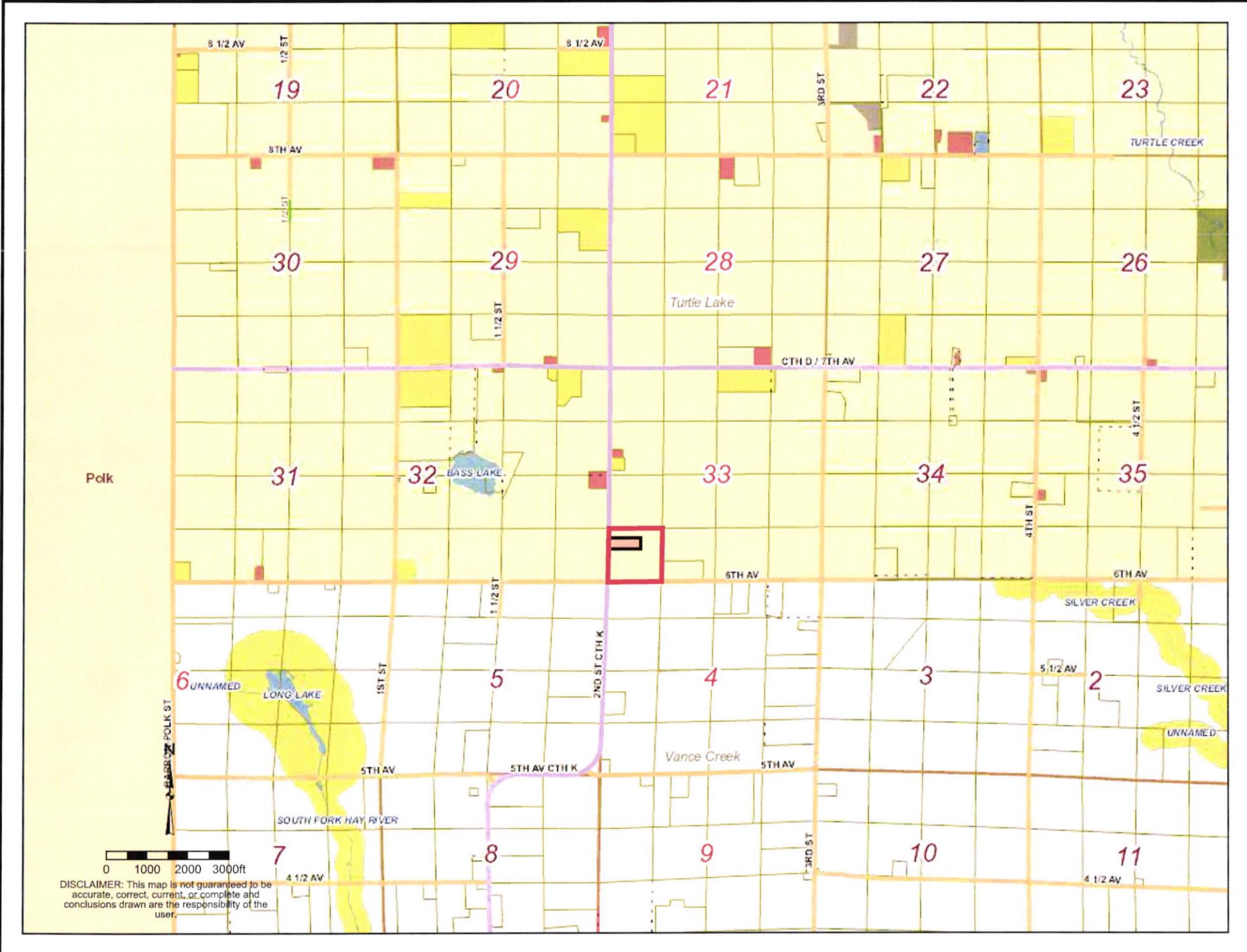
Date Received:

RECEIVED  
3-1-21  
KRE  
Dmg to Clerk's Office

RECEIVED  
FEB 26 2021  
BARRON COUNTY ZONING OFFICE



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Polk

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DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





RECEIVED  
FEB 26 2011  
BARBER LIGHT EXAMINER OFFICE

2ND SIXTH K

32

Current location  
←

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048-3300-15-

048-3300-14-000

1030

12-1

048-3300-15-000

1030



0 100 200 300ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

6TH AV

5

4

# REZONING TOWNSHIP CONSIDERATION FORM

**Instructions:** This form must be completed and presented to the Town Board for their consideration of the proposed rezoning request. The completed form shall be submitted with the Barron County Application for Rezoning prior to scheduling your public hearing.

**Section A – to be completed by the property owner and/or agent:**

Town of Turtle Lake

Owner: Ivana Bergmann

Applicant/Agent: \_\_\_\_\_

Property Address: 613 2<sup>nd</sup> St Clayton WI Property Tax I.D. #: 048-3300-14-000

Present Zoning District: A-1 Proposed Zoning District: A-2

Total acres to be rezoned: Approximate 5 acres

Explain your request: would like rezoned to have a seasonal business event center.

**Section B – to be completed by the Township**

The property owner/applicant appeared before the Town Board and we have been informed of their request.

TOWNSHIP CONSIDERATION:  NOT OPPOSED  OPPOSED

Proposed driveway(s) location will meet township standards.  Yes  No  N/A

TOWN BOARD COMMENTS: TOWN APPROVED 3-0

Date: 2-26-21

Signed: James Kasper OR Signed: \_\_\_\_\_  
(Town Chair.) (Town Clerk)

❖ Only the signature of the Chair or the Clerk is required.

**Note:** THIS FORM IS NOT INTENDED, AND SHALL NOT BE USED, TO MEET THE REQUIREMENTS OF § 59.69(5)(e)(3), WIS. STATS.

\\barron\shares\zoning\SHARED\FORMS\Rezoning\Township Consideration for Rezoning-REVISED.doc

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FEB 26 2021

BARRON COUNTY ZONING OFFICE

Jim Kasper 986-2452  
Kathy Steffen - 715-781-4993