

BOARD OF ADJUSTMENT MEETING

Monday, April 12, 2021 – 9:00 a.m.

Room 110

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. Election of Officers
5. Hearings of applications and appeals to the Board of Adjustment:

9:00 a.m. Appeal #3856: Robert & Wendy Fischer, property owners, Request a special exception to locate a Recreational Vehicle in a Residential-1 district.
Property address: 2702 5 7/8 Avenue, New Auburn, Wisconsin

9:10 a.m. Appeal #3857: Jenna Mitzel & Charles H. Greydanus, Jr., property owners, Request a special exception to operate a custom poultry processing business in an Agricultural-2 district.
Property address: 2565 22nd Avenue, Rice Lake, Wisconsin

9:20 a.m. Appeal #3859: Casey, Wilfred & Ryan Chantelois, property owners, Request a special exception to operate a tourist rooming house, allowing short-term rental, in a Residential-1 district.
Property address: 892 26 ¼ Street, Chetek, Wisconsin

9:30 a.m. Appeal # 3858: Wolf's Den Stanley, Inc., property owner; Brian Claudnic, agent, Request a variance to enclose a previous addition to a structure located within the ordinary high watermark setback to Prairie Lake, and a special exception to expand an existing garage and fish house, in a Recreational-Residential district.
Property address: 1296 21 ¾ Street, Cameron, WI 54822

6. 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: Organ, Fall, Nelson, Knutson, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning
Board of Adjustment Onsite
March 25, 2021, 3:00 p.m.**

Present: Board of Adjustment: Gary Nelson, Walter Organ, Chad Knutson, Pam Fall
County Personnel: Dave Gifford
Absent: Amy Kelsey

Organ reconvened Appeal #3854 at 3:00 p.m.

The Board viewed the property in reference to the proposed expansion of the greenhouse business.

Motion: (Knutson/Fall) to adjourn at 3:38 p.m. Meeting adjourned by unanimous consent.

Respectfully submitted,

Kim Russell-Collins
Administrative Secretary

**Barron County Zoning
Board of Adjustment
March 29, 2021, 9:00 a.m.**

Present: Board of Adjustment: Walter Organ, Gary Nelson, Pam Fall, Amy Kelsey, Chad Knutson.
County Personnel: Dave Gifford, Kim Collins.

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

Reconvene of Appeal #3854

9:00 a.m. Appeal #3854: Maurice & Gail Smith, property owners, Requests a special exception to expand an existing wholesale greenhouse business to include retail sales of agricultural and garden products, production and sale of packaged food, event center hosting food and music events with a commercial kitchen (also rented to local chefs), in an Agricultural-2 district.

Organ reconvened the hearing and asked for public testimony, which was received. Board questions and discussion followed. **Motion:** (Knutson/Fall) to approve the request with the following conditions:

1. Parking will be limited to the area west of the main retail store for sales and indoor events, and located in the northwest 1 ½ acres for outdoor events. No parking is allowed on 13th Street or 16th Avenue.
2. Outdoor events will be located in the northwest 1 ½ acres; music is allowed and events are allowed 7 days a week from 10:00 a.m. to 10:00 p.m. with a maximum of 300 guests.
3. Portable toilets and sanitation stations must be provided per Public Health regulations.
4. Indoor events are limited to 50 people and any greenhouse, packing or retail area may be used; only one event may be scheduled at a time.
5. The production and sale of specialty food items is allowed.
6. The sanitary system will be evaluated by Zoning staff and any adjustments made required to comply with State code.

Motion modified by Nelson to add:

7. All licenses and permits are obtained prior to construction and operation, and all testimony, oral and written, is part of the decision.

Motion carried on a roll call vote of 5-0 with all members voting in favor and none opposed.

Motion: (Nelson/Fall) to adjourn hearing at 10:53 a.m.

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, April 12, 2021 at 9:00 a.m. in Room 110 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 locate a Recreational Vehicle in a Residential-1 district, property described as part of the SW-NW shown as part of Lot 12 CSM 22/42, consisting of 1.52 acres, located in Section 03, T32N, R10W, Town of Dovre, 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: Robert & Wendy Fischer
Property address: 2702 5 7/8 Avenue, New Auburn, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24th day of March, 2021.

Barron County Board of Adjustment
Walt Organ, Vice 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: Robert & Wendy Fischer
Address: 519 Capital St.
City/State/ZIP: Wisconsin Dells, WI 53965
Daytime Phone: 608-432-1736
Email: mackallizooa@yahoo.com

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

SITE INFORMATION

Parcel I.D. Number: 022-0300-10-011 Township: Dovre

Property Address: 2702 57/8 Ave. Lot Size: ~~0.22~~ ^{1.69} acres Sq.Ft./Acres

TYPE OF REQUEST:

Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other special exception extension

Reason For Special Exception Request:

5-year extension on our previous special exception to have RV on property until we get closer to retirement and the building of our retirement home

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

3 / 11 / 21

Agent Signature

Date

OFFICE USE

Appeal # 3856 Hearing Date: 4 / 12 / 21 Previous Hearings: #3698
Name of Water Body: Ten Mile Creek Zoning Dist.: R-1
Reviewed By: [Signature] Date 3 / 15 / 21

DATE RECEIVED:

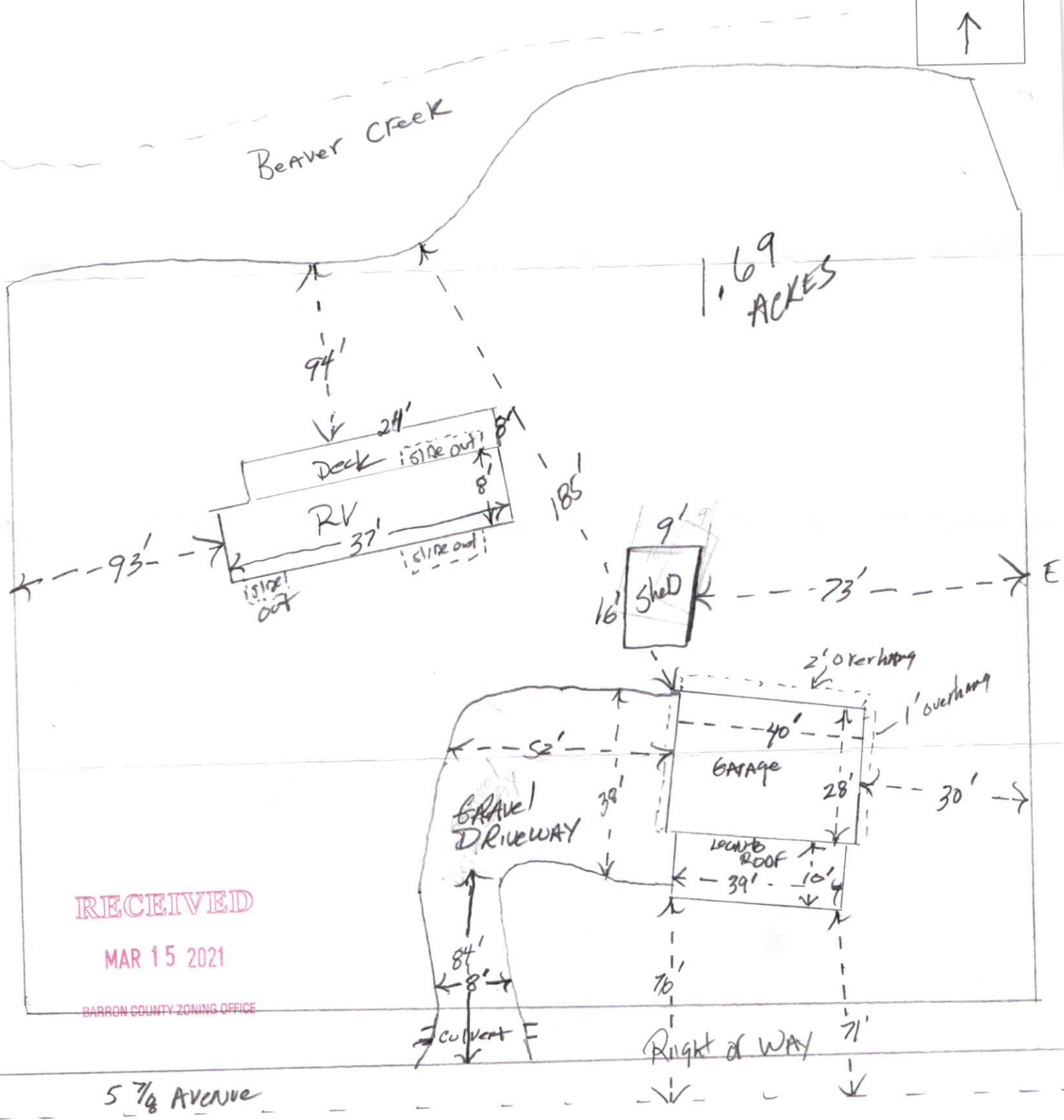
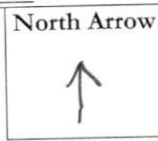
RECEIVED

MAR 15 2021

BARRON COUNTY ZONING OFFICE

Page 3 - Site Plan

Use space below to draw site plan that includes all applicable features and measurements listed under "Site Plan Instructions" on Page 2.
 If desired, a separate sheet (max. 11" x 17") can be used instead of this sheet. **List setbacks (closest distance) to proposed structure:**
 Road centerline = 71 ft. Road right-of-way = _____ ft. Easement = _____ ft. O.H. water mark = _____ ft.
Label lot lines with a direction (Example: E Lot line = 23 ft.) Septic tank = _____ ft. Septic drainfield/mound = _____ ft.
 _____ Lot line = _____ ft. _____ Lot line = _____ ft. _____ Lot line = _____ ft. _____ Lot line = _____ ft.



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 BARRON COUNTY ZONING OFFICE

ORDINANCES RELATING TO HEARING

Applicant/Owner: Robert & Wendy Fischer
Previous Appeals: #3698

Appeal: 3856

Request: A special exception to locate a Recreational Vehicle in a Residential-1 district, in the Town of Dover.

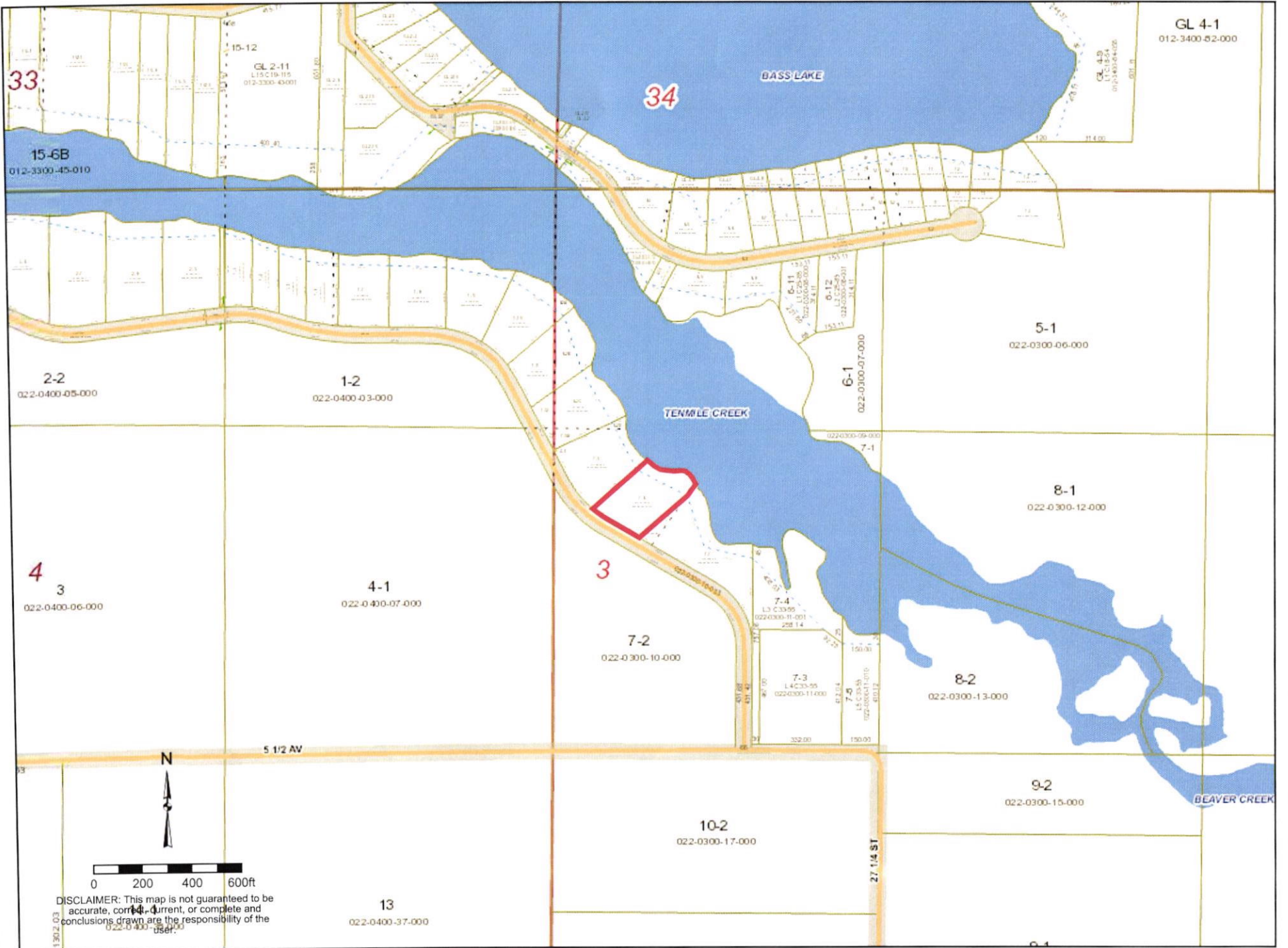
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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

Ordinances relating to this Appeal: 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.

17.32	Residential-1 District
17.73(6)	Special Exception Uses





6-2C

L10 C22-45
022-0400-03-089

6-2D

7-5A

280.00
280.00

4-3

L11 C22-42
022-0300-10-001

3

230.00

PL12 C22-42
022-0300-16-011

L12 C22-42
60

7-7

L13 C22-42
022-0300-10-022

202.30

TENMILE CREEK

4

4-5



DISCLAIMER: This
document is for
informational purposes only.
It is not a contract.

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 DOVRE

Owner: Robert & Wendy Fischer

Applicant/Agent: _____

Property Address: 2702 57/8 Ave Property Tax ID #: 022-0300-10-011

Explain Request: (must match explanation on application) Use RU on property until we build

Section B - to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

The Town of Dovre would like to grant an exception to allow an RU to be used on said property for a term of 5 years. At which time it would be brought before that current board for review. If progress is made towards a permanent residence an extension could be granted to allow additional time to finish residence. The vote of the board was unanimous.

Date: 3/9/2021

Signed: _____
(Town Chairman)

OR Signed: Louise Cody
(Town Clerk)

Print Name

Louise Cody
Print Name

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

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MAR 15 2021

BARRON COUNTY ZONING OFFICE

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, April 12, 2021 at 9:10 a.m. in Room 110 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 operate a custom poultry processing business in an Agricultural-2 district, property described as part NW-NE, also shown as Plat 2-1, consisting of 20.7 acres, located in Section 17, T35N, R10W, Town of Doyle, 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: Jenna Mitzel and Charles H. Greydanus Jr.
Property address: 2565 22nd Avenue, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24th day of March, 2021.

Barron County Board of Adjustment
Walt Organ, Vice 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

HHh.
Kim Collins

Property Owner: Jenna Mitzel
Address: 2565 22nd Ave
City/State/ZIP: Rice Lake, WI 54868
Daytime Phone: 715-768-0448

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

SITE INFORMATION

Parcel I.D. Number: 024 - 1700 - 04 - 000 Township: Doyle

Property Address: Same Lot Size: _____ Sq.Ft./Acres

TYPE OF REQUEST:

Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other _____

Reason For Special Exception Request:

I would like to start a poultry processing business on our property. We would like to add onto a current building of ours by about 20ft on the east side of building. We live in a AG zone.

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.**

Jenna Mitzel
Owner Signature

03 / 07 / 2021
03 / 11 / 2021 Date

Agent Signature

Date

OFFICE USE

Appeal # 3857 Hearing Date: 4 / 12 / 21 Previous Hearings: N/A
Name of Water Body: N/A Zoning Dist.: Ag-2
Reviewed By: [Signature] Date 3 / 16 / 21

DATE RECEIVED:

RECEIVED

MAR 16 2021

BARRON COUNTY ZONING OFFICE

I am requesting a special exception for our zone to start a poultry processing facility on our property. We have an existing building we would like to add an additional 20 feet to, to accommodate for the state licensing requirements. We also need to add water lines, a separate septic tank, and a bathroom for the state license. We are strictly taking other people's livestock and creating a service that most do not want to do. We will not be raising our own livestock. We also do not have plans to sell product. We only want to do the processing side which is known as a custom exempt through the state.

We think we can handle about 200 - 250 birds a day.

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MAR 09 2021

BARRON COUNTY ZONING OFFICE

RECEIVED

MAR 09 2021

BARRON COUNTY ZONING OFFICE

8

22ND AV

920.49

17

Small Addition to existing structure

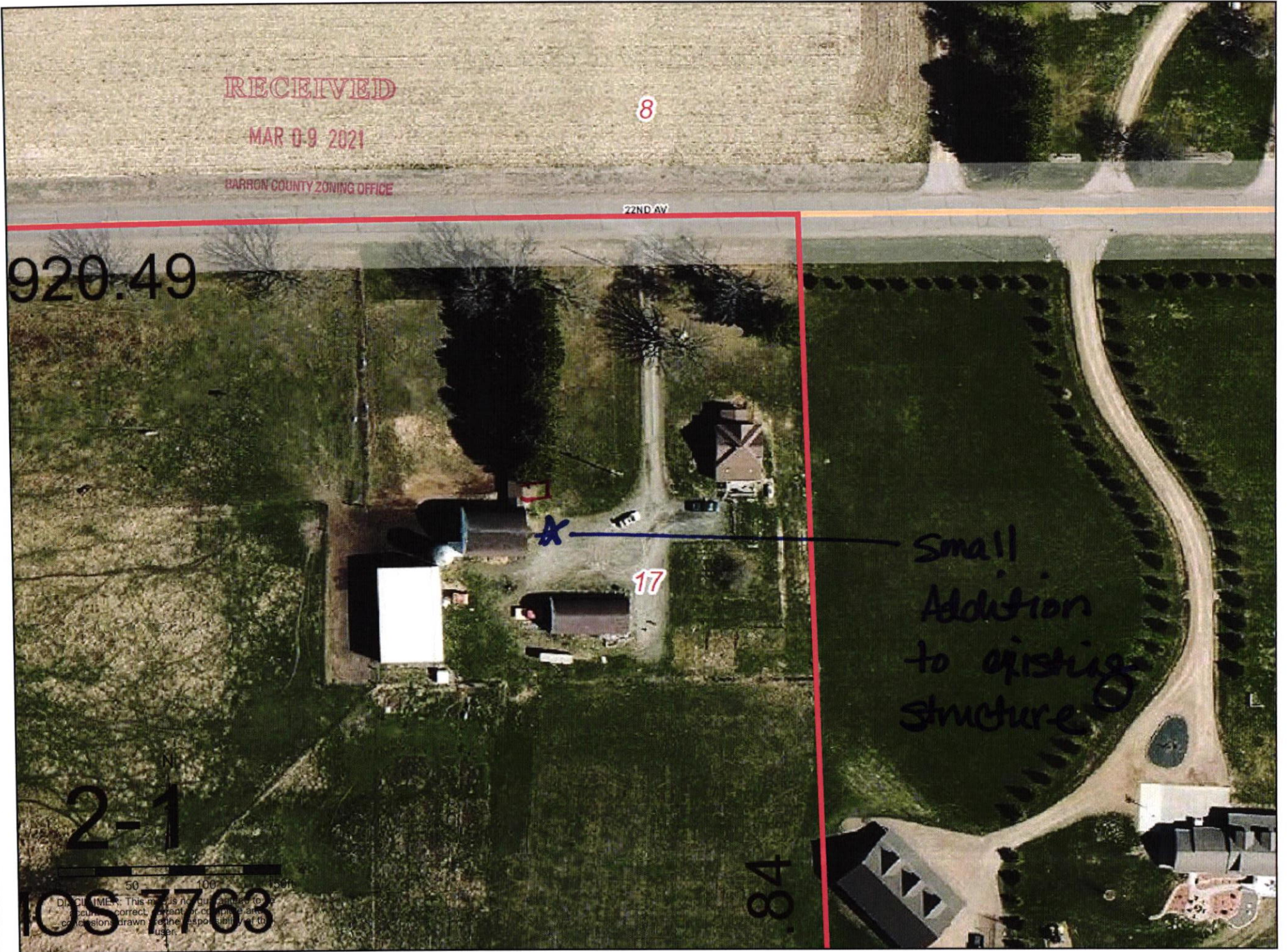
2-1

84

50 100 150 Feet

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

108 7703



ORDINANCES RELATING TO HEARING

Applicant/Owner: Jenna Mitzel and Charles Greydanus
Previous Appeals: N/A

Appeal: 3857

Request: A special exception to operate a custom poultry processing business in an Agricultural-2 district, in the Town of Doyle.

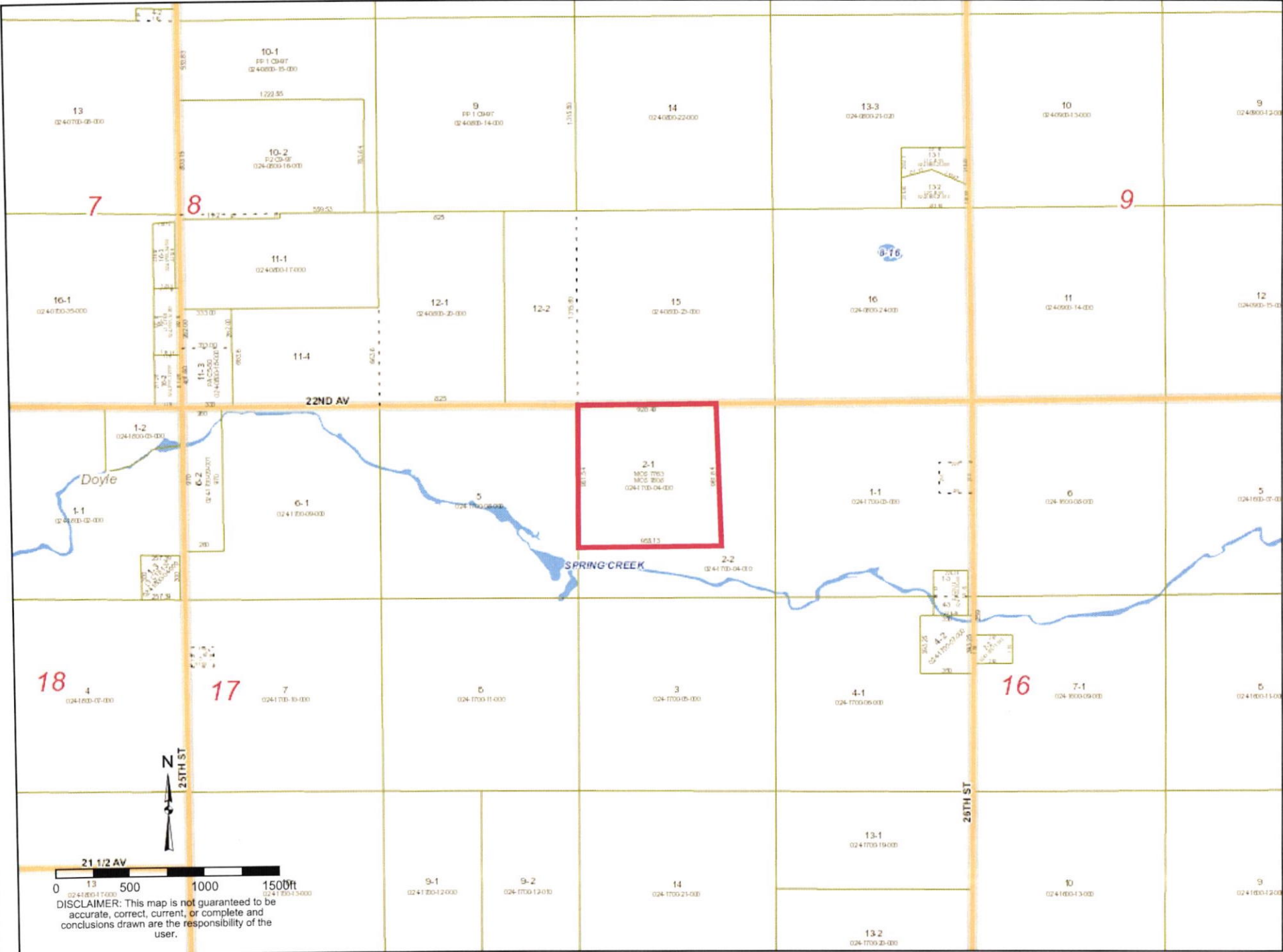
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

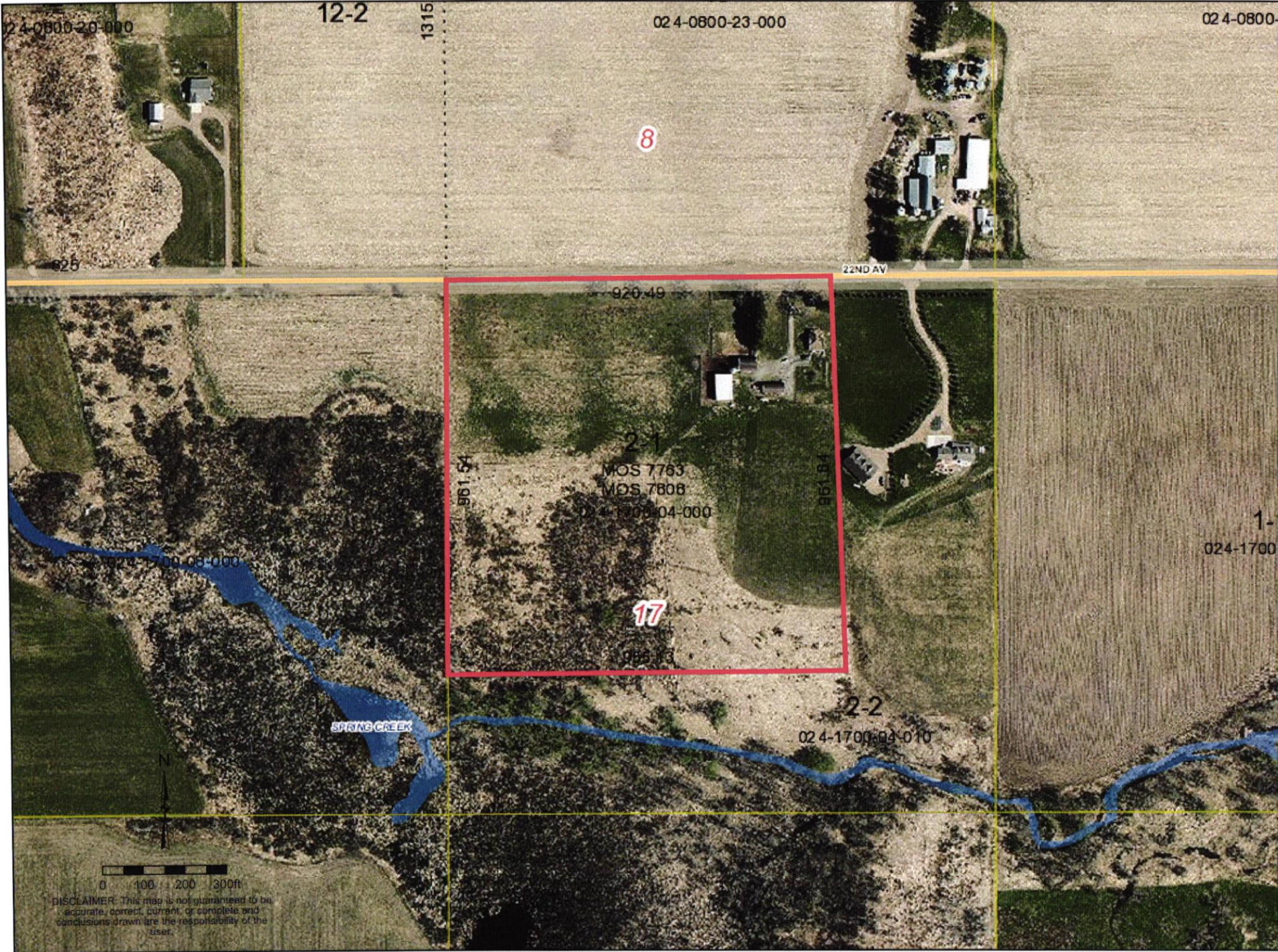
Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the 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 17.37: AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located.

17.37	Agricultural-2 District
17.73(6)	Special Exception Uses





024-0800-20-000

12-2

1315

024-0800-23-000

024-0800-

8

025

22ND AV

920.49

2-1

MOS 7763
MOS 7808

024-1700-04-000

17

983.13

961.54

961.04

1-

024-1700

024-0800-01-000

SPRING CREEK

2-2

024-1700-03-010

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.

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.

MAR 09 2021

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

BARRON COUNTY ZONING OFFICE

Type of Request: Variance Special Exception

Town of Doule

Owner: Charles Greydanus & Jenna Mitzel

Applicant/Agent: Jenna Mitzel

Property Address: 2565 22nd Ave Property Tax ID #: _____

Explain Request: (must match explanation on application) We want to start a small business (poultry processing *custom exempt) on our property, utilizing buildings that are already present.

Section B- to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

No objections.

Date: 8/10/2020

Signed: _____
(Town Chairman)

OR Signed: Victor Drost
(Town Clerk)

Print Name _____

Victor Drost
Print Name

*Only the signature of the Chairman 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 a public hearing will be held on Monday, April 12, 2021 at 9:20 a.m. in Room 110 of the Barron County 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 operate a tourist rooming house (allowing short-term rental), in a Recreational-Residential district, property described as Lot 1 Hazel Creek, consisting of .7 acres, located in Section 21, T33N, R10W, Town of Chetek, 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: Casey Chantelois, Wilfred Chantelois & Ryan Chantelois
Property address: 892 26 ¼ Street, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24th day of March, 2021.

Barron County Board of Adjustment
Walt Organ, Vice 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: Casey Chantelois Agent: Dennis Wirth
Address: 602 Locust Street Address: 110 Lindberg Circle
City/State/ZIP: Hudson, WI 54016 City/State/ZIP: Turtle Lake, WI 54889
Daytime Phone: (715) 222-1354 Daytime Phone: (612) 597-1200
Email: casey.chantelois@hotmail.com Email: dwirth@usa.com

SITE INFORMATION

Parcel I.D. Number: 012 - 4296 - 02 - 000 Township: Chetek
Property Address: 892 26¹/₄ Street Chetek, WI 54728 Lot Size: 0.7 acres Sq.Ft./Acres

TYPE OF REQUEST:

Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other _____

Reason For Special Exception Request:

Airbnb and Vrbo rental home

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.

Owler Signature

Agent Signature

2, 27, 21
Date

2, 27, 21
Date

OFFICE USE

Appeal # 3859 Hearing Date: 4 / 12 / 21 Previous Hearings: N/A
Name of Water Body: Pokegama Lake Zoning Dist.: RR
Reviewed By: [Signature] Date: 3 / 15 / 21

DATE RECEIVED:

RECEIVED

MAR 12 2021

BARRON COUNTY ZONING OFFICE

892 26-1/4 Street Chetek, WI 54728

Dear Guest,

Welcome to Chetek and our cabin on Lake Pokegama. Thank you for letting us be your host.

In this document you should find all the information you need to make the most of your stay, to operate the systems in the house, and to understand the expectations for it's care. If you have any issues, one of us will be available by phone or text at 715-222-1354 or through the Airbnb website.

Check-in / Check-out Times

Check In: 3:00 PM.

Check Out: 11:00 AM.

Basic Understanding

Guest is responsible for ensuring that the residence is left in the same condition upon check-out as it was upon check-in.

Guest shall be liable for any damages caused by his or her own acts and omissions (including and without limitation, failure to timely vacate the residence), and also for the acts and omissions of any individuals the guest chooses to invite or otherwise allows into the accommodation.

Before you leave

Please:

- Wash you dishes or load dishwasher
- Turn out all lights
- Lock the front door on your way out
- Notify me via text message or email that you have checked out
- Have a safe trip!

Rules

- Please treat the cabin and items therein with the same respect as you would treat your own.
- No pets allowed inside - feel free to let pets stay in garage at nighttime if desired.
- Please pick up and dispose of pet droppings - bags are available under kitchen sink if needed.
- Smoking inside the cabin is not allowed. Please place all remnants of smoking into the receptacles provided outside the front/back doors.
- Campfires are permitted only in the designated fire pit area.
- Please pick up all trash in the cabin and yard and place it into bins underneath kitchen sink or in receptacles in the garage.
- Please return all furniture to it's original position.
- Please do not flush anything down the toilet other than toilet paper - no feminine hygiene or male products.
- If you are boating or fishing, there must be a life vest for each person in the boat as well as (1) throw cushion. You must obtain a valid Wisconsin fishing license for anyone 16 and older.
- Swim at your own risk; no diving off the dock permitted.
- Use the stairs to the beach/dock at your own risk.

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MAR 17 2021

BARRON COUNTY ZONING OFFICE

The following rules are requirements of our Barron County permit. If violated, you will be asked to leave and your rental fee will not be refunded.

- No fireworks are allowed per Wisconsin State Law.
- No tent or camper use is allowed.
- Park in the driveway or garage only - no parking on the road is allowed.
- There is a maximum occupancy limit of eight (8) occupants in the cabin. No additional daytime guests are allowed
- We expect that the noise be kept at an acceptable level to maintain the tranquility of the neighborhood. Please remember that these are full-time residences for many of our neighbors. Quiet times are from 9:00 p.m. to 8:00 a.m. Sunday through Thursday and 10:00 p.m. to 9:00 a.m. Friday and Saturday.

I have read and understand the rules listed above.

Renter

Date

Bill, Casey, and Ryan Chantelois (715) 497-9092, (715) 222-1354, (612) 223-0146

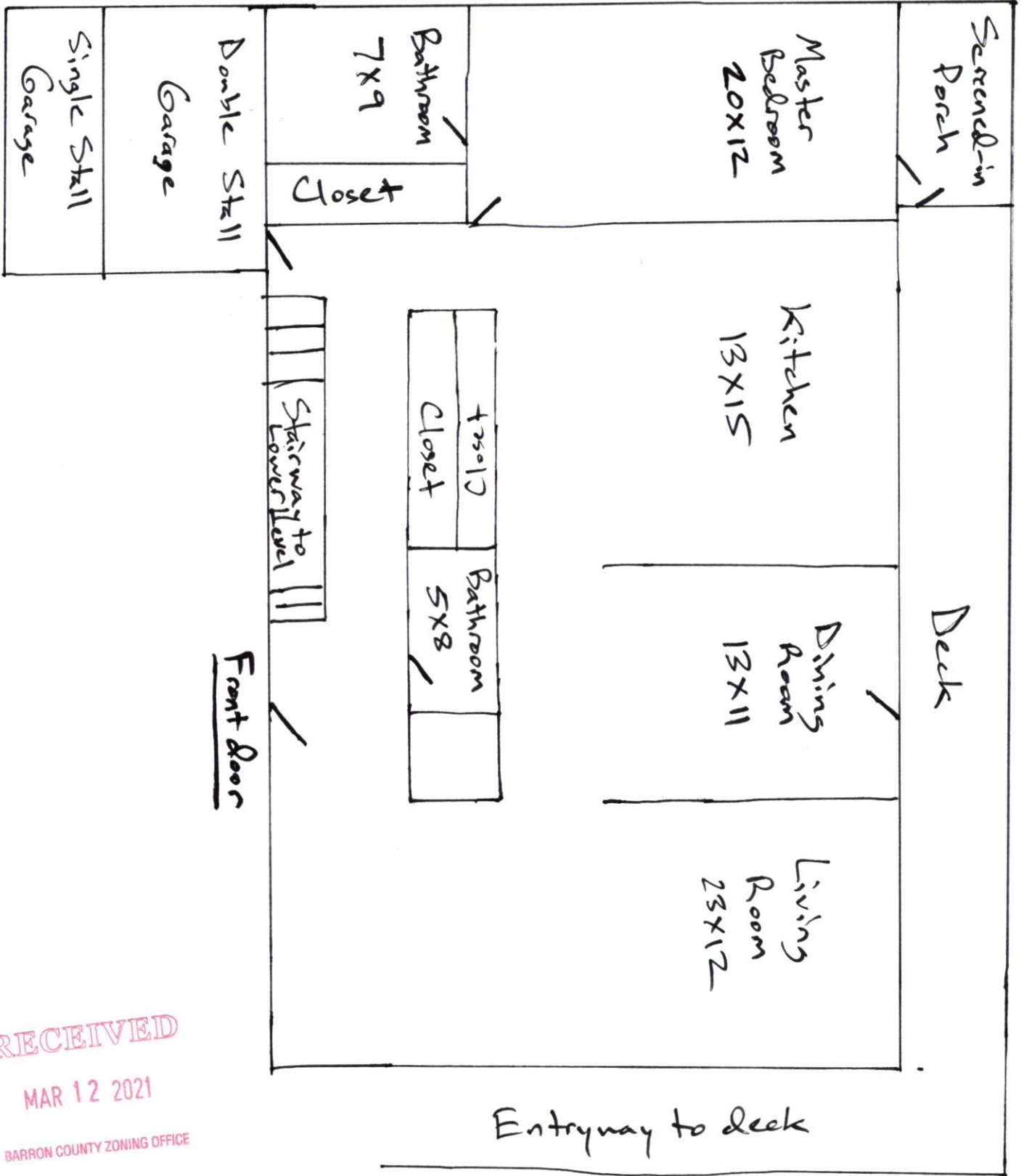
If you have any questions, or need assistance please contact one of the numbers above. If you cannot reach us, please call Dennis Wirth (612)597-1200. Please dial 911 in case of an emergency.

Chetek Cabin

892 26 1/4 St.

Chetek, WI 54728

Main Level



RECEIVED

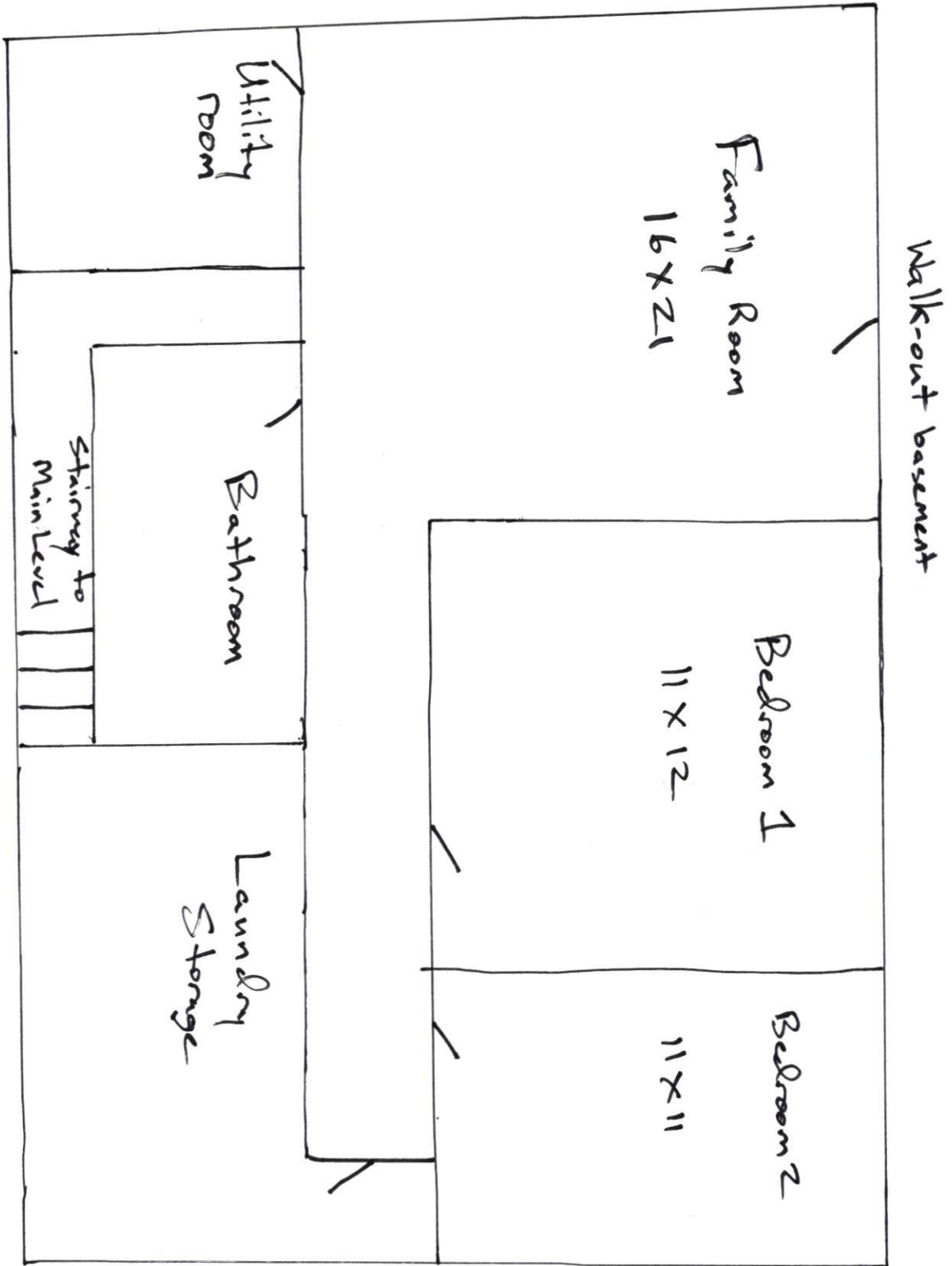
MAR 12 2021

BARRON COUNTY ZONING OFFICE

Chetek Cabin

892 26th St.
Chetek, WI 54728

Lower Level



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MAR 12 2021

BARRON COUNTY ZONING OFFICE



ORDINANCES RELATING TO HEARING

Applicant/Owner: Casey Chantelois, Wilfred Chantelois & Ryan Chantelois **Appeal:** 3859
Previous Appeals: N/A

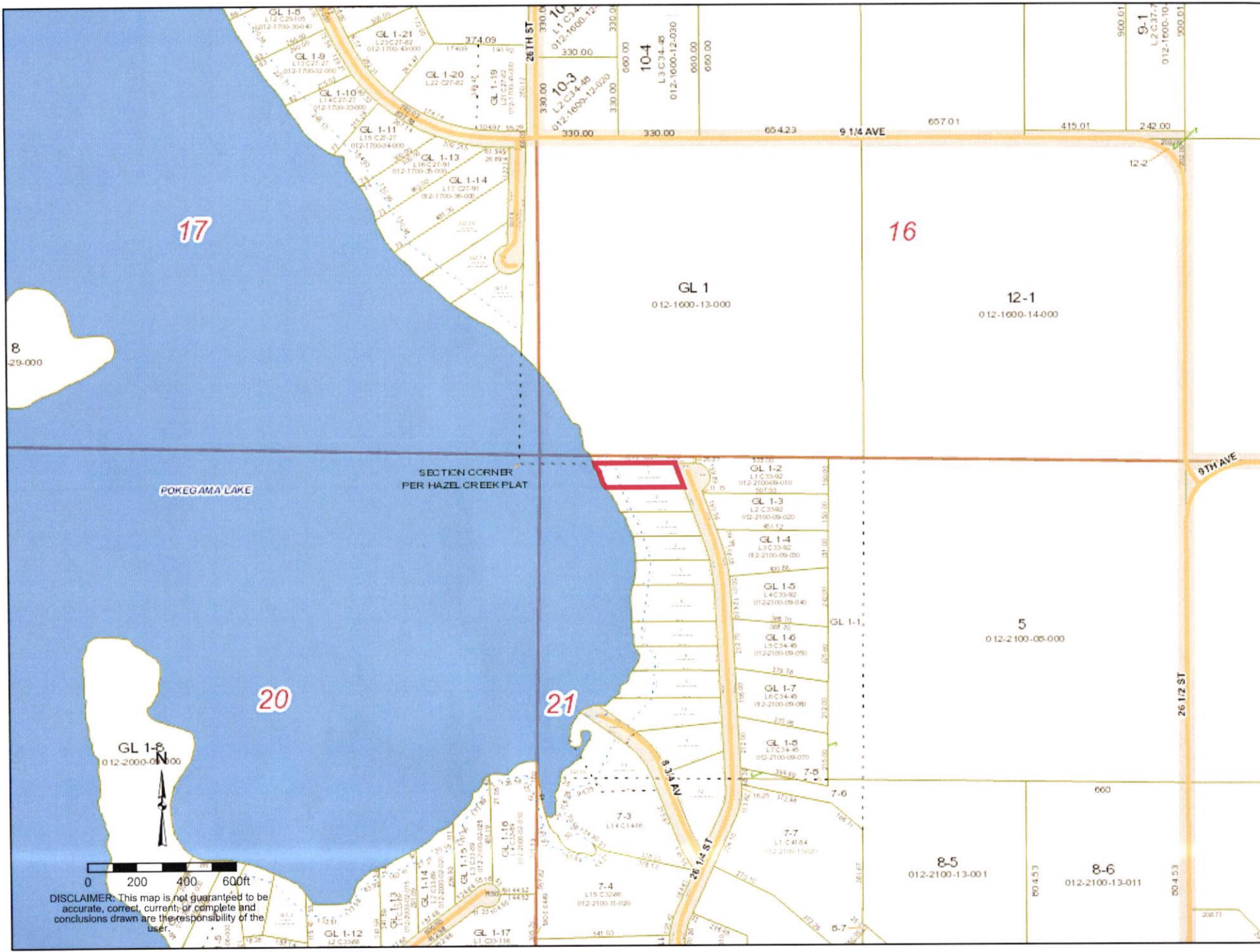
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Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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.

17.36 Recreational-Residential District
17.73(6) Special Exception Uses



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

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.

RECEIVED

MAR 12 2021

BARRON COUNTY ZONING OFFICE

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

Type of Request: Variance Special Exception

Town of Chetek

Owner: Cacey A. Chanteloz (715) 222-1354 cacey.chanteloz@hotmail.com

Applicant/Agent: Dennis Wirth (612) 597-1200

Property Address: 892 2nd St. Chetek, WI 54728 Property Tax ID #: 012-4296-02-000

Explain Request: (must match explanation on application) Airbnb and Vrbo rental home

Section B - to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

No one was present to speak in opposition

Date: 3-10-2021

Signed: [Signature]
(Town Chairman)

OR Signed: _____
(Town Clerk)

Mark Carlin
Print Name

Print Name

*Only the signature of the Chairman 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 a public hearing will be held on Monday, April 12, 2021 at 9:30 a.m. in Room 110 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 enclose a previous addition to a structure located within the setback to the ordinary highwater mark of Prairie Lake, and a special exception to expand an existing garage and fish house, located in a Recreational-Residential district, property described as part Govt Lot 3 (Sec 34) & part SW-SE (Sec 27) & part Lot 11 Rest Cove & part Lot 8 Kraemer's Addition shown as Lot 1 CSM 18/21, also shown as GL 3-1 & Plats 11-2, 8-3 & 15-3 consisting of 10.7 acres, located in Sections 27 & 34, T34N, R11W, Town of Stanley, 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: Wolf's Den Stanley, Inc.
Property address: 1296 21 ¾ Street, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24th day of March, 2021.

Barron County Board of Adjustment
Walt Organ, Vice 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

715-537-6375 WOLF'S PEN STANLEY, INC

Property Owner: BRIAN CLAYDON Agent: _____

Address: 1296 2134 STREET Address: _____

City/State/ZIP: CAMCRAW WI 54822 City/State/ZIP: _____

Daytime Phone: 915-343-5406 Daytime: _____

Email: BRIAN - CLAYDON@WOLFSPEN.COM Email: _____

SITE INFORMATION

Parcel I.D. Number: 044-3400-05-000
Property Address: 1296 2134 STREET

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: LAKE)

Dwelling Accessory Structure Fence
 Retaining Wall Open structure (platform, free-standing deck, patio, etc.)
 Other CLOSING IN OPEN AREA ATTACHED TO THE DAK

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? 1994
Was it built/placed while property was under current ownership? Yes No

Describe project: CLOSING IN EXISTING STRUCTURE FOR KITCHEN AREA + STORAGE.

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 # 3858 Hearing Date: 4 / 12 / 21 Other appeals ¹³⁹⁸ 1300, 2067, 3395

DATE RECEIVED:

Name of Water Body: Prairie Lake Zoning Dist.: RR (G2)

RECEIVED

Reviewed By: [Signature] Date 3 / 16 / 21

FEB 16 2021

BARRON COUNTY ZONING OFFICE

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.

NO, BUT WOULD DEFINITELY IMPAIR FUTURE REVENUE

(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.

YES, NO OTHER SPACE AVAILABLE DD TO LAKE, BUT RAMP, SEPTIC

(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.

NO IMPACT TO ANYONE

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.

NO OTHER FEASIBLE ALTERNATIVES

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

No Other ALTERNATIVES

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 1/2" x 14")

N

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

3 / 18 / 21

 Date

 Agent Signature

 Date

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

BRIAN CLAUDIA
Property Owner: WAF'S DEN STANLEY, INC Agent: _____
Address: 1296 213/4 ST Address: _____
City/State/ZIP: CAMERON WI 54822 City/State/ZIP: _____
Daytime Phone: 815-343-5606 Daytime Phone: _____
Email: BRIAN-CHOC@HOTMAIL.COM Email: _____

SITE INFORMATION

Parcel I.D. Number: 044-3400-05-000 Township: STANLEY
Property Address: 1296 213/4 ST Lot Size: 11 Sq.Ft./Acres

TYPE OF REQUEST:

- Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other _____

Reason For Special Exception Request:

Replace and expand existing garage and fish house. 40 x 58, 24' peak

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.

[Signature]
Owner Signature

1 / 23 / 2021
Date

Agent Signature

Date

OFFICE USE

Appeal # 3858 Hearing Date: 4 / 12 / 21 Previous Hearings: # 1393, 1800, 2067, 3395

Name of Water Body: Pravie Lake Zoning Dist.: RR (C-2)

Reviewed By: [Signature] Date 3 / 16 / 21

DATE RECEIVED:
RECEIVED
FEB 12 2021

1/25/2121

Wolf's Den Stanley, Inc

1296 21 ¾ St

Cameron, Wi. 54822

Brian Claudnic

President /Ceo

815-343-5606

Town board of Stanley & Barron County Zoning,

As the new owners of the Wolfs Den Bar and Rv resort/campground we are looking for areas to expand and offer more services to our Seasonal and weekly patrons. The current structure as it exist' s today (attached) has a roughly 12x24 partition of the north side of the bar that houses the 12x12 walk in cooler and leaves a roughly 12x12 open but covered space next to it. Upon review with Barron county on BOA1800 dated 10-17-94 the previous owners only had the permission for the 12x12 walk in cooler not the structure. We are asking of you today to except the current structure as is within a current set back and allow us to complete the following to be able to provide more services to our customers.

We would like to enclose the part of the structure that is currently open and connect it to the bar by removing the existing window and replacing it with a walkway to access the area from within the bar. We would like to add an additional exterior door to the north side for service access and trash removal. The added space will serve for placement of the existing Ice Machine (that is currently in a small storge room by the bathrooms) Placement of the soda dispensing boxes/canisters that are a trip hazard behind the bar, and a food prep location for serving basic food to our customers. We feel that the effects of the renovated space will not be detrimental to the lakeside or view, but rather an improvement due to the current use.

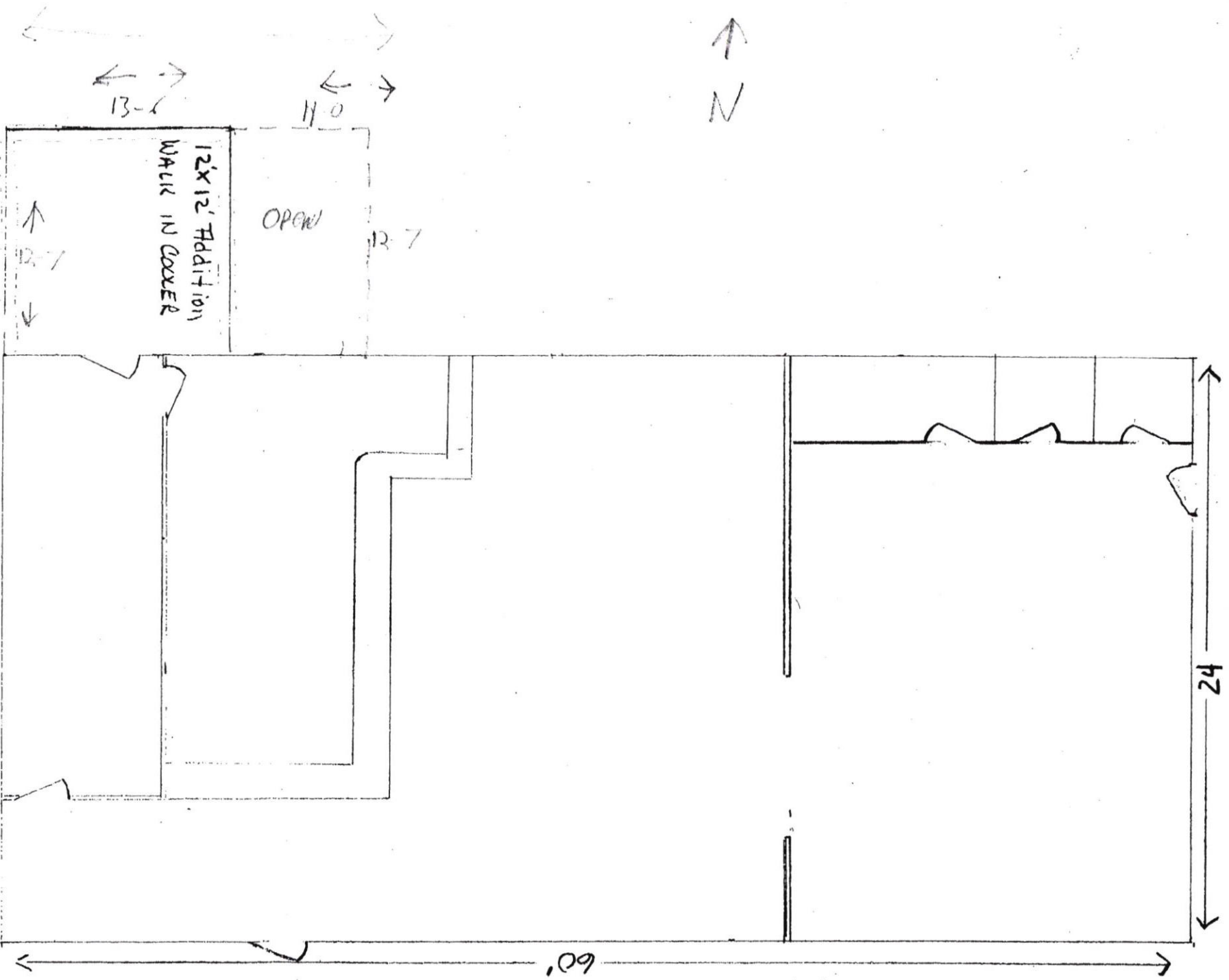
THANK YOU,

BRIAN CLAUDNIC



Pres/Ceo

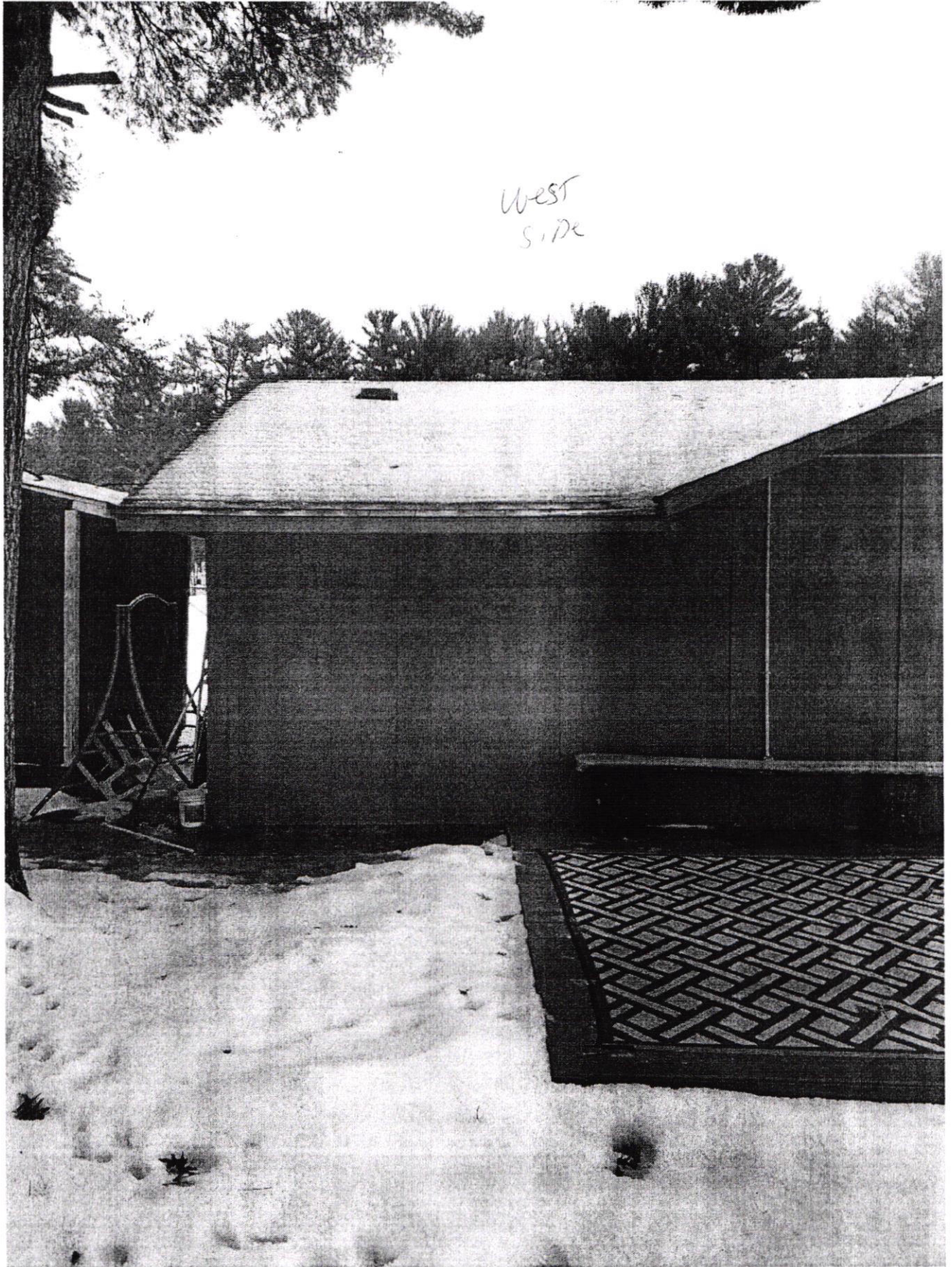
57' 50"
 DISTANCE TO LAKE



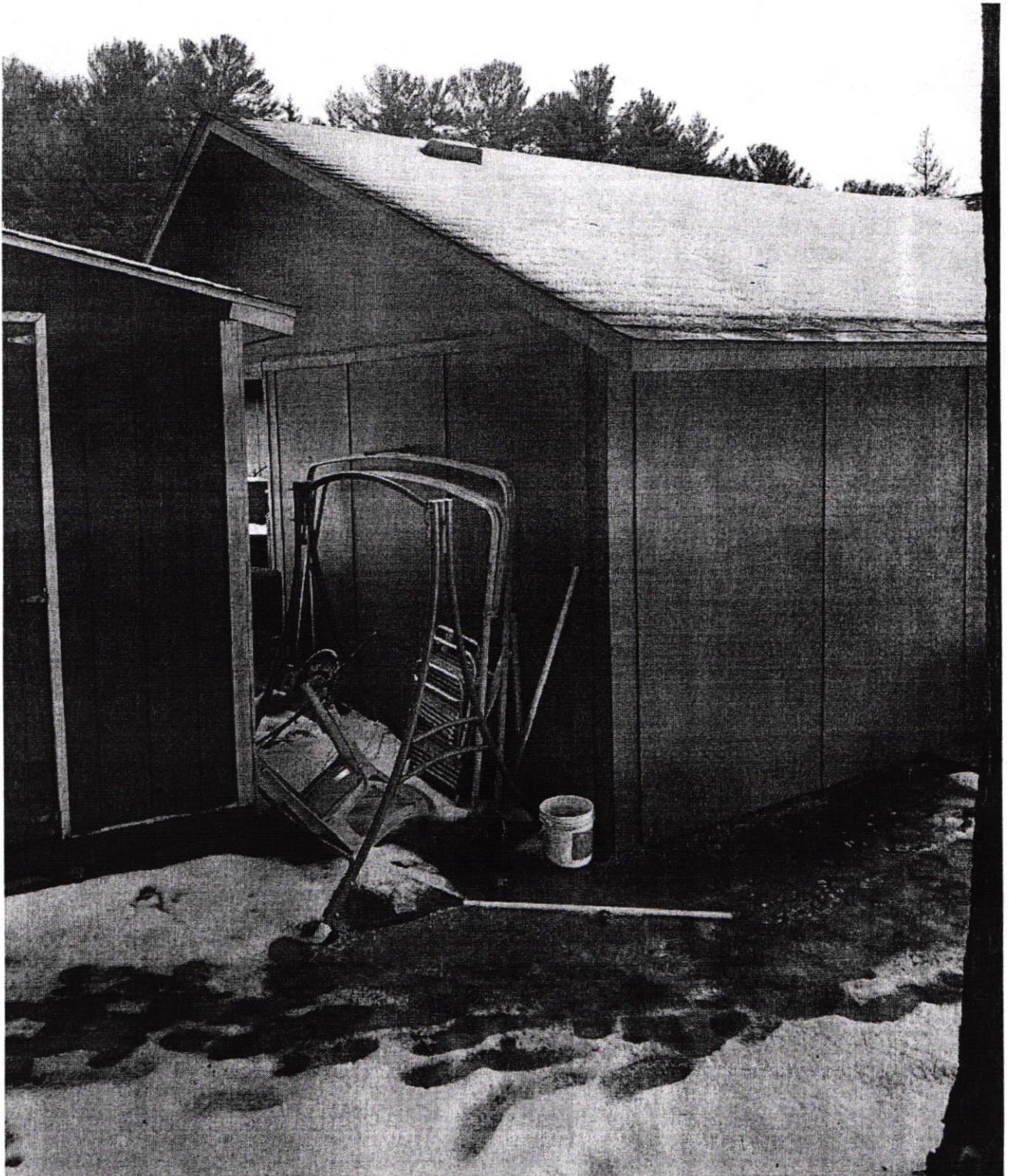
BOAT LANDING.

1/2" = 10'

Brian Claudnic







1203

1202

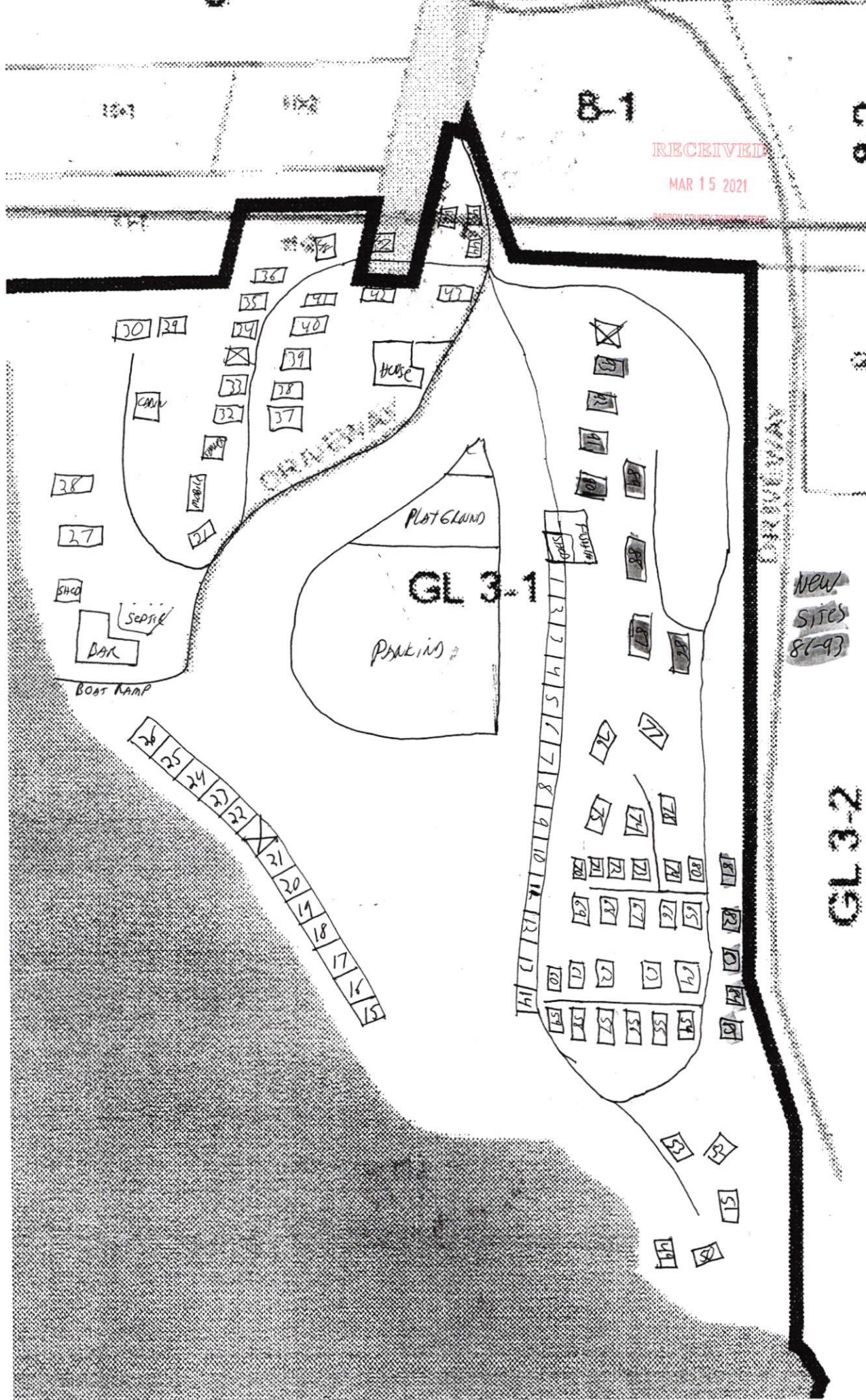
B-1

9.7

RECEIVED

MAR 15 2021

WEST COAST LAND REDEVELOPMENT



NEW SITES 86-93

GL 3-2

ORDINANCES RELATING TO HEARING

Applicant/Owner: Wolf's Den Stanley, LLC; Brian Claudnic
Previous Appeals: #1393, 1800, 2067, 3395

Appeal: 3858

Request: a variance to enclose a previous addition to a structure located within the setback to the ordinary highwater mark of Prairie Lake, and a special exception to expand an existing garage and fish house, located in a Recreational-Residential, Town of Stanley.

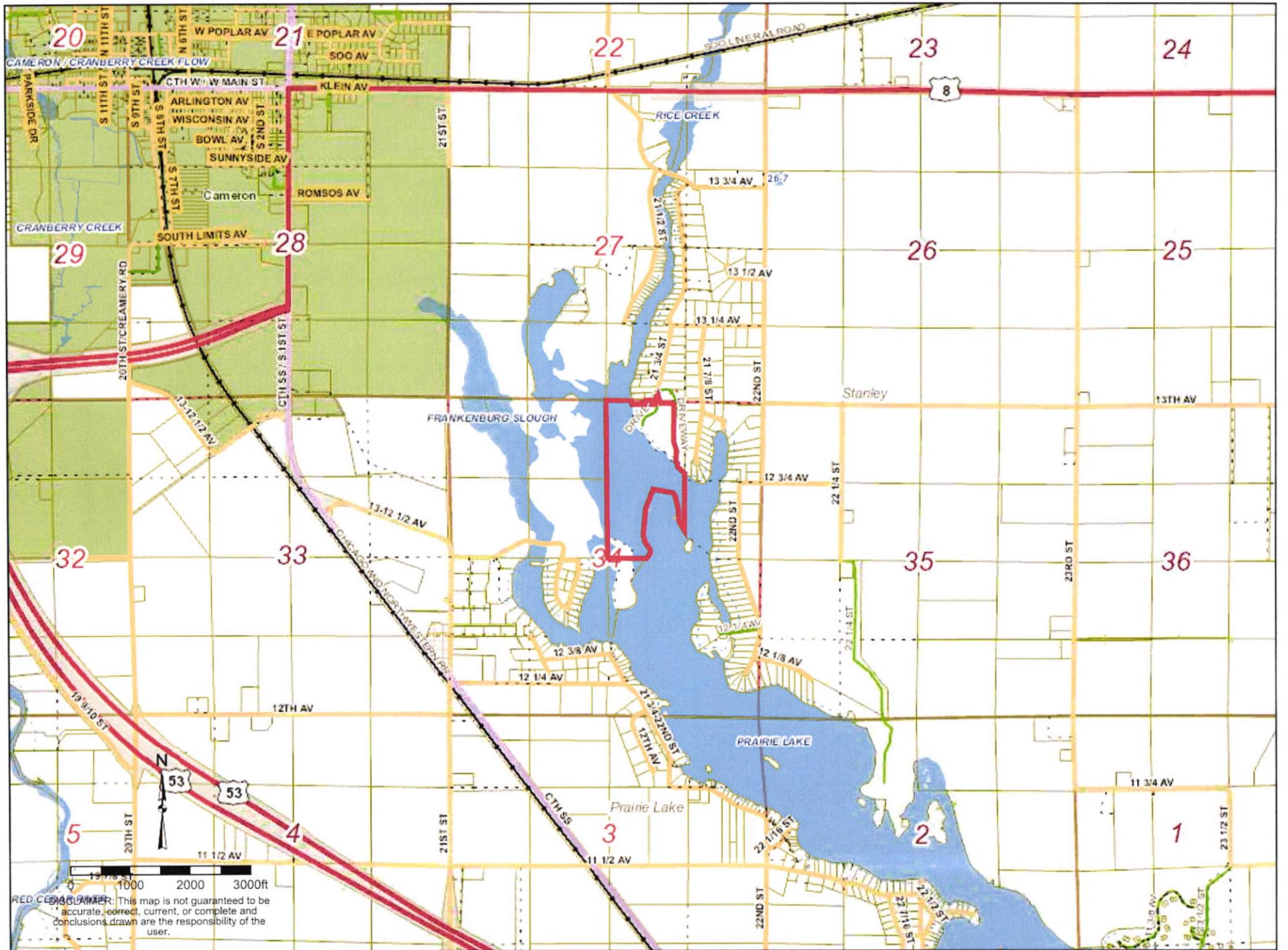
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Ordinances relating to this Appeal:

17.36	Recreational-Residential District
17.73(6)	Special Exception Requests
17.73(7)	Variances



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



27

34

PRAIRIE LAKE

PRAIRIE LAKE

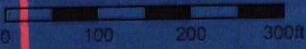
2134 ST

2134 ST

BRADWAY

BRADWAY

1278 AV



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

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 STANLEY

Owner: WAFS Pen STANLEY, INC BAIJAN CLAVONIC

Applicant/Agent: _____

Property Address: 1296 21st St Property Tax ID #: 044-3400-05-000

Explain Request: (must match explanation on application) _____
See ATTACHED LETTER

Section B – to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

No Concerns

Date: 2-10-2021

Signed: _____
(Town Chairman)

OR Signed: James Hessel
(Town Clerk)

Print Name _____

James Hessel
Print Name

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