

BOARD OF ADJUSTMENT MEETING

Monday, March 13, 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 #3925: Noah & Rebecca Hurley, property owners, Requests a special exception to revert the campground–approved area back to a mobile home park use in a Recreational-Residential district.
Property address: 1045 22nd Street, Chetek, Wisconsin

9:10 a.m. Appeal #3926: Paul LaRock, applicant; Lazy A Ranch, Inc., property owner, Request a special exception to allow the manufacturing of wine and spirits in a winery and distillery in a Business district.
Property address: 2052 17 3/8 Avenue, Rice Lake, Wisconsin

6. Reconvened hearings:

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

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
January 30, 2023, 9:00 a.m.**

Present: Board of Adjustment: Walter Organ, Gary Nelson, Amy Kelsey, Dan North, Karolyn Bartlett (alt.).
County Personnel: David Gifford, Marshall, Black, Kim Collins.
Absent: Pam Fall.

Organ called the Board of Adjustment to order at 9:09 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: (North/Nelson) to approve the December 12, 2022 minutes; carried.

As the agent for Appeal #3922 was delayed, the board moved on to appeal #3923.

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.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owner. Black provided a staff report. No correspondence, public testimony in favor was received. After Board questions, **motion:** (Nelson/Kelsey) to close testimony; carried 5-0. **Motion:** (Nelson/North) to approve the variance as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. The addition shall be no closer than 52.2' to the road centerline and the addition can be no larger than 9' x 9'4".

Motion carried 5-0.

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.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the agent, Brian Sharpley. Gifford provided a staff report. No correspondence or public testimony. After Board questions, **motion:** (Kelsey/Nelson) to close testimony; carried 5-0. After board discussion, **motion:** (Kelsey/Bartlett) 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. The use of the temporary dwelling is allowed until December 31, 2024, at which time the mobile home must be removed.

Motion carried 5-0.

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.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant and Karen Wells. Gifford provided a staff report. Public comment in opposition was received. After Board questions and discussion, Board consensus is more information is needed. **Motion:** (Kelsey/Nelson) to adjourn the hearing to March 13, 2023 at 9:10 a.m.; carried 5-0.

Discussion: Appeal #3568 Superior Silica Sands Town Mining Agreement – Gifford presented information regarding the appeal, giving specifics regarding the road agreement between the company and Town of Clinton. He affirmed that agreements between the Town and a mining operator is the responsibility of the Town for enforcement.

Report from L.S. Director: N/A

Motion: (Kelsey/Organ) to adjourn the meeting at 11:50 a.m.; carried.

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, March 13, 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 revert the campground–approved area back to a mobile home park use in a Recreational-Residential district, property described as property described as part of NW-SW shown as Plat 10-1, consisting of approx. 5.5 acres, located in Section 11, 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: Noah & Rebecca Hurley
Property address: 1045 22nd Street, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 15th day of February, 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
 715-537-6315, 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

Nagh Hurley

Property Owner: Elvina Gagner
 Address: P.O. Box 225
 City/State/ZIP: Barron WI, 54812
 Daytime Phone: 715-790-0080
 Email: Carmin.Tri1to@gmail.com

Agent: Nagh Hurley
 Address: 129 N. Madison St.
 City/State/ZIP: Evansville WI 53521
 Daytime Phone: 608-931-6127
 Email: Info@HurleyRanch.com

SITE INFORMATION

Parcel I.D. Number: 036-1100-31-000 Township: Prairie Lake
 Property Address: 1045 2nd St. Chetek WI 54728 Lot Size: 26,353 Sq. Ft./Acres

TYPE OF REQUEST:

- Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other mobile home park LIC.

Reason For Special Exception Request:

Revert Back to all mobile home park license
Discontinue R.V. park section

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.

Elvina Gagner
 Owner Signature

1-12-23
~~1-12-23~~
~~1-12-23~~
 Date

[Signature]
 Agent Signature

1-20-23
 Date

OFFICE USE

Appeal # 3925 Hearing Date: 3/13/23 Previous Hearings: 3774
 Name of Water Body: N/A Zoning Dist.: RR
 Reviewed By: [Signature] Date 2/3/23

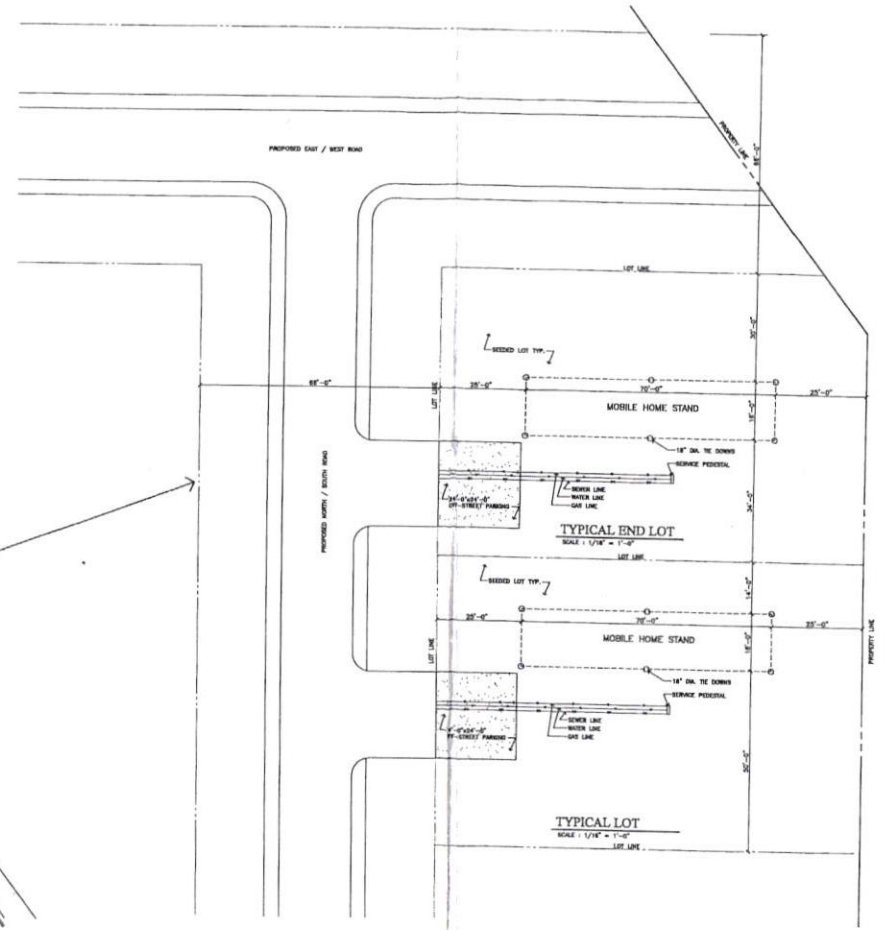
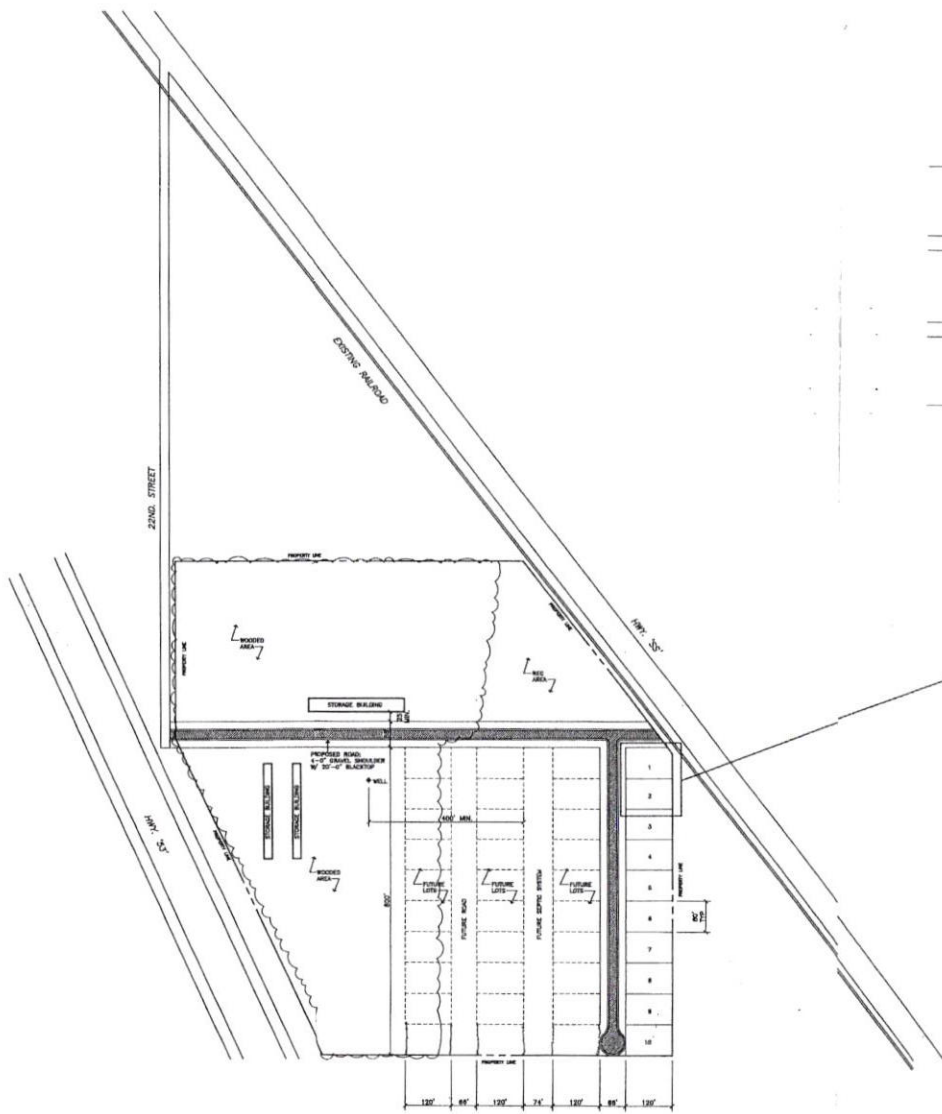
2265, 2918

DATE RECEIVED:

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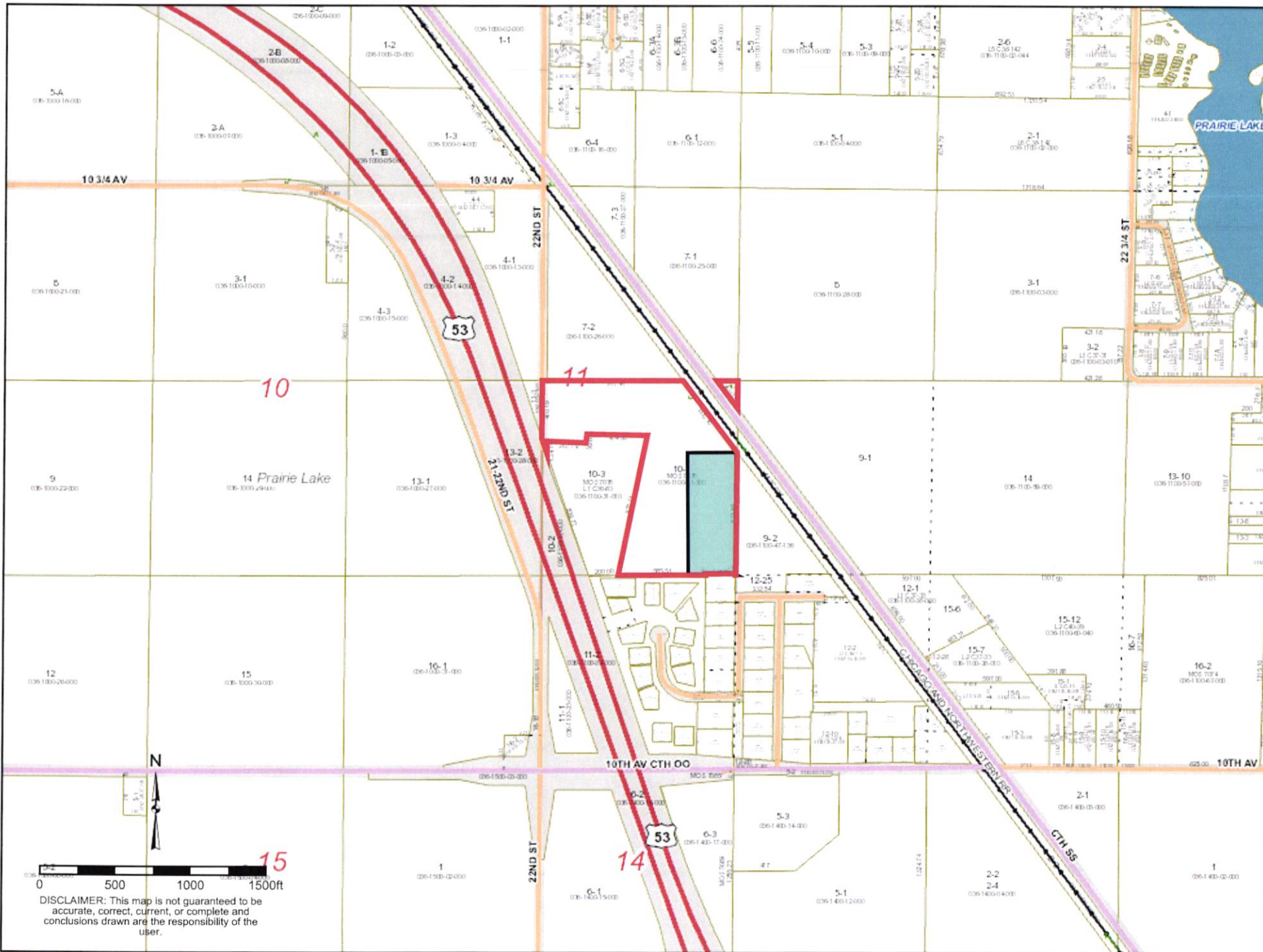
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BARRON COUNTY ZONING OFFICE

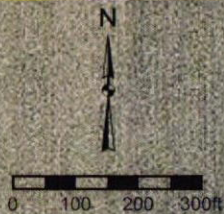
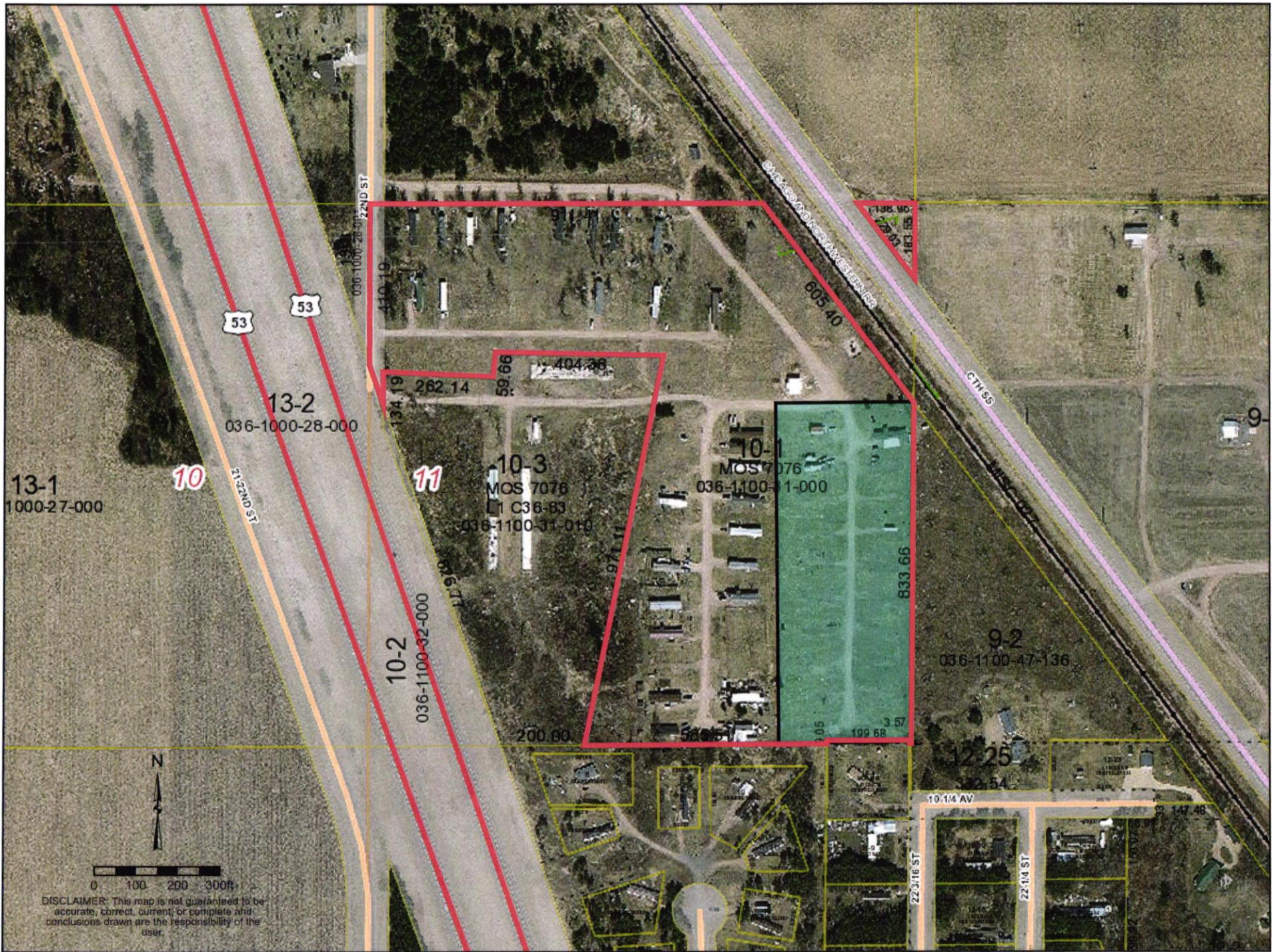


PROPOSED TRAILER PARK





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



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

ORDINANCES RELATING TO HEARING

Applicant/Owner: Noah & Rebecca Hurley
Previous Appeals: #2265, 2918 & 3774

Appeal: 3925

Request: A special exception to revert the campground–approved area back to a mobile home park use in a Recreational-Residential 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.

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

**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: Eldina Gagner/Prairie Lake Estates

Applicant/Agent: _____

Property Address: 1045 22nd St. Chete ^{NE} Property Tax ID #: 036-1100-31-000
54728

Explain Request: (must match explanation on application) _____

Revert Back to mobile home park License
Discontinue R.V. park Section. All units to be
switched back, for a total of 60 units.

Section B- to be completed by the Township

The Town Board is: In Favor Neutral Opposed


EXPLANATION OF TOWN BOARD DECISION:

All Campsite units to be reverted back.

Date: ~~1-11-23~~ 1-11-23

Signed: 
(Town Chairman)

OR Signed: _____
(Town Clerk)


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, March 13, 2023 at 9:10 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 the manufacturing of wine and spirits in a winery and distillery in a Business district, property described as Lot 1 Meadow Creek Lazy A, consisting of 1.05 acres, located in Section 4, 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 owner: Lazy A Ranch, Inc.
Applicant: Paul LaRock
Property address: 2052 17 3/8 Avenue, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 22nd day of February, 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: LARRY A RANCH INC
Address: 1730 20 1/2 ST
City/State/ZIP: RICE LAKE, WI 54868
Daytime Phone: 715-651-2951
Email: JWmommson@yahoo.com

Agent: PAUL LAROCK
Address: 1008 25-25 1/4 ST
City/State/ZIP: CHESTER WI 54728
Daytime Phone: 715 523 9494
Email: vwlarock@yahoo.com

SITE INFORMATION

Parcel I.D. Number: 044 - 4174 - 01 - 000 Township: STANLEY
Property Address: 2052 17 3/8 AVE RICE LAKE Lot Size: 1.050 Sq.Ft./Acres

TYPE OF REQUEST:

Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other Winery & Distillery

Reason For Special Exception Request:

ABILITY TO MANUFACTURE WINE & SPIRITS AND SELL THE PRODUCTS ON SITE.

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: Agent for Larry A Ranch Date: 02/01/2023
Agent Signature: [Signature] Date: 02/01/2023

OFFICE USE

Appeal # 3926 Hearing Date: 3/13/23 Previous Hearings: N/A
Name of Water Body: N/A Zoning Dist.: B
Reviewed By: [Signature] Date: 2/16/23

DATE RECEIVED:

RECEIVED

FEB 13 2023

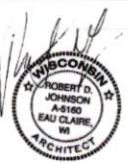
BARRON COUNTY ZONING OFFICE

WINERY/DISTILLERY

Total Building SF: 3,200
 Manufacturing/Kitchen: 1,700
 Bar Hall/Store Area: 1,200
 Occupancy: S.I.2-1, S.I.
 Occupant Load (Dist): 300
 Lot Area: 1.61 acres
 Located: NE Corner of CTH SS & 17 3/8 Ave, Town of Stanley, Barron County

ROBERT D. JOHNSON

ARCHITECT
 5201 Stonewood Drive
 Eau Claire, WI 54703
 (715)828-8330
 rdjarchitect@gmail.com



Consultant
 Address
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 Phone
 Fax
 e-mail

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No.	Description	Date

New Winery/Distillery Hall
 NE Corner of CTH SS & 17 3/8 Ave
 Town of Stanley, Barron County

Site Plan

Project number: 2023.01
 Date: 1.30.23
 Drawn by: OMC
 Checked by: RDJ

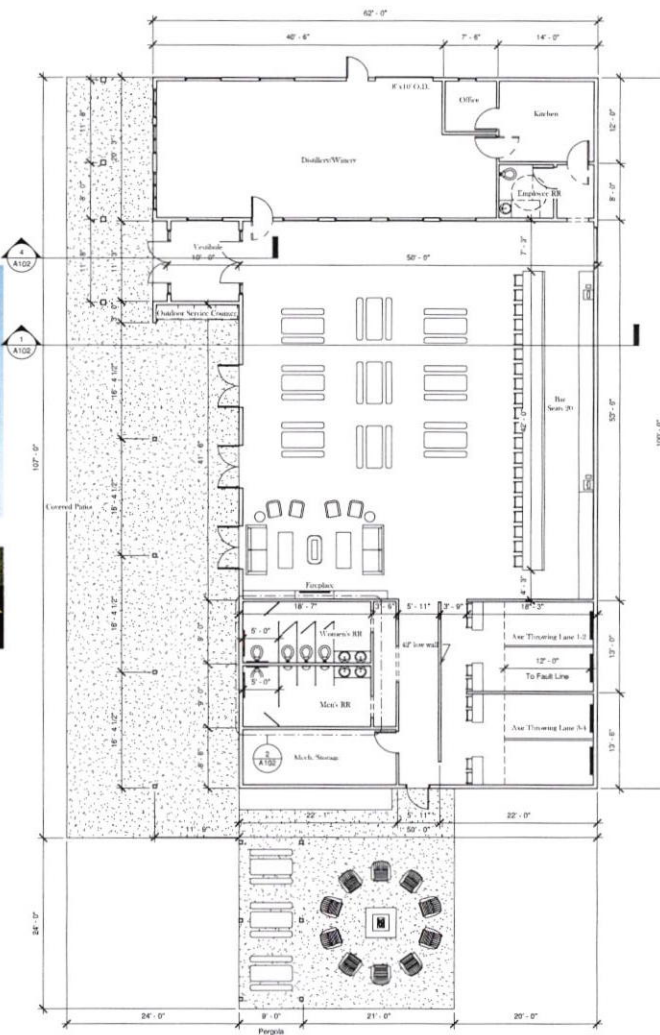
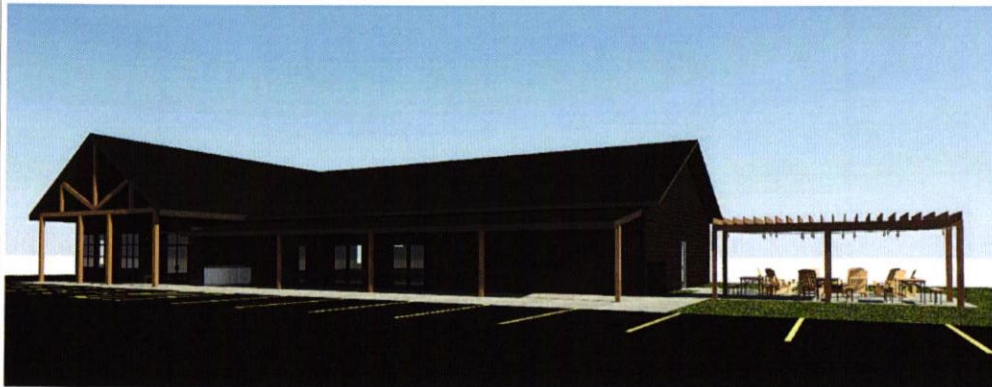
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Scale: 1/16" = 1'-0"



① Site
 1/16" = 1'-0"

17 3/8 Avenue



① Level 1
1/8" = 1'-0"

ROBERT D. JOHNSON
ARCHITECT
5201 Stonewood Drive
Eau Claire, WI 54703
(715)828-8330
rdjarchitect@gmail.com



Consultant
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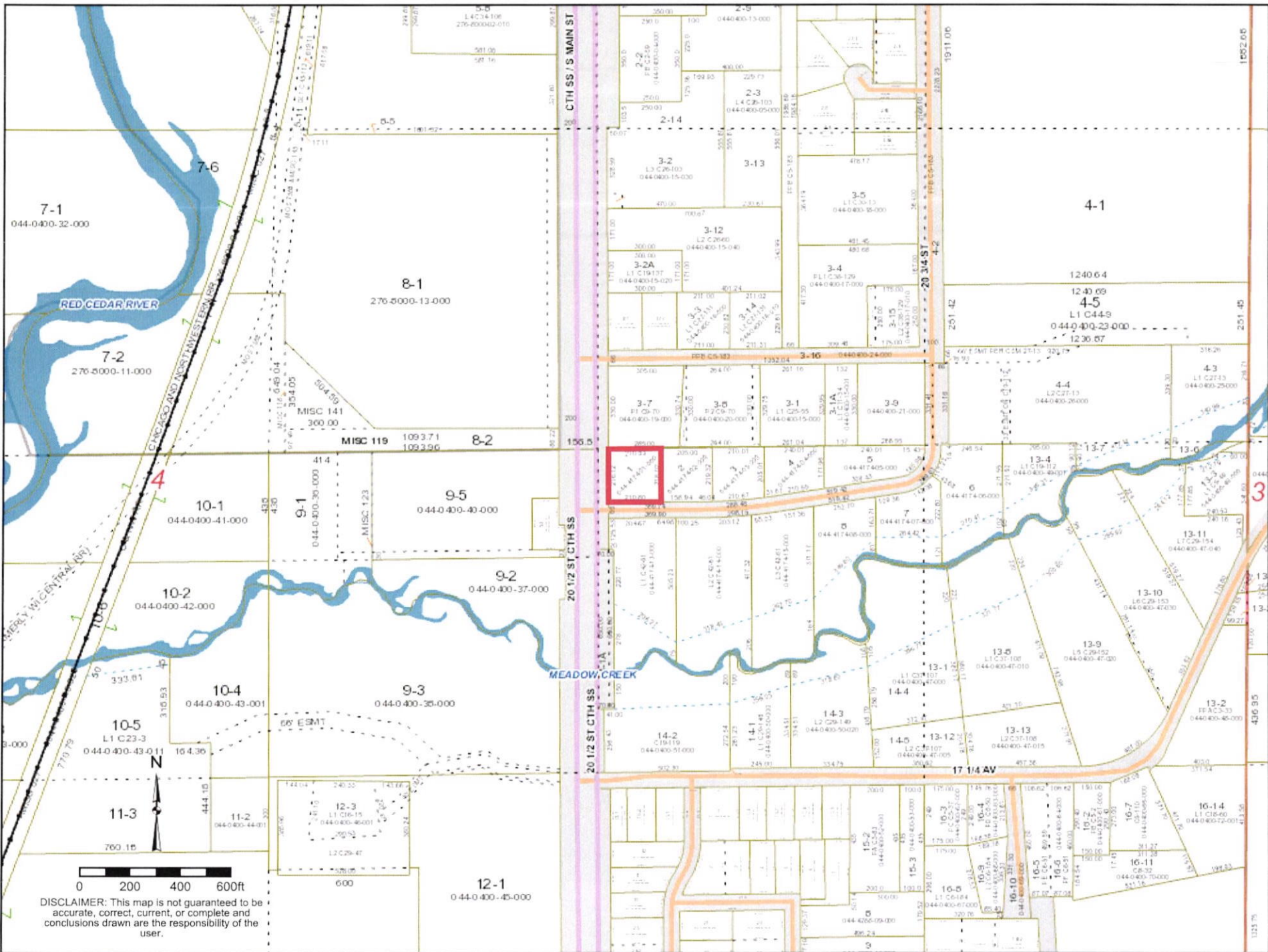
No.	Description	Date

New Winery/Distillery Hall
NE Corner of CTH SS & 17 3/8 Ave
Town of Stanley/Barron County

Floorplan

Project number 2023.01
Date 1.30.23
Drawn by OMC
Checked by RDJ

A101
Scale 1/8" = 1'-0"





ORDINANCES RELATING TO HEARING

Applicant/Owner: Paul LaRock/Lazy A Ranch, Inc.
Previous Appeals: N/A

Appeal: 3926

Request: A special exception to allow the manufacturing of wine and spirits in a winery and distillery in a Business district, in the Town of Stanley.

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 17.38 BUSINESS DISTRICT It is the policy of the County to promote economic development and a strong local economy. It is recognized, however, that most commercial uses should be located in the urban communities where a full range of needed services can be afforded to such uses. Therefore, need for a rural location will be a requirement for approving a business district classification in those areas subject to county zoning.

17.38 Business District
17.73(6) Special Exception Uses

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: LAZY A RANCH INC

Applicant/Agent: PAUL LAROCK

Property Address: 2052 17 ³/₈ Ave Property Tax ID #: 044 - 4174-01 - 000

Explain Request: (must match explanation on application) ABILITY THE MANUFACTURE
WINE + SPIRITS AND TO RETAIL GOODS ON SITE

Section B - to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

No concerns

Date: February 8, 2023

Signed: _____
(Town Chairman)

OR Signed: James Hessel
(Town Clerk)

Print Name _____

JAMES A HESSEL
Print Name

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