

BOARD OF ADJUSTMENT MEETING

Monday, January 30, 2023 – 9:00 a.m.

Room 2106

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. Public Comment
5. Hearings of applications and appeals to the Board of Adjustment:

9:00 a.m. Appeal #3922: Matthew S. & Crystal B. Sharpley, property owner, Requests a special exception to allow an extended time period for a temporary dwelling in an Agricultural-1 district.
Property address: 877 20th Street, Cameron, Wisconsin

9:10 a.m. Appeal #3923: Chelsea McDonald, property owner, Requests a variance to construct a dwelling addition with a reduced setback to the road and road right-of-way in an Agricultural-1 district.
Property address: 2333 18 ½ Avenue, Rice Lake, Wisconsin

9:20 a.m. Appeal #3924: Michael Lillyblad, property owner, Requests a special exception to establish a rural special events venue in an Agricultural-2 district.
Property address: 2875 22nd Street, Rice Lake, Wisconsin

6. Discussion: Appeal #3568 Superior Silica Sands Town Mining Agreement
7. Report from Land Services Director
8. 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, Bartlett, Nelson, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning
Board of Adjustment
December 12, 2022, 9:00 a.m.**

Present: Board of Adjustment: Walter Organ, Gary Nelson, Amy Kelsey, Dan North, Pam Fall.
County Personnel: David Gifford, Kim Collins.

Organ called the Board of Adjustment to order at 9:01 a.m. and called roll. No public comment. Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

Motion: (Fall/Kelsey) to approve the November 17, 2022 minutes as presented; carried. **Motion:** (Nelson/North) to approve the November 28, 2022 minutes; carried.

9:00 a.m. Appeal #3921: Cheryl Grove & Nickolas Liazuk, property owners, Requests a special exception to establish a dog kennel facility in an Agricultural-2 district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owner. Gifford provided a staff report. Public testimony was received and correspondence was read into the record. After Board questions, **motion:** (Nelson/Fall) to close testimony; carried 5-0.

Motion: (Organ/Kelsey) to approve the special exception as presented with the following conditions:

1. All permits are obtained prior to construction, and all testimony, oral and written, is part of the decision.
2. Outdoor lighting must be downward facing, bark deterrents must be used outside, a 25 foot tree buffer must be maintained west and north of the business and quiet times are between 10:00 p.m. and 7:00 a.m.
3. Two buildings are allowed: 50' x 100' with a 12' x 14' office and a 40' x 100' structure which incorporates the office; these buildings must **(be)** completed within five (5) years.

Motion carried.

Report from L.S. Director: Gifford updated the committee on office activities. After a discussion, it was deemed a review of Appeal #3797 conditions be done.

Motion: (North/Organ) to adjourn the meeting at 10:16 a.m.; chair declared the meeting adjourned by unanimous consent.

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, January 30, 2023 at 9:00 a.m. in Room 2106 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 allow an extended time period for a temporary dwelling in an Agricultural-1 district, property described as part W $\frac{1}{2}$ - NW $\frac{1}{4}$ shown as Lot 1 CSM 42/107, consisting of 39.856 acres, located in Section 21, T33N, R11W, Town of Prairie Lake, 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 owner: Matthew S. & Crystal B. Sharpley
Property address: 877 20th Street, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 11th day of January, 2023.

Barron County Board of Adjustment
Walt Organ, 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: Matthew & Crystal Sharpley Agent: _____
Address: 877 20th St Address: _____
City/State/ZIP: Cameron, WI 54822 City/State/ZIP: _____
Daytime Phone: 715-202-0741 Daytime Phone: _____
Email: crystaltrout@yahoo.com Email: _____

SITE INFORMATION

Parcel I.D. Number: Ble - 2100 - 09 - 000 Township: Prairie Lake
Property Address: 877 20th St Lot Size: _____ Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Matthew is incarcerated at this time - I do not have funds to build

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.**

Crystal Sharpley
Owner Signature

9, 29, 22
Date

Agent Signature

Date

OFFICE USE

Appeal # 3122 Hearing Date: 1 / 30 / 23 Previous Hearings: N/A

Name of Water Body: N/A Zoning Dist.: A-1

Reviewed By: [Signature] Date 1 / 4 / 23

DATE RECEIVED:

RECEIVED

JAN 09 2023

BARRON COUNTY ZONING OFFICE

ORDINANCES RELATING TO HEARING

Applicant/Owner: Matthew & Crystal Sharpley
Previous Appeals: N/A

Appeal: 3922

Request: A special exception to allow an extended time period for a temporary dwelling in an Agricultural-1 district, in the Town of Prairie Lake.

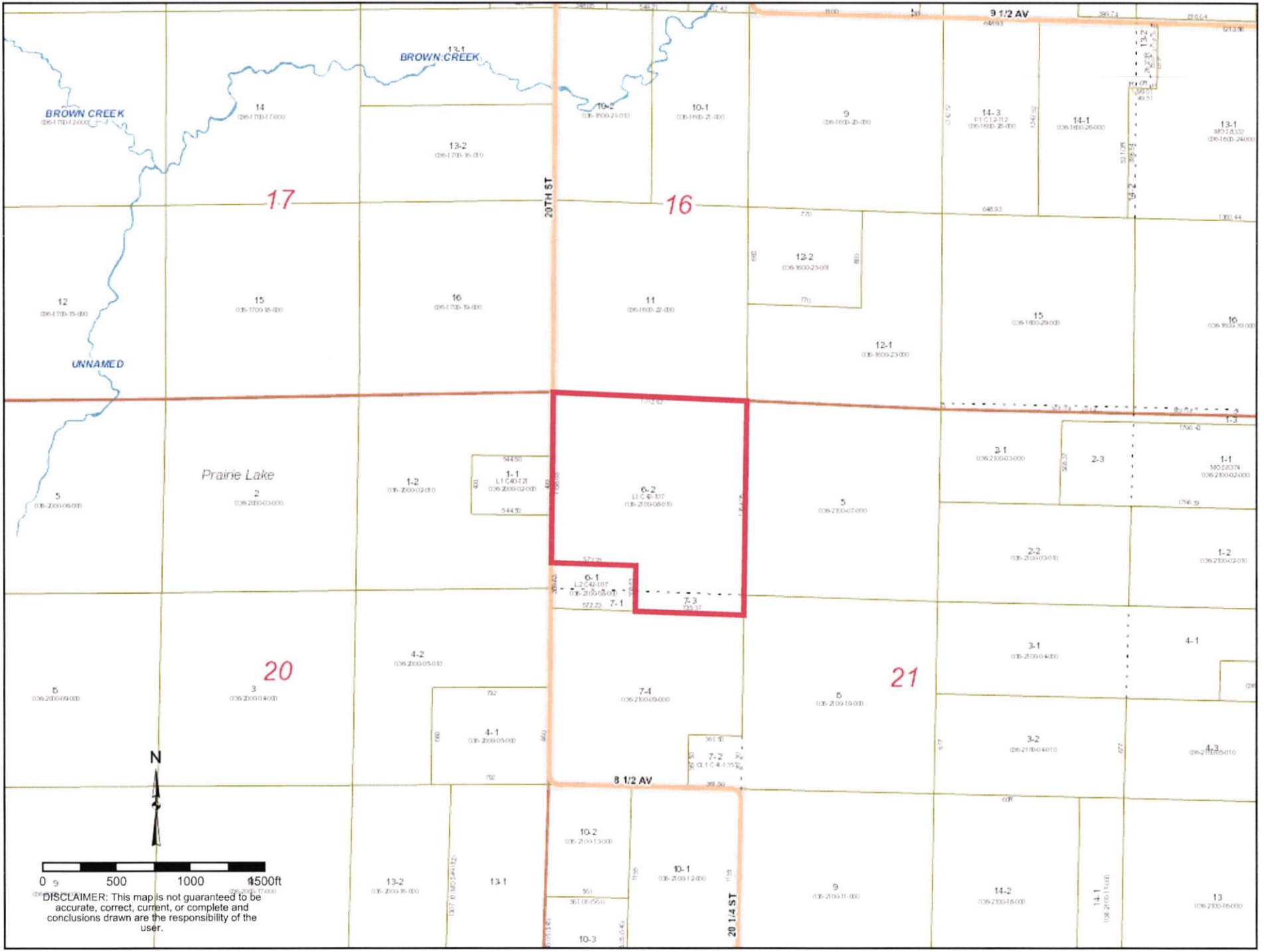
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

The Exclusive Agricultural District is created to protect areas where agricultural production is the dominant land use and where a continuation of such use is in the interest of the farm operators and beneficial to the interests of the general public in terms of production of food and fiber and environmental quality. Except for continuation of preexisting uses, this district will allow very few nonagricultural uses or development. This policy is intended to avoid conflicts which occur when farm and non-farm uses are mixed, and to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands. A limited number of agricultural or agriculturally related uses are treated as special exceptions in this district, because of potential problems of pollution or land use conflicts.

17.28 Exclusive Agricultural 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.

572.23

6-1 21

C42-107

2100-08-000

309.63

572.23

7-1

7-3

735.37



0 50 100 150ft

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 Prairie Lake

Owner: Matthew & Crystal Sharpley

Applicant/Agent: Crystal Sharpley

Property Address: 877 20th St Camuron Property Tax ID #: _____

Explain Request: (must match explanation on application) Matt (my husband) is incarcerated at this time. I personally do not have funds to build.

Section B - to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

Will need to obtain building permits within one year and make progress. This request was for a TWO-YEAR extension at the Town level. They realistically can't build a house in two months next fall when Matt gets home.

Date: 12-20-2022

Signed: [Signature]
(Town Chairman)

OR Signed: _____
(Town Clerk)

Joe Atwood
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, January 30, 2023 at 9:10 a.m. in Room 2106 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 construct a dwelling addition with a reduced setback to the road and road right-of-way in an Agricultural-1 district on property described as the E 13 rds 4 ft of W 33 rds 4 ft of N 12 rds 11 ft of NE-SW, consisting of 1.0 acre, located in Section 36, T35N, R11W, Town of Rice Lake, 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: Chelsea McDonald
Property address: 2333 18 ½ Avenue, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 11th day of January, 2023.

Barron County Board of Adjustment
Walt Organ, 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

Property Owner: Chelsea McDonald Agent: _____
Address: 2333 18 1/2 Ave Address: _____
City/State/ZIP: Rice Lake, WI 54868 City/State/ZIP _____
Daytime Phone: 715-205-0472 Daytime: _____
Email: Cheesehead8@aol.com Email: _____

SITE INFORMATION Parcel I.D. Number: 038 - 3600 - 14 - 000
Property Address: 2333 18 1/2 Ave Rice Lake

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: centerline)
 Dwelling Accessory Structure Fence
 Retaining Wall Open structure (platform, free-standing deck, patio, etc.)
 Other _____

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? 9/2022
Was it built/placed while property was under current ownership? Yes No

Describe project: small 9'x9' area added on to existing home. My contractor was apparently unaware that a permit was required.

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 # 3923 Hearing Date: 1 / 30 / 23 Other appeals _____
Name of Water Body: N/A Zoning Dist.: A-1
Reviewed By: [Signature] Date 1 / 4 / 23

DATE RECEIVED:
RECEIVED
JAN 04 2023
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. See attached

(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. This is a very old farmhouse that has existed close to the road for over 100 years. This addition is 13.5 feet beyond the front of the house, and would not be at all closer to the road.

(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.

I cannot see any negative effects. I'm attempting to preserve a small piece of Rice Lake history while making it my own.

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.

This addition has already been built. Had I known it wasn't in compliance, I would've explored other options.

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.

RECEIVED
JAN 05 2023
FERRON COUNTY ZONING DEPT

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.

Yes. This property has existed close to the road for over 100 years because of this, making this home as my own is restricted with the setback requirements (current). This property is zoned as residential and I plan to use this 9x9 area as part of my residence - dining area for myself and large family.

(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.

(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.

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.

Furthermore, this is not contrary to public interest as this variance was passed by the local town board and neighbors that were directly contacted did not express concern.

Wisconsin State Statute 7c3 states "strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance." The plans are for a wrap around porch added on to the property, and with this area part of the house, I would argue that no other reasonable use of this part of the property exists.

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

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:

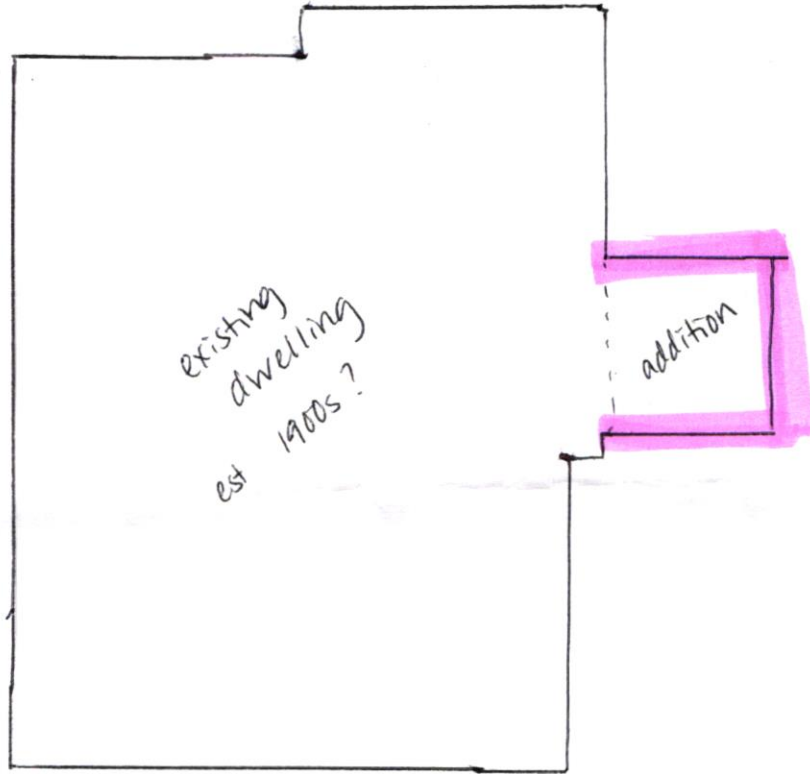
- Impervious Surfaces: For **all** proposed projects, an "Impervious Surface Worksheet" **must** be completed and attached to this application.
- Viewing/Access Corridor: For proposed dwelling projects on an undeveloped lot, a viewing/access corridor sketch **must** be submitted.
- Mitigation Plan: Where 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")

18 1/2 Ave ↑

N



no other easements

X well

X septic

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.

Chun Mui
Owner Signature

10 / 28 / 22
Date

Agent Signature

Date

10/28/22
2333 18 ½ Ave
Rice Lake, WI 54868
Chelsea McDonald
715-205-0472

To whom it may concern:

I have recently learned that not only is a land use permit and building permit required for my project, but an addition that has already been built is not in compliance with current requirements. I am hereby requesting a variance, as I am attempting to preserve a small piece of Rice Lake history while making it my own.

This farmhouse was built at this location between 1900 and 1920. The front of the house has been approximately 38.65-39.7 feet from the centerline of the road the entirety of its existence. My addition is approximately 13.5 feet from the front of the house on the east side. In no way does this get additionally closer to the road. I appreciate your consideration.

Thank you,

A handwritten signature in cursive script, appearing to read "Chelsea McDonald".

ORDINANCES RELATING TO HEARING

Applicant/Owner: Chelsea McDonald
Previous Appeals: N/A

Appeal: 3923

Request: a variance to construct a dwelling addition with a reduced setback to the road and road right-of-way in an Agricultural-1 district, located in the Town of Rice Lake.

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.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

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Ordinances relating to this Appeal:

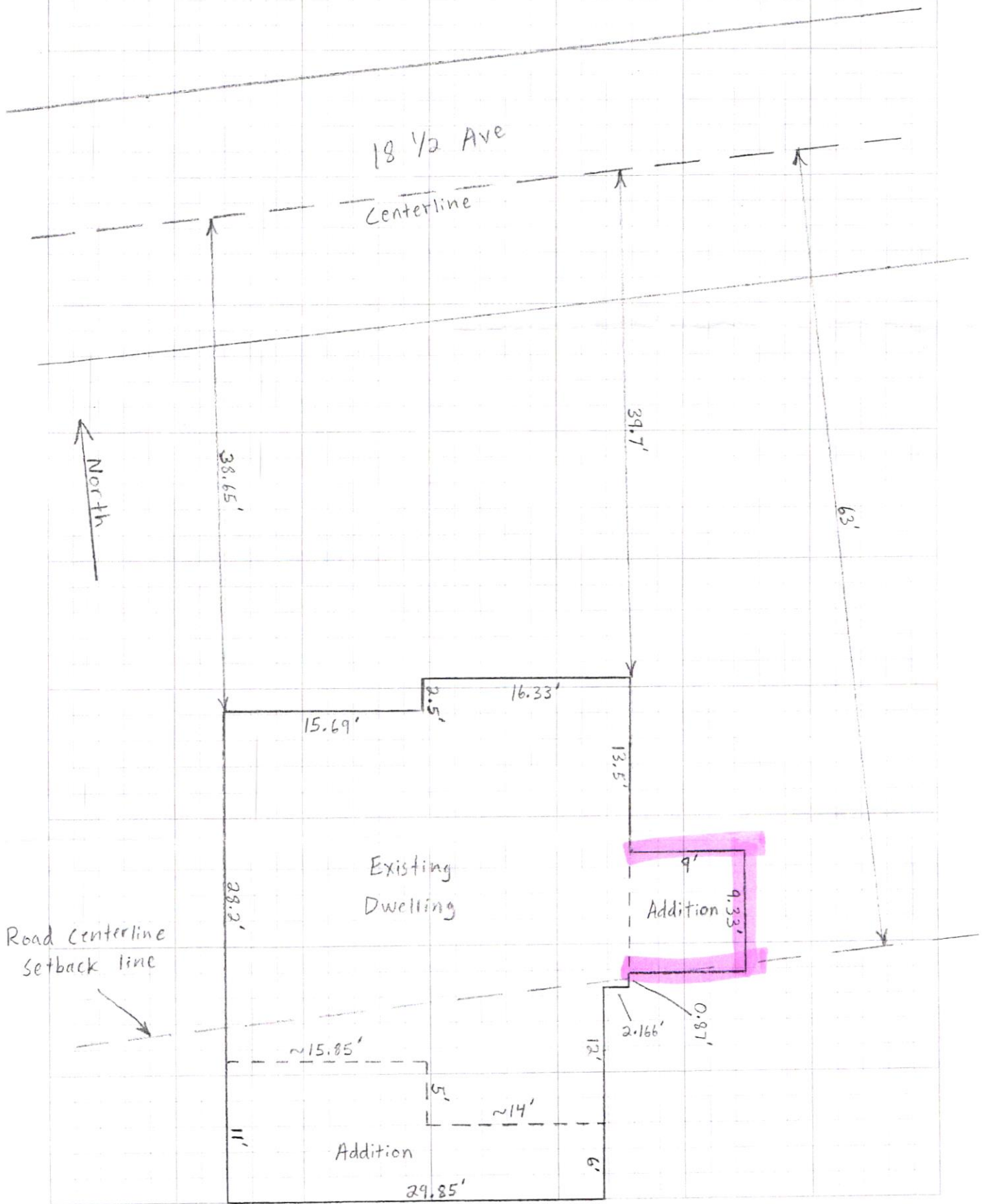
17.28	Exclusive Agricultural District
17.73(7)	Variances

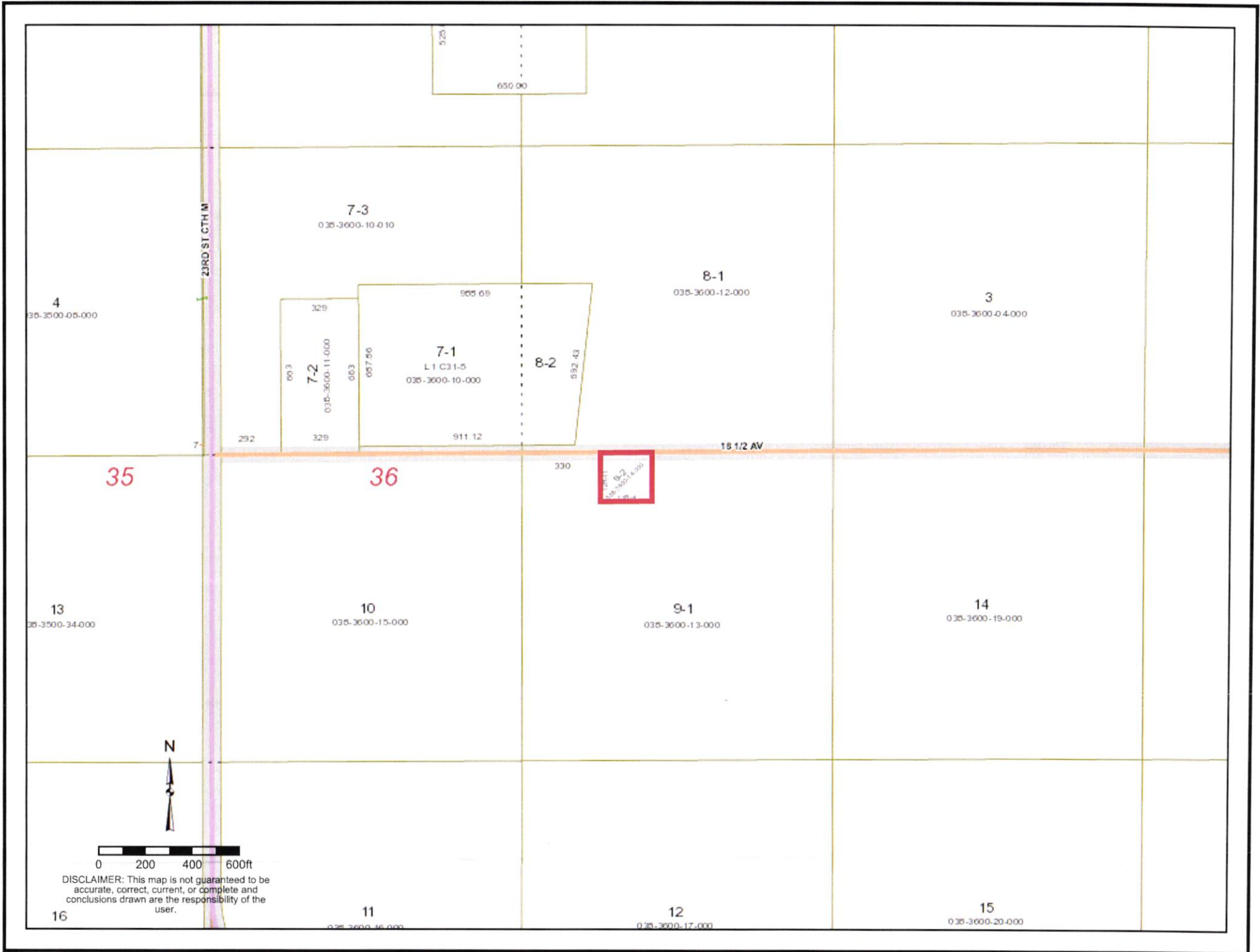
Barron County Zoning Site Visit Mc Donald 2333 18 1/2 Ave

Date: 10-18-22 Parcel/Address 038-3600-14-000

Inspector: MB

Notes:





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



36

12R-11
038-3600-000
13R-4

0 20 40 60ft

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 Will Lake

Owner: Chelsea McDonald

Applicant/Agent: Chelsea McDonald

Property Address: 2333 18 1/2 Ave Property Tax ID #: 038 - 3600 - 14 - 000

Explain Request: ~~(must match explanation on application)~~ 9'x9' area added on to existing house on east side. Front of house is 38.65-39.7 feet from centerline of 18 1/2 Ave and this addition starts approximately 13.5 feet from the front of the house.

Section B - to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

The proposed addition will have a greater setback than the original structure.

Date: 10/27/2022

Signed: Dean A Borofka OR Signed: _____
(Town Chairman) (Town Clerk)

Dean A. Borofka
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, January 30, 2023 at 9:20 a.m. in Room 2106 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 establish a rural special events venue in an Agricultural-2 district, property described as Prt NW-NW & Prt SW-NW consisting of 4.31 acres, located in Section 11, T36N, R11W, Town of Oak Grove, 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 owner: Michael Lillyblad
Property address: 2875 22nd Street, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 11th day of January, 2023.

Barron County Board of Adjustment
Walt Organ, 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: MICHAEL A. LILLYBLAD Agent: _____
Address: 2875 22ND STREET Address: _____
City/State/ZIP: RICE LAKE, WI 54868 City/State/ZIP: _____
Daytime Phone: 715-296-1941 Daytime Phone: _____
Email: AAGARE@CENTURYTEL.NET Email: _____

SITE INFORMATION

Parcel I.D. Number: 032 - 1100 - 07 - 000 Township: OAK GROVE
Property Address: 2875 22ND ST, RICE LAKE, WI 54868 Lot Size: 37.034 Sq. Ft. (Acres)

TYPE OF REQUEST:

- Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other SPECIAL EVENTS RURAL VENUE

Reason For Special Exception Request:

RURAL VENUE ON SOUTHWEST CORNER (4.31 ACRES) OF 37 ACRES PROPERTY. INCLUDES FARMHOUSE BARN AND OUTBUILDINGS. PLEASE SEE "THE PINE GROVE BARN - MISSION STATEMENT"

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

12 / 29 / 2022
Date

Agent Signature

/ /
Date

OFFICE USE

Appeal # 3924 Hearing Date: 1 / 30 / 23 Previous Hearings: _____
Name of Water Body: N/A Zoning Dist.: Ag-2
Reviewed By: [Signature] Date 1 / 4 / 23

DATE RECEIVED:

RECEIVED
DEC 29 2022

RECEIVED

DEC 29 2022

BARRON COUNTY ZONING OFFICE

The Pine Grove Barn

Mission Statement

The Pine Grove Farm was homesteaded by the William Prock family in the early 1900s. The Pine Grove Barn was built in 1916. At 48 feet high, it is one of the tallest barns in the area. It is our vision and creative dream to restore the barn, the farm house, and all of the wonderful outbuildings that give it the "village" charm. All the while, respecting the historical integrity, natural setting, and style of the property.

We intend to do this by creating a rural venue for special events such as barn dances, weddings, reunions, art exhibits, music performances, poetry readings, book signings and readings, etc. Our dream is to make a "folk arts collective" for the community and visitors to enjoy, on a small area, approximately 10%, of the existing farm. The remaining land will continue to be used as it is presently – grazing cattle and horses, good forest management of woodlands, and gardens, and maintaining the beautiful natural setting.

Michael Lillyblad

Karen Wells

NORTH ↑

29 TH AVE

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DEC 29 2022

BARRON COUNTY ZONING OFFICE

1022 FT

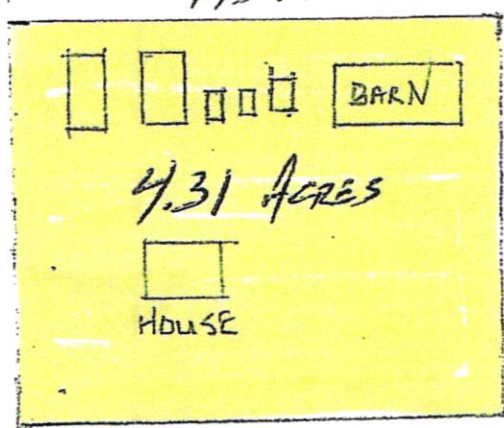
PID 032-1100-07-000

37.034 ACRES
TOTAL

HWY
M

1578 FT

475 FT



4.31 ACRES

395 FT

MICHAEL A. LILLY BLDG
9/15/2022

ORDINANCES RELATING TO HEARING

Applicant/Owner: Michael Lillyblad
Previous Appeals: N/A

Appeal: 3924

Request: A special exception to establish a rural special events venue in an Agricultural-2 district, in the Town of Oak Grove.

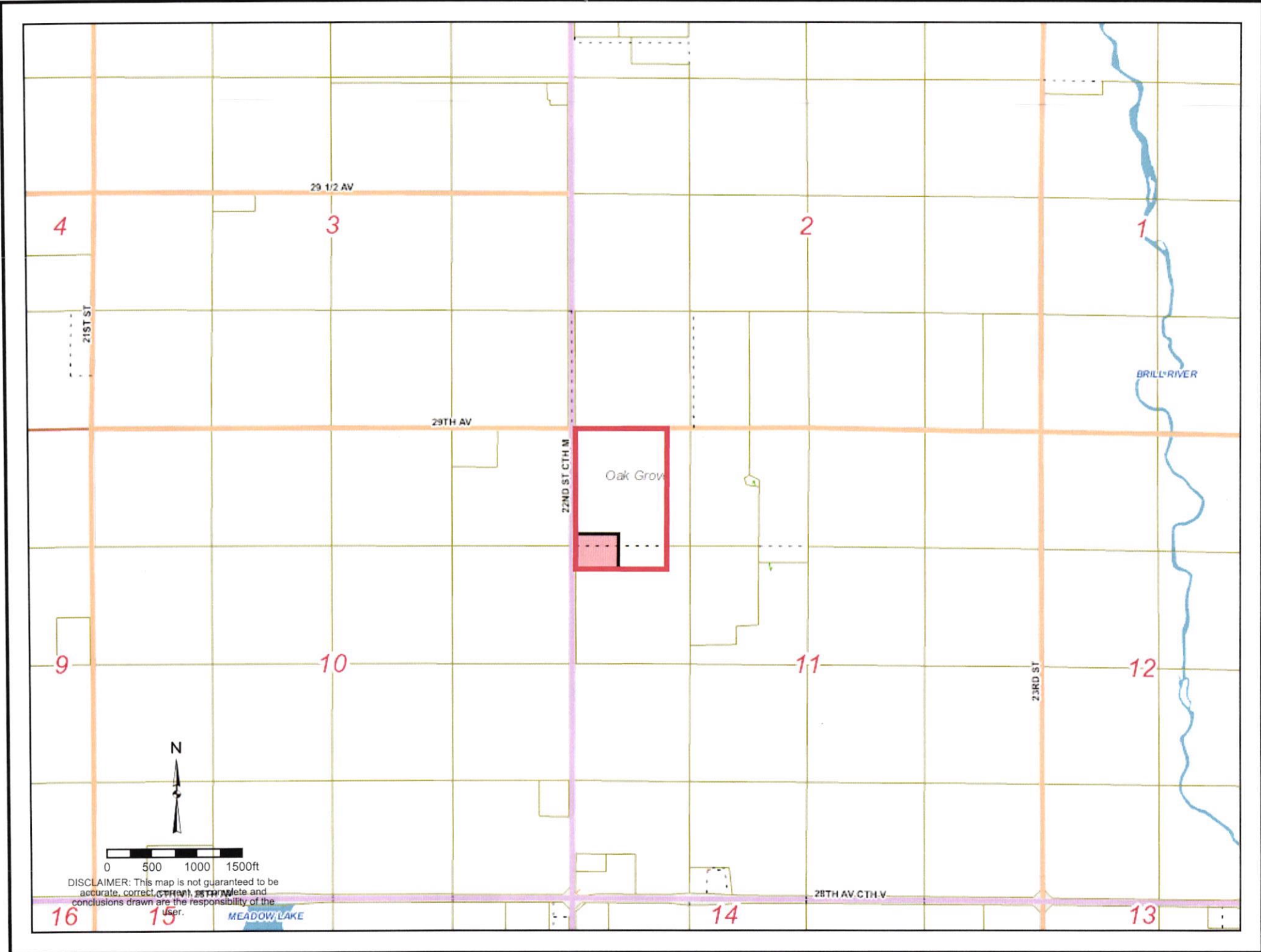
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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





1-1
032-1000-02-000

6-1
032-1100-06-000

5-1
032-1100-06-000

6-2
032-1100-07-010

8-1
032-1100-09-000

7-1

7-2

10

11



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

032-1000-06-000

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.

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

Type of Request: Variance Special Exception

Town of OAK GROVE, BARRON COUNTY, WI.

Owner: MICHAEL A. LILLYBLAD

Applicant/Agent: MICHAEL A. LILLYBLAD

Property Address: 2875 22ND STREET Property Tax ID #: 032-1160-07-000

Explain Request: (must match explanation on application) TO CREATE A RURAL VENUE FOR SPECIAL EVENTS. SEE "PINE GROVE BARN MISSION STATEMENT".

Section B- to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

Date: 12/13/22

Signed: [Signature]
(Town Chairman)

OR Signed: _____
(Town Clerk)

[Signature]
Print Name

Print Name

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