

ZONING COMMITTEE MEETING
Wednesday, March 2, 2022 – 1:30 p.m.
Zoning Office Conference Room
Barron County Government Center
335 E. Monroe Avenue - Rm. 2106, Barron, Wisconsin

A G E N D A

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Public Comment
4. Approve February 2, 2022 meeting minutes.
5. Edit List Review – February expenses – discussion only (no motion required)
6. Review of Three 4-Lot Certified Survey Maps: Darin Moravitz – action item

7. Public Hearings:

1:30 p.m. – A rezoning request from the Residential-1 district to the Recreational-Residential and Agricultural-2 districts on property described as Govt Lot 3, consisting of 32.17 acres, located in Section 30, T35N, R14W, Town of Crystal Lake, with 16.18 ac. to RR and 15.99 ac. to Ag-2. Property owned by DBM Partners, LLC.

1:40 p.m. – A rezoning request from the Residential-2 district to the Recreational-Residential district on property described as part of SE-SW, consisting of approx. 14.7 acres, located in Section 27, T33N, R10W, Town of Chetek. Property owned by Quinn C. & Brandy L. Johnson.

8. Land Use Ordinance Updates – discussion/action item
9. Discussion: Zoning office activities and actions
10. Future Agenda Items:
11. Set next meeting date. April 6, 2022
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

February 2, 2022 – 1:30 P.M.

Present: Heinecke, Johnson, Gerland, Rogers.

Zoning Office Staff: Gifford, Collins, Black, Wojcik.

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.

Rogers called for public comment; none.

#4. Minutes – The minutes of January 5, 2022 were presented; **motion:** (Gerland/Heinecke) to approve the minutes. Motion carried 4:0.

#5. Edit List – No questions.

#6. Amend Farmland Preservation Program Map Area, Town of Alma: Gifford presented the map change. **Motion:** (Johnson/Gerland) to approve amending the FPP Map Area as requested; carried 4:0.

#7. Public Hearings–

(1:30 p.m.) **Judith Lehman, owner; Brian Gilman, applicant – Town of Alma, Ag-1 to B, 3.75 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified and Gifford provided a staff report. Public comment was received from Barron Electric CoOp. After committee questions and discussion, **motion:** (Johnson/Heinecke) to recommend denial of the request; carried 4:0.

(1:40 p.m.) **Thomas West IRA – Town of Alma, Ag-2 to A-1, 14 acres**

Rogers read the public notice and Gifford presented a file review, outlining changes in the request. The applicant testified. No correspondence or public comment was received. **Motion:** (Gerland/Johnson) to recommend approval of the request; carried 4:0.

#8. Discussion: Ordinance Updates. The committee heard request from Bass Lake citizens regarding changes to tourist rooming house rules. Gifford presented draft ordinance updates for committee review and discussion.

#9. Discussion: Office Activities – N/A.

#10. Future Agenda Items: *Draft Ordinance Amendments.*

#11. Next meeting date: March 2, 2022 at 1:30 p.m.

#12. Meeting adjourned by unanimous consent at 4:22 p.m.

Kim Russell-Collins, Secretary

Steve Johnson, Committee Secretary

Minutes are not official until approved by the Zoning Committee

COUNTY OF BARRON

Payment Request Edit

On-Line Vouchers

FPEDT01G

LAND SERVICES DEPT

Vendor No/Name	Line#	voucher#	Account Desc	Date	Description	Amount
134732 INDIANHEAD ASSN OF ASSESSING OFFI	1	C0079976	ASSOCIATION/MEMBERSHIP DUES	02/17/22	RPL-2022 MEMBERSHIP	10.00
313815 THE MASTER'S TOUCH LLC	1	C0079977	OFFICE SUPPLIES	02/17/22	RPL-TAX STATEMENTS	1,478.86
6645 SWANT GRABER MOTORS	1	C0079978	VEHICLE EXPENSE-LAND SERVICES	02/17/22	LS-FIX DRAW ON BATTERY/'18 CHEV	657.90
33413 WI COUNTY CODE ADMINISTRATORS	1	C0079979	ASSOCIATION/MEMBERSHIP DUES	02/17/22	LS-2022 MEMBERSHIP-GIFF, BLACK,	100.00
6025 WI LAND & WATER CONSERVATION ASSN	1	C0079980	ASSOCIATION/MEMBERSHIP DUES	02/17/22	LS-2022 SWCD DUES	1,936.00
274259 APG MEDIA OF WISCONSIN LLC	1	C0079981	PUBLICATIONS	02/17/22	ZA-O'BRIEN, SHIELY PUBLIC NOTIC	65.61
426 BELL PRESS INC	1	C0079982	PUBLICATIONS	02/17/22	ZA-LEHMAN, HARTUNG PUBLIC NOTIC	111.13
289493 BUREAU OF CORRECTIONAL ENTERPRISE	1	C0079983	ADDRESS SIGNING	02/17/22	ZA-RURAL ADDRESS SIGNS	70.00
744 CHETEK ALERT INC	1	C0079984	PUBLICATIONS	02/17/22	ZA-FUNKE PUBLIC NOTICE	26.92
1686 HALCO PRESS	1	C0079985	PUBLICATIONS	02/17/22	ZA-WEST, PETERSON PUBLIC NOTICE	93.76
3565 SAFETY AND BUILDINGS DIVISION	1	C0079986	DUE TO STATE - SANITATION FEES	02/17/22	ZA-STATE SANITARY FEES/JAN 2022	400.00
Totals:						4,950.18

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 1/1 - 1/21	\$240.73
SWCD	BC REGISTER OF DEEDS	100-12-56010-310-000	RECORD CSA	\$30.00

MANUAL VOUCHERS TOTAL: \$270.73

GRAND TOTAL: \$5,220.91

Dept Approval

Admin Approval

Land Services Total: \$4,453.49
Land Information Total: \$0.00
Soil & Water Conservation Total: \$0.00
Zoning Administration Total: \$767.42

EXHIBIT MAP

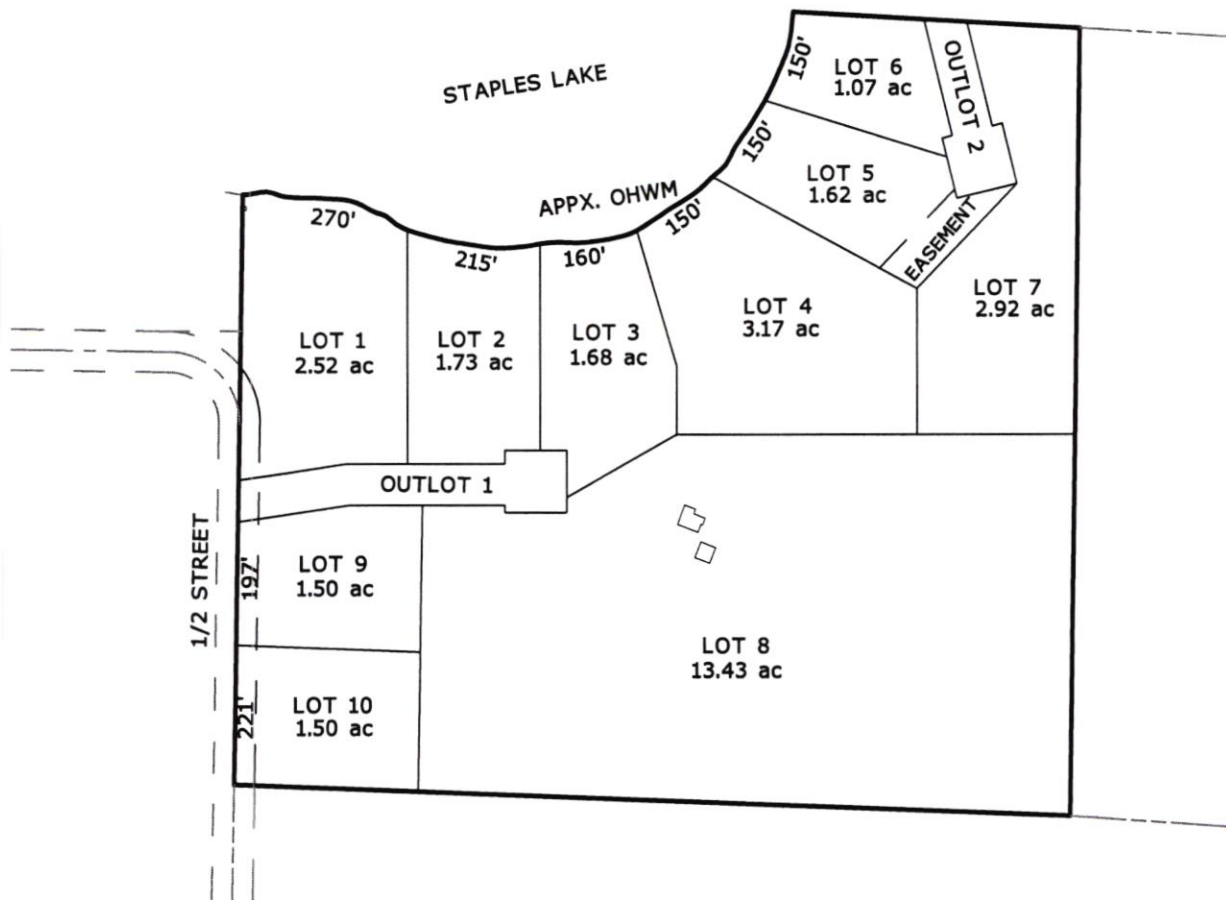
Located in Government Lot 3 of Section 30,
T. 35 N., R. 14 W., Town of Crystal Lake,
Barron County, Wisconsin.

NOTES

1. The intent of this map is to create a concept plan for a proposed development. This map does not create the lots, that will be done with formal Certified Survey Maps.

SCALE: 1" = 300'

300 0 150 300



PREPARED FOR:

BROTHER'S REALTY
1345 ELM ST
CUMBERLAND, WI 54829

SHEET 1 OF 1

SHILTS LAND
SURVEYING, LLC

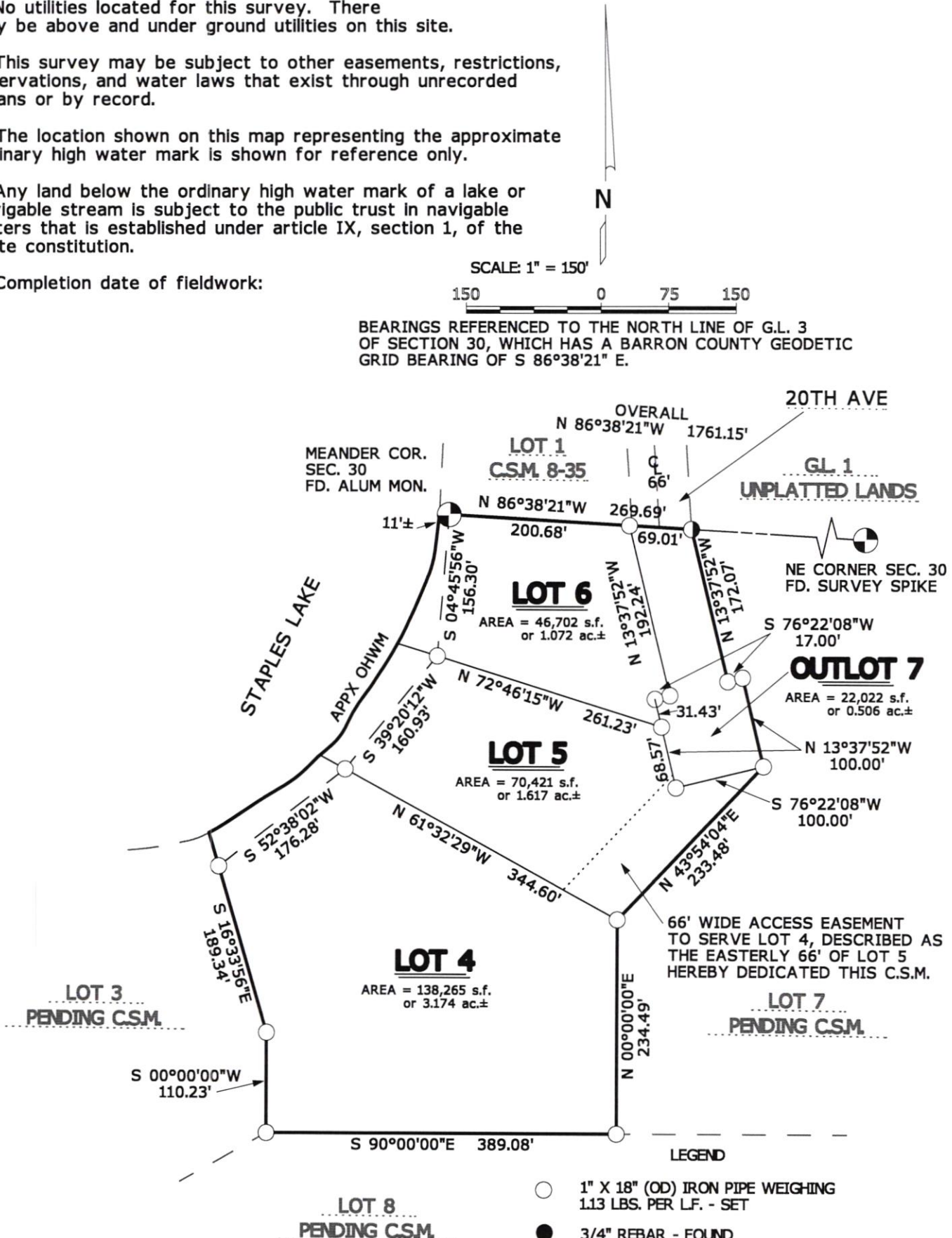
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE: 715-651-5476

BARRON COUNTY CERTIFIED SURVEY MAP

A PART OF GOVERNMENT LOT 3 OF SECTION 30, T. 35 N., R. 14 W.,
TOWN OF CRYSTAL LAKE, BARRON COUNTY, WISCONSIN

SURVEYOR'S NOTES

- 1. No title search preformed by Shilts Land Surveying, LLC.
- 2. No utilities located for this survey. There may be above and under ground utilities on this site.
- 3. This survey may be subject to other easements, restrictions, reservations, and water laws that exist through unrecorded means or by record.
- 4. The location shown on this map representing the approximate ordinary high water mark is shown for reference only.
- 5. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 6. Completion date of fieldwork:



PREPARED FOR :

BROTHER'S REALTY
1345 ELM ST
CUMBERLAND, WI 54829

APRX OHWM APPROXIMATE ORDINARY HIGH WATER MARK

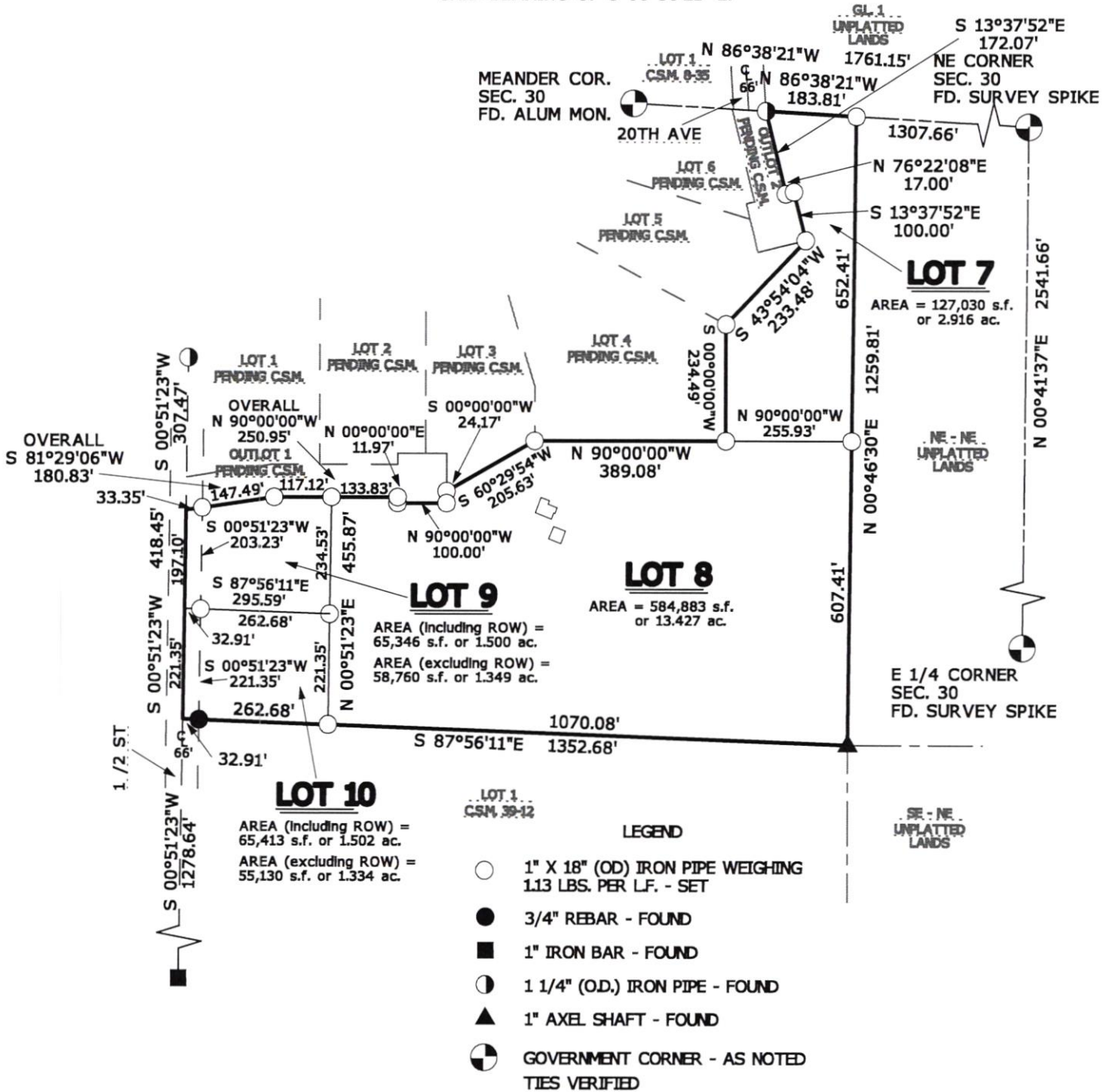
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BEARINGS REFERENCED TO THE NORTH LINE OF G.L. 3 OF SECTION 30, WHICH HAS A BARRON COUNTY GEODETIC GRID BEARING OF S 86°38'21" E.



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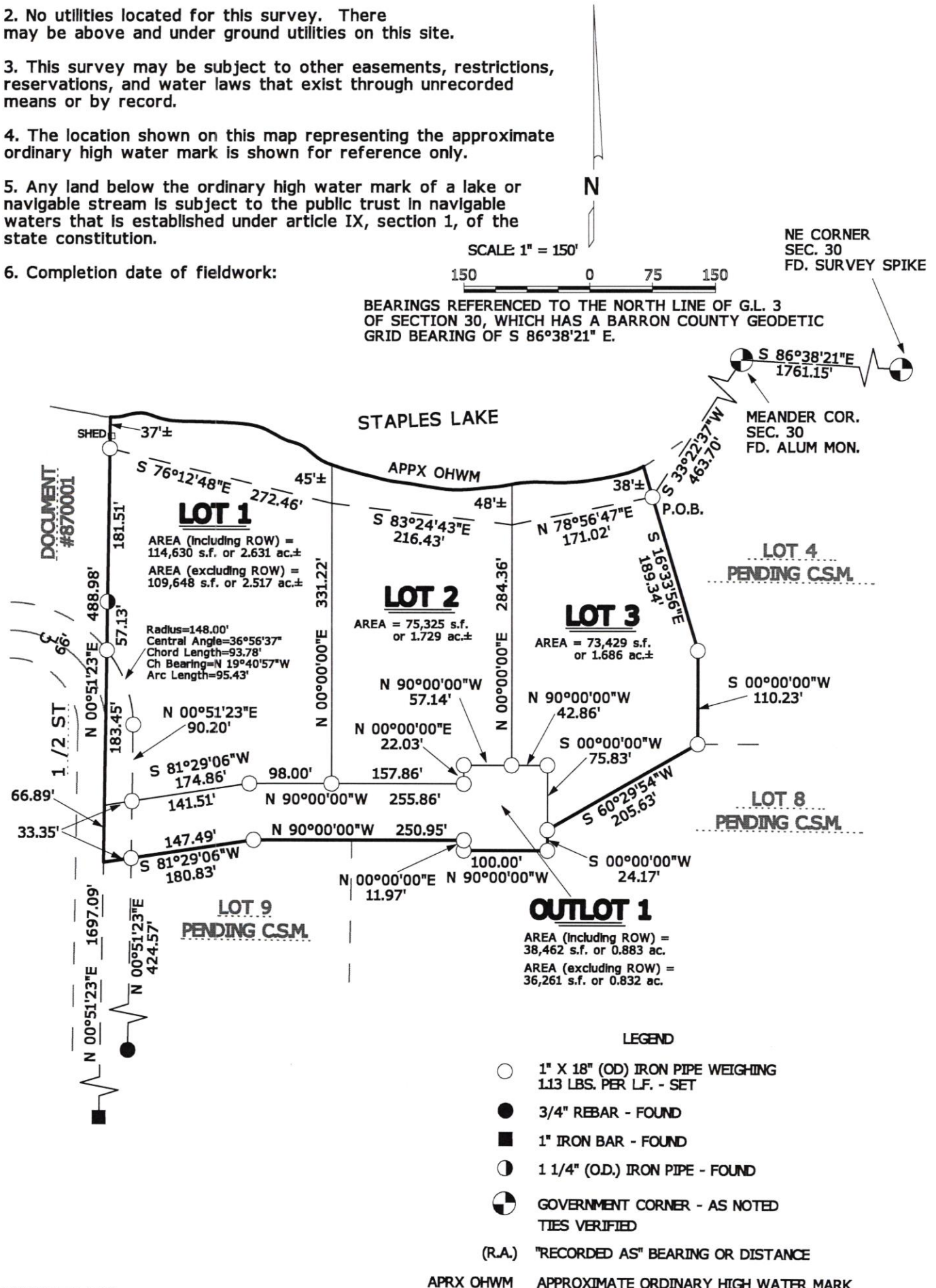
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6. Completion date of fieldwork:



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, March 2, 2022 at 1:30 p.m.** in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, the following request relative to rezoning amendments of the official zoning maps:

Request to rezone Govt Lot 3, consisting of 32.17 acres, located in Section 30, T35N, R14W, Town of Crystal Lake, from the Residential-1 to the Recreational-Residential district (16.18 acres) and to the Agricultural-2 district (15.99 acres).

Property owned by DBM Partners, 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 16th day of February, 2022.

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-1

Requested Zoning RR & Ag-2

Property Owner: DBM Partners, LLC

Phone: 715-205-9268

Mailing Address: P. O. Box 966, Cumberland, WI 54829

Email: brett@lakeplace.com

Agent: Brett Moravitz

Phone: Same

Mailing Address: Same

Email: Same

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot 3, 1/4, 1/4, Section 30, T35 N, R14 W, Town of Crystal Lake

Parcel I.D. # 016 - 3000 - 03 - 000 Lot Size: Sq. Ft. OR 32.17 Parcel Acres

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

Rezone approx. 15.99 ac. to Ag-2 and approx. 16.18 ac. to Recreational-Residential.

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

Proposed Ag-2 acres: So future owners may construct other buildings or have animals. Lots

8 & 9 are for Lg. accessory structures. Proposed RR acres: So future owners will be able to place RVs on their properties.

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.

[Signature]
Owner's Signature

01 / 27 / 23
Date

Agent Signature

 / /
Date

2022-4 PT 521
Fee: \$500.00 Paid #22371 Unpaid

Date Received:

RECEIVED

JAN 27 2022

BARRON COUNTY ZONING OFFICE

EXHIBIT MAP

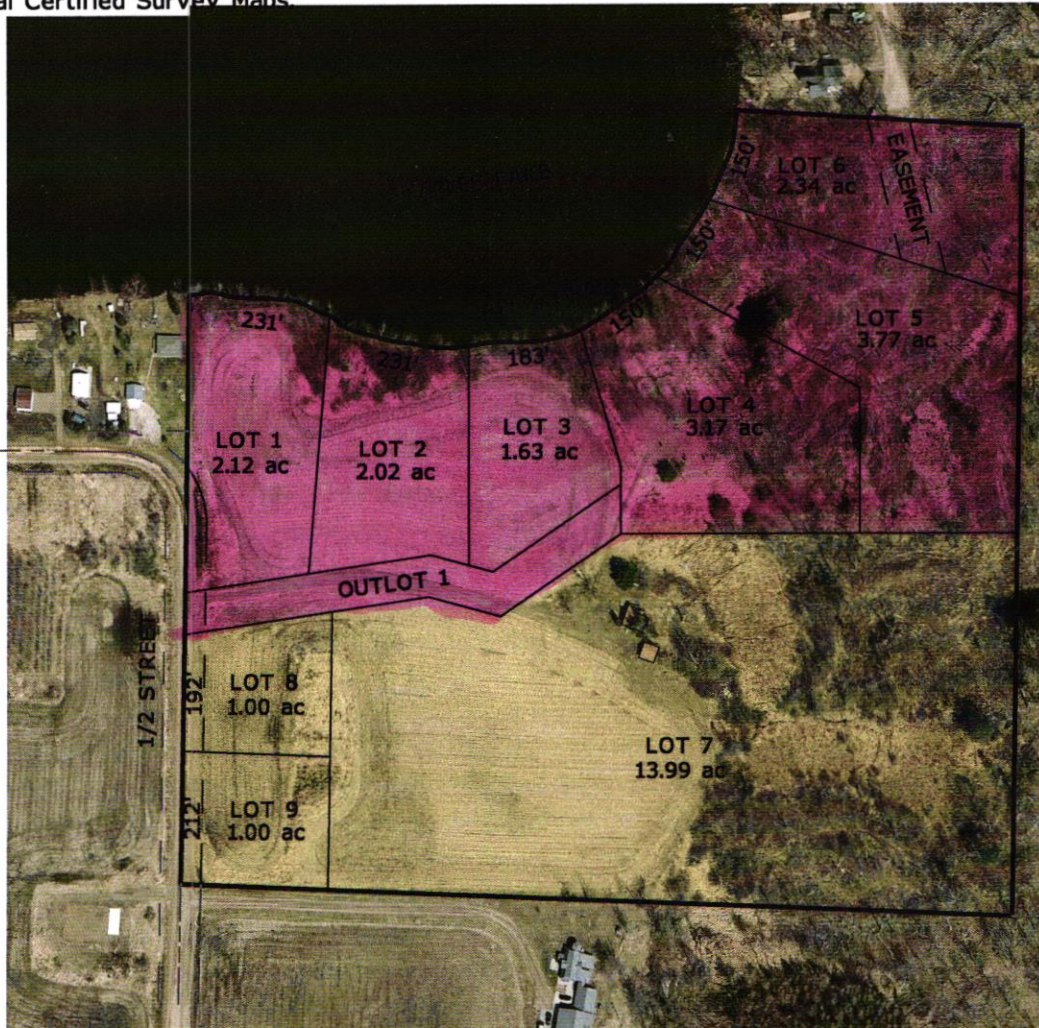
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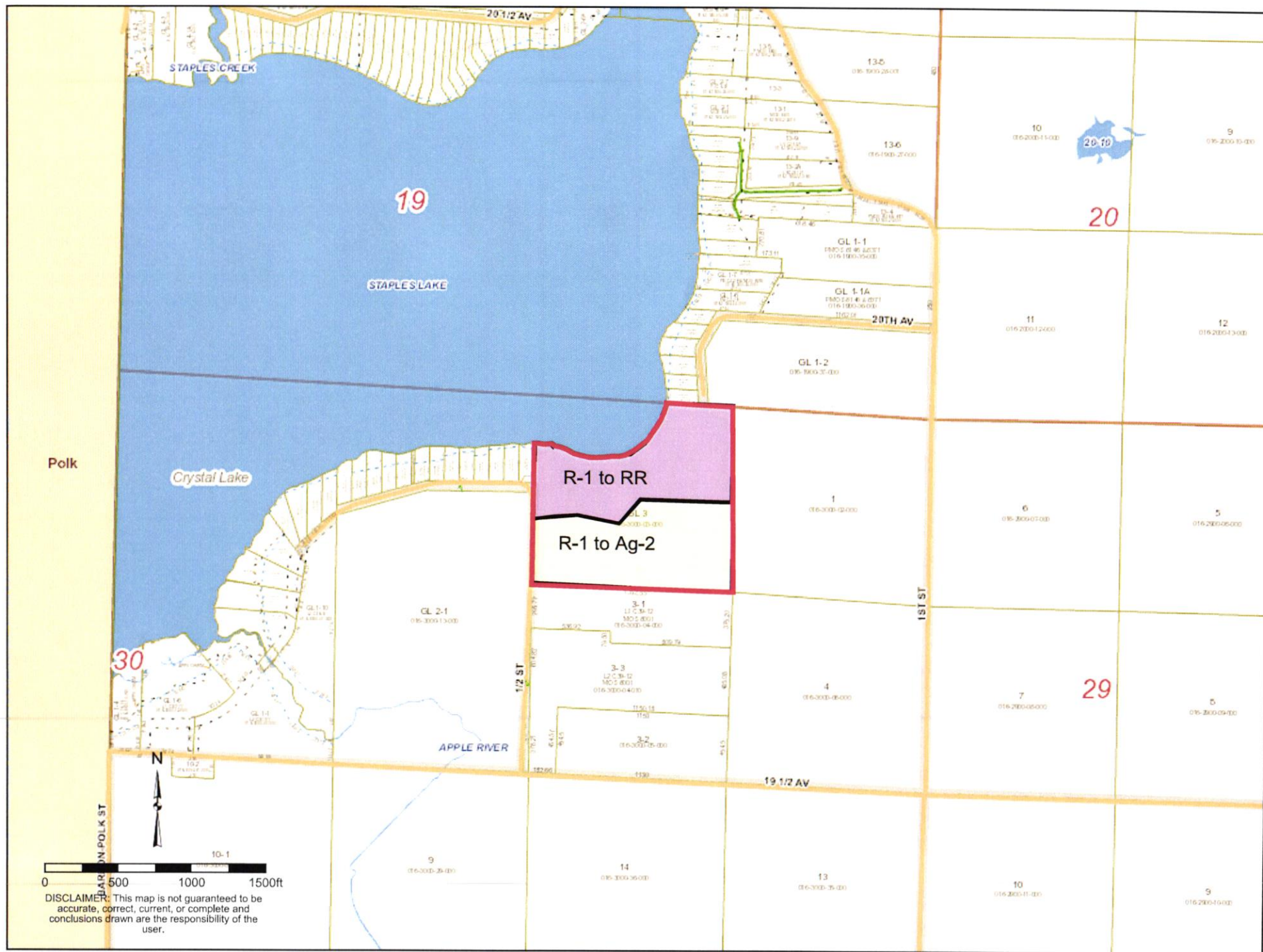
PREPARED FOR:

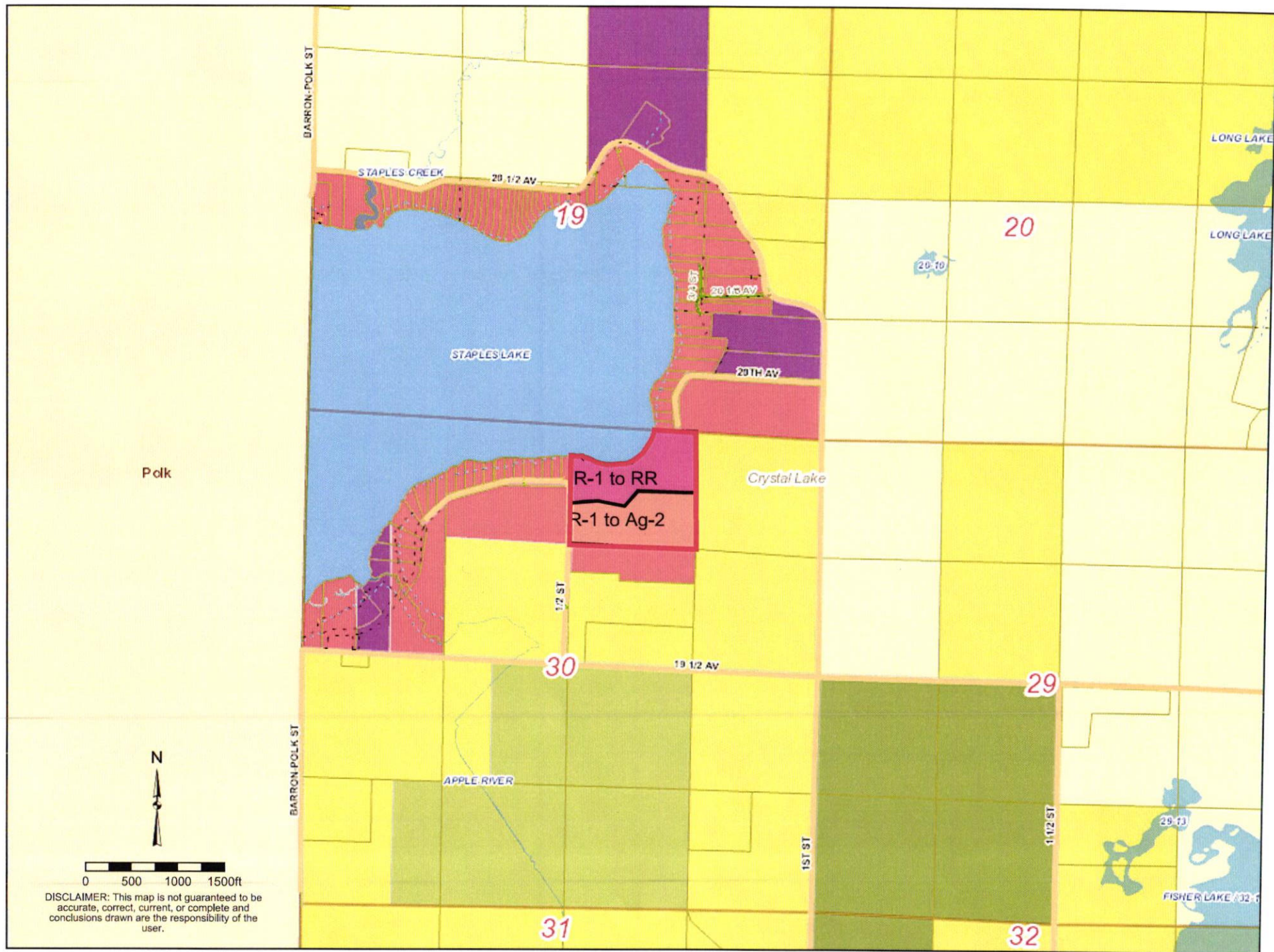
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SHEET 1 OF 1

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2092 15th AVENUE
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TELEPHONE: 715-651-5476







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

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 Crystal Lake

Owner: DBM Partners LLC - Brett & Darin Moravitz

Applicant/Agent: Brett

Property Address: 1983 1/2 street Property Tax I.D. #: 016 3000 03 000

Present Zoning District: Res Proposed Zoning District: Ag 2

Total acres to be rezoned: 15.99 * Preliminary Lots 7, 8, & 9

Explain your request: Rezone from Residential to Ag-2
so that outbuildings may be constructed and
animals may be allowed

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: _____

Date: 1-18-22

Signed: Craig Nahr
(Town Chair.)

OR Signed: _____
(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

RECEIVED

JAN 25 2022

BARRON COUNTY ZONING OFFICE

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 Crystal Lake

Owner: DBM Partners LLC

Applicant/Agent: Boeth Moravitz

Property Address: 1983 1/2 st Property Tax I.D. #: 014-300-03-000

Present Zoning District: Res Proposed Zoning District: Res/Rec

Total acres to be rezoned: 15

Explain your request: Resone 6 (proposed) lake lots from Residential to Residential Recreational so that future owners have the option to place RVs seasonally. Some covenants will be created

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: _____

Date: 1-18-22

Signed: [Signature] 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

RECEIVED

JAN 25 2022

BARRON COUNTY ZONING OFFICE

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN SS

COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

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Request to rezone part of SE-SW, consisting of approx. 14.7 acres, located in Section 27, T33N, R10W, Town of Chetek, from the Residential-2 to the Recreational-Residential district.

Property owned by Quinn C. & Brandy L. Johnson.

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 16th day of February, 2022.

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 R2 Requested Zoning RR

Property Owner: Quinn + Brandy Johnson Phone: (715) 828-9779

Mailing Address: 2740 7th Ave Chetek WI 54728 Email: quinn.johnson74@hotmail.com

Agent: — Phone: —

Mailing Address: — Email: —

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot S-T-R 40 1/4, 160 1/4, Section 27, T 33 N, R 10 W, Town of Chetek

Parcel I.D. # 012 - 2700 - 23 - 000 Lot Size: — Sq. Ft. OR 37.05 Parcel Acres

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

The 20 Acres that is presently zoned R2. East half of parcel

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

Would like to apply for seasonal campground

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.

2-10-22
Owner's Signature Date

—
Agent Signature Date

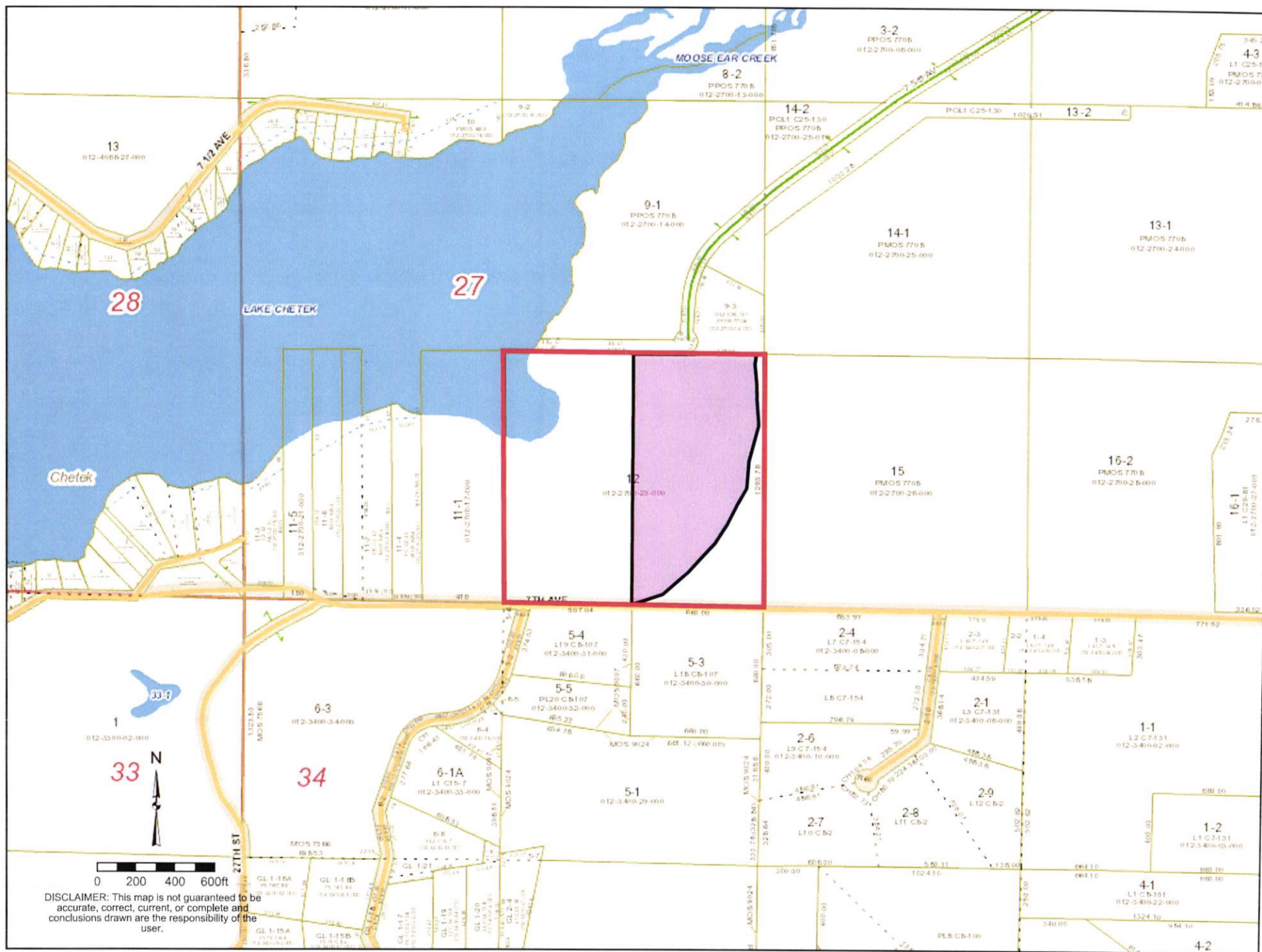
R22032-5 PT\$22
Fee: \$500.00 Paid \$2234 Unpaid —

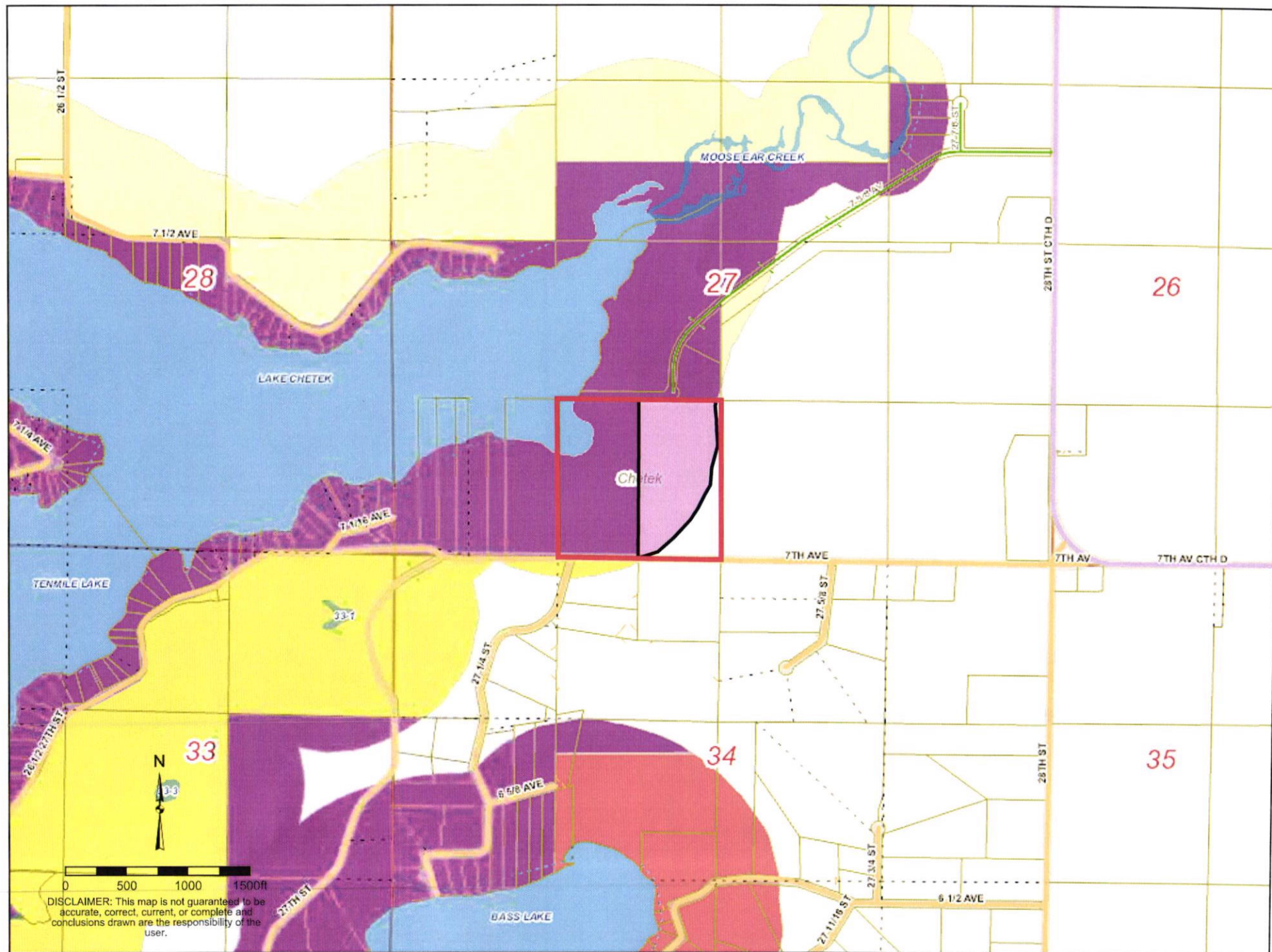
Date Received:

RECEIVED

FEB 10 2022

BARRON COUNTY ZONING OFFICE





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 Chetek

Owner: Quinn & Brandy Johnson

Applicant/Agent: —

Property Address: 2740 7th Ave Property Tax I.D. #: 012-2700 23-000

Present Zoning District: R2 Proposed Zoning District: RR

Total acres to be rezoned: 2.0

Explain your request: We would like the entire parcel to be zoned RR instead of the present R2/RR split. We intend to apply in the future for a seasonal campground.

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: _____

Date: 2-9-22

Signed: John F. Hart Sr.
(Town Chair.)

OR Signed: [Signature]
(Town Clerk)

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

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