

ZONING COMMITTEE MEETING
Wednesday, October 5, 2022 – 1:30 p.m.
Zoning Office Conference Room
Barron County Government Center
335 E. Monroe Avenue - Rm. 2106, Barron, Wisconsin

AGENDA

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Public Comment
4. Approve September 7, 2022 meeting minutes.
5. Edit List Review – September expenses – discussion only (no motion required)

6. Public Hearings:

1:30 p.m. – A rezoning request from the Agricultural-2 district to the Recreational-Residential district on property described as part of Govt Lot 3 shown as GL 3-1, consisting of approx. 19.6 acres, located in Section 15, T36N, R10W, Town of Cedar Lake. Property owned by GPRL, LLC.

7. Discussion: Zoning office activities and actions
8. Future Agenda Items:
9. Set next meeting date. November 2, 2022
10. 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, Cook, Kusilek, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

ZONING COMMITTEE MEETING MINUTES

September 7, 2022 – 1:30 P.M.

Present: Heinecke, Cook, Kusilek, Rogers, Thompson.

Zoning Office Staff: Gifford, Collins, Sukys (2:35), Everson (2:35).

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.

#4. Minutes – The minutes of August 3, 2022 were presented and Kusilek requested Marach's participation be noted in Item #7; **motion:** (Kusilek/Heinecke) to approve the minutes as amended.

#5. Edit List – No questions.

#6. FPP Resolution: Gifford explained the purpose of the annual resolution to approve Map amendments to the FPP map area. **Motion:** (Rogers/Heinecke) to approve the resolution; carried 5:0.

#7. 2023 Zoning Office Budget: Gifford presented the budget, explained the funding sources for the three divisions and answered committee questions. Question was asked regarding insurance line item. **Motion:** (Cook/Kusilek) to approve and forward the budget to County Board with an inquiry into the Insurance line item; carried 5:0.

#8. Discussion: Ordinance Amendment, Fowl in Residential Districts – Gifford presented information regarding the current residential districts, explaining the differences. Rogers provided information from the various Ordinances he found. Committee discussion followed. Gifford will draft a proposed Ordinance for review later this winter. Future agenda item.

#8. Discussion: Exclusive Ag and FPP – Gifford, Sukys and Everson presented an overview of the Exclusive Ag District in conjunction with the updated FPP plan and the rezoning standards that must be followed to meet State regulations.

#9. Discussion: Office Activities – Gifford updated the committee on ongoing violations and court filings.

#10. Future Agenda Items: *Allowing Fowl in Residential Districts*

#11. Next meeting date: October 5, 2022 at 1:30 p.m.

#12. Chair declared the meeting adjourned by unanimous consent at 3:15 p.m.

Kim Russell-Collins, Secretary

Marv Thompson, Committee Secretary

Minutes are not official until approved by the Zoning Committee

RZ2022-15

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, October 5, 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 part of Govt Lot 3 shown as GL 3-1, consisting of approx. 19.6 acres, located in Section 15, T36N, R10W, Town of Cedar Lake, from the Agricultural-2 to the Recreational-Residential district.

Property owned by GPRL, 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 21st day of September, 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 AG-2 & RR Requested Zoning RR

Property Owner: G PRL LLC (Mike & Deanna Hessling) Phone: (563) 949-0762
 Mailing Address: 2738 27 1/2 Ave, Birchwood, WI Email: mike@gatheringplace-resort.com
 Agent: N/A Phone: _____
 Mailing Address: N/A Email: _____

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot 3-1, 1/4, 1/4, Section , T N, R W, Town of Cedar Lake
 Parcel I.D. # 010-1500-03-000 Lot Size: _____ Sq. Ft. OR 22.41 Parcel Acres

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

Approximately 17 acres being used as a resort (Gathering Place Resort & Lodge) and 5 acres open field (fallow).

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

Update property zoning to its current use and allow expansion of resort operations to include 5.5 acre field.

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.

M. Hessling Date 8/22/2022
 Owner's Signature _____

 Agent Signature _____ Date _____

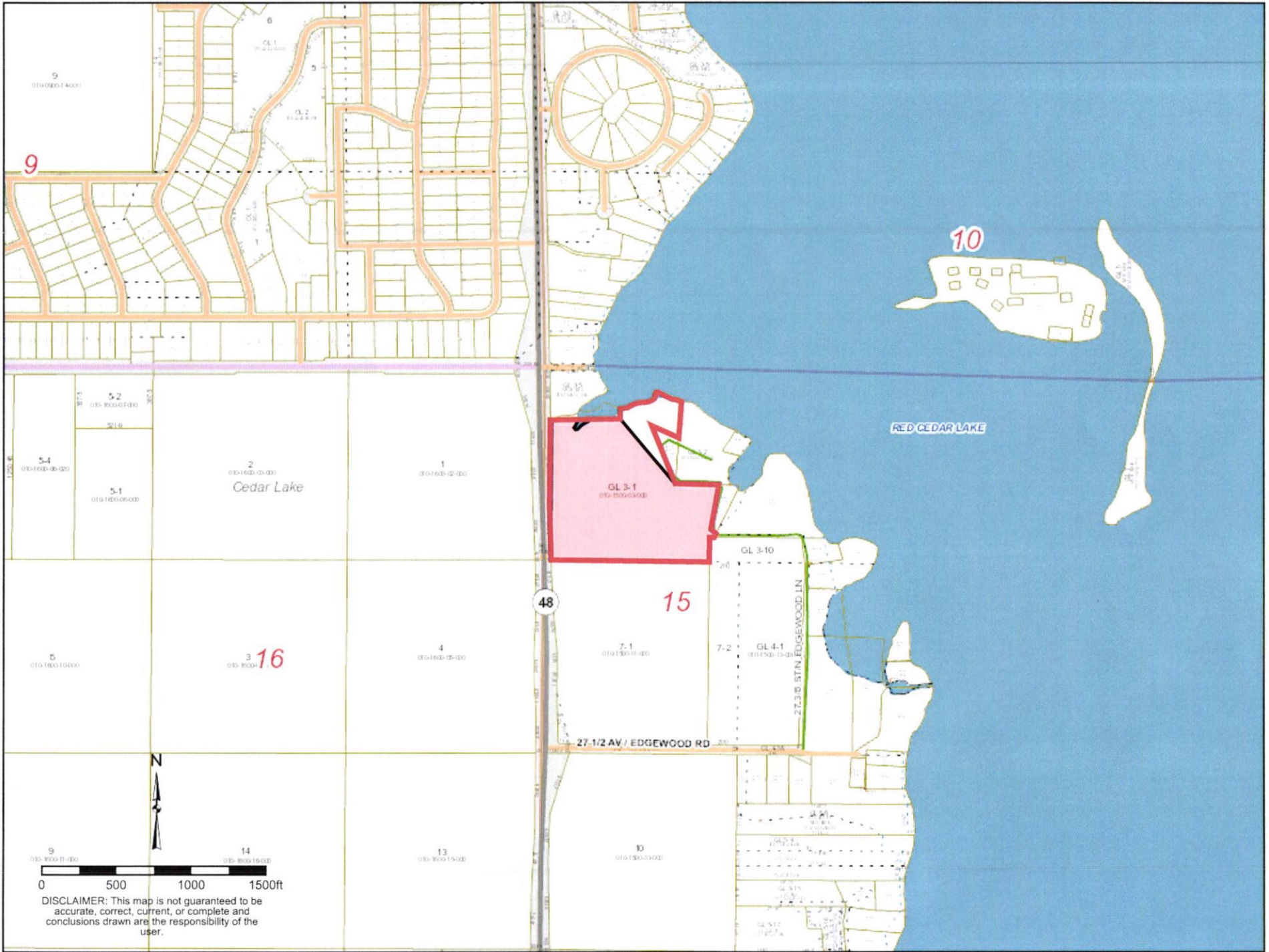
RECEIVED

AUG 22 2022

BARRON COUNTY ZONING OFFICE

R22022-15
 Fee: \$500.00 Paid # 1403 Unpaid _____ Date Received: _____
PT532

REVIEWED Once to Clerk's Office
 DATE 9-15-22
 BY AKP



9

10

15

16

48

27-1/2 AV / EDGEWOOD RD

RED CEDAR LAKE

GL 3-1
010-000-03-000

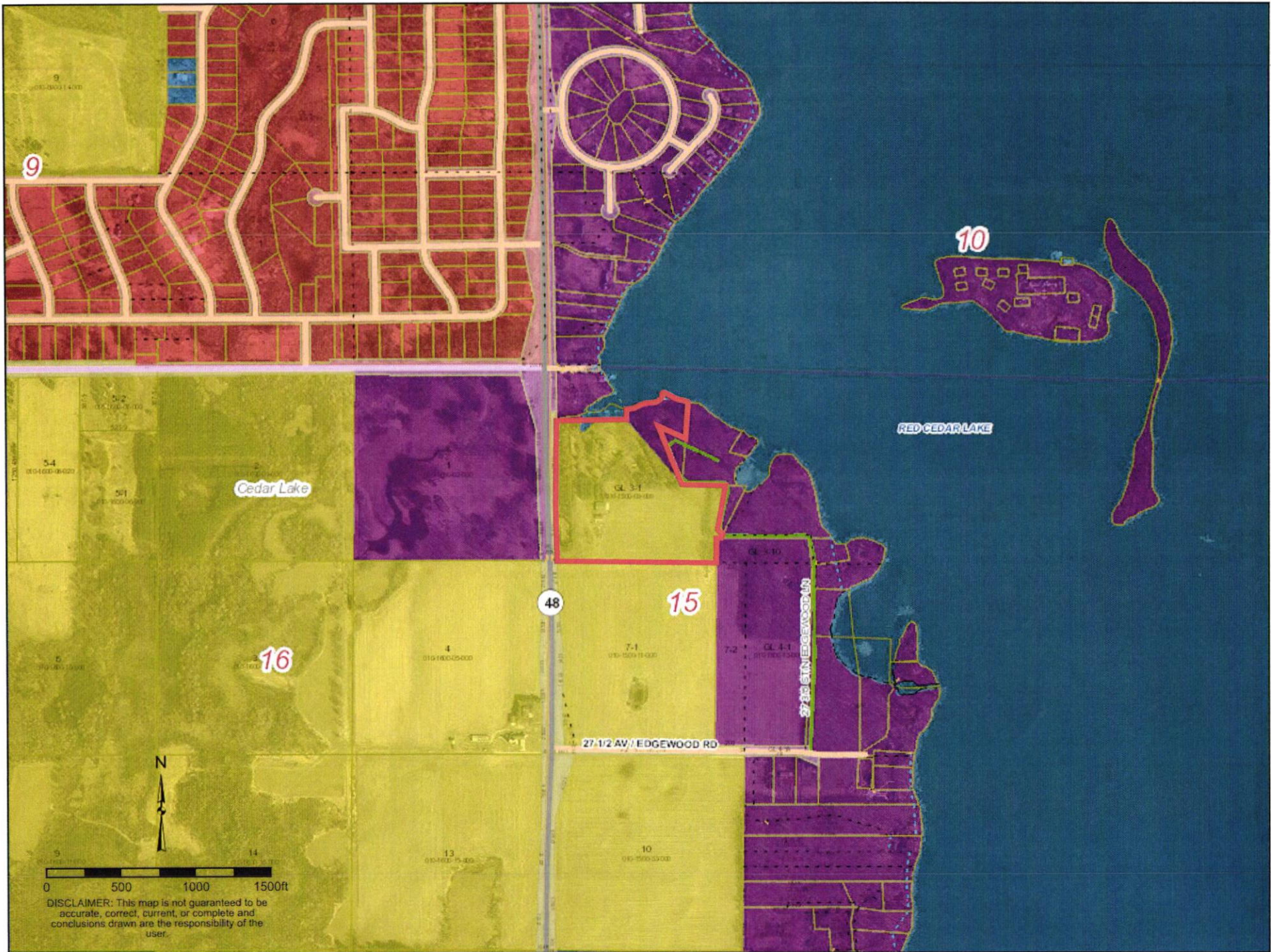
GL 3-10

GL 4-1

Cedar Lake



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



9

10

Cedar Lake

RED CEDAR LAKE

48

15

16

27-1/2 AV / EDGEWOOD RD

27-20 61st EGEWOOD RD



0 500 1000 1500ft

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 Cedar Lake

Owner: GPRL LLC (Michael & Deanna Hessling - Owners)

Applicant/Agent: N/A

Property Address: 2738 27 1/2 Ave Property Tax I.D. #: 010-1500-03-000

Present Zoning District: AG-2 & RR Proposed Zoning District: RR

Total acres to be rezoned: Approx. 17 acres (see attached)

Explain your request: Update property zoning to its current use and allow expansion of resort operations to include 5.5 acre field.

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: THE TOWN OF CEDAR LAKE TOWN BOARD APPROVES THIS REZONING REQUEST

Date: 22 AUG 2022

Signed: Kenneth J. Leners (Town Chair.) OR Signed: _____ (Town Clerk)
KENNETH J. LENERS

❖ 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.