

**BOARD OF ADJUSTMENT MEETING**

**Monday, June 12, 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 #3890: Adam C. Staff, ACS Properties, property owner,** Requests a special exception to establish a small animal veterinary clinic in an Agricultural-2 district.  
**Property address:** 2049 15th Avenue, Cameron, Wisconsin
  
  - 9:10 a.m. Appeal #3932: Larry J. & Carol J. Hansen, property owners,** Requests a special exception to operate a non-metallic mine in a Mineral Reservation district.  
**Property address:** N/A 14th Avenue, Turtle Lake, Wisconsin
6. Reconvened hearing of the Board of Adjustment
  - 9:20 a.m. Appeal #3931: Gerald & Jayne Holt, property owners,** Requests a variance to construct an accessory structure with a reduced setback to an easement and the ordinary highwater mark of Little Dummy Lake in a Recreational-Residential district.  
**Property address:** 2579 8th Street, Cumberland, 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, Fall, Bartlett, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning  
Board of Adjustment  
May 8, 2023, 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 9:00 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:** (Nelson/Kelsey) to approve the April 24, 2023 minutes; carried.

**9:00 a.m. Appeal #3930: Stephen M. Overby, property owner,** Requests a variance to construct a garage with a reduced setback to the ordinary highwater mark of Pokegama Lake and a private road in a Recreational-Residential 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. **Motion:** (Fall/Kelsey) to include Appeal #1911. Carried 5-0. Public testimony was received and correspondence was read into the record. After Board questions, **motion:** (Nelson/Kelsey) to close testimony; carried 5-0. **Motion:** (Nelson/Fall) to approve the variance 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 structure can be no closer than 56'10" to the OHWM and no closer than 27'4", including overhangs, to the edge the traveled path of the road easement.
3. Best management practices to control runoff must be implemented.

Motion carried on a roll call vote of 3-2 with Organ, Nelson and Fall in favor and Kelsey and North opposed.

**9:10 a.m. Appeal #3931: Gerald & Jane Holt, property owners,** Requests a variance to construct an accessory structure with a reduced setback to an easement and the ordinary highwater mark of Little Dummy Lake in a Recreational-Residential 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. **Motion:** (Nelson/Kelsey) to include Appeal #3228. Carried 5-0. After discussion, **motion:** (Nelson/Kelsey) to adjourn the hearing to an onsite on May 11, 2023 at 9:00 a.m., and reconvene the hearing on June 12, 2023 with the time to be determined. Motion carried 5-0.

Reconvened hearings of the Board of Adjustment:

**9:20 a.m. Appeal #3929: Quinn C. & Brandy L. Johnson, property owners,** Requests a special exception to utilize an existing duplex for short-term rental and add a 30' x 50' accessory structure to a seasonal campground in a Recreational-Residential district.

Organ re-opened the hearing and received testimony from the owner. Gifford and Black provided a staff report. **Motion:** (Kelsey/Fall) to include Appeals 2459, 2521 and 3908. Carried 5-0. Public comment was received and correspondence was read into the record. After Board questions, **motion:** (Kelsey/North) to close testimony; carried 5-0. **Motion:** (Kelsey/North) to approve the special exception 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. Use of existing duplex as two resort cabins is approved.
3. A 30'X50' accessory structure for use as an office and for business storage is allowed and must meet all setbacks. This structure will have no living quarters and will not be used for storage of resort/camping guests' property.
4. The existing Quonset structure is to be removed once the accessory structure is constructed.

Motion carried 5-0.

Report from L.S. Director: Gifford updated the committee on the spring permit influx and Appeal #3911 regarding Barron County's filing an appeal to the Court of Appeals.

**Motion:** (Nelson/North) to adjourn the meeting at 11:00 a.m.; carried 5-0.

Respectfully submitted,

Kim Collins  
Administrative Assistant

**Barron County Zoning  
Board of Adjustment Onsite  
May 11, 2023, 9:00 a.m.**

Present: Board of Adjustment: Dan North, Walter Organ, Amy Kelsey, Pam Fall  
County Personnel: David Gifford, Marshall Black

Organ reconvened Appeal #3931 at 9:00 a.m.

The Board viewed the property in reference to the variance request for an accessory structure within the setbacks to the ordinary highwater mark and to an easement.

**Motion:** (Fall/Kelsey) to adjourn at 9:45 a.m. Meeting adjourned by unanimous consent.

Respectfully submitted,

Kim Russell-Collins  
Administrative Secretary

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, June 12, 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 establish a small animal veterinary clinic in an Agricultural-2 district, property described as Prt NE-NW shown as Lot 2 CSM 46/54, consisting of 2.684 acres, located in Section 21, 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: Mayo Clinic Health System NW WI  
Applicant: Adam C. Staff, ACS Properties  
Property address: 2049 15<sup>th</sup> Avenue, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24<sup>th</sup> day of May, 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

<b>Agent</b>	<b>Property Owner:</b>
<b>Property Owner:</b> Adam C. Staff d/b/a ACS Properties	<b>Agent:</b> Same- Mayo Clinic Health System NW WI
<b>Address:</b> 202 Kieve Street, Chetek, WI	<b>Address:</b>
<b>City/State/ZIP:</b> Chetek, WI. 54728	<b>City/State/ZIP:</b>
<b>Daytime Phone:</b> 715-764-9100	<b>Daytime Phone:</b>
<b>Email:</b> say910@yahoo.com	<b>Email:</b>

## SITE INFORMATION

**Parcel I.D. Number:** 044 - 2100 - 15 - 010 **Township:** Stanley  
**Property Address:** 2049 15th Avenue **Lot Size:** 2.684 AC **Sq.Ft./Acres**

## TYPE OF REQUEST:

Dwelling  Tourist Rooming House  Business  Campground  Mineral Extraction  
 Livestock Enlargement  Other \_\_\_\_\_

## Reason For Special Exception Request:

Former Mayo Clinic to be purchased and operated as a Veterinary Clinic

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.

*Adam C. Staff*  
Owner Signature

3, 10, 23  
Date

*Shelly*  
Mayo Clinic

5/10/23  
Date

*Adam C. Staff*  
Agent Signature

3, 10, 23  
Date

## OFFICE USE

Appeal # 3933 Hearing Date: 6, 12, 23 Previous Hearings: 2740

Name of Water Body: N/A Zoning Dist.: Ag-2

Reviewed By: *[Signature]* Date 5, 23, 23

## DATE RECEIVED:

RECEIVED

APR 13 2023

# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Adam Staff/Mayo Clinic Health System NW WI

**Appeal:** 3933

**Previous Appeals:** #2740

**Request:** A special exception to establish a small animal veterinary clinic in an Agricultural-2 district, in the Town of Stanley.

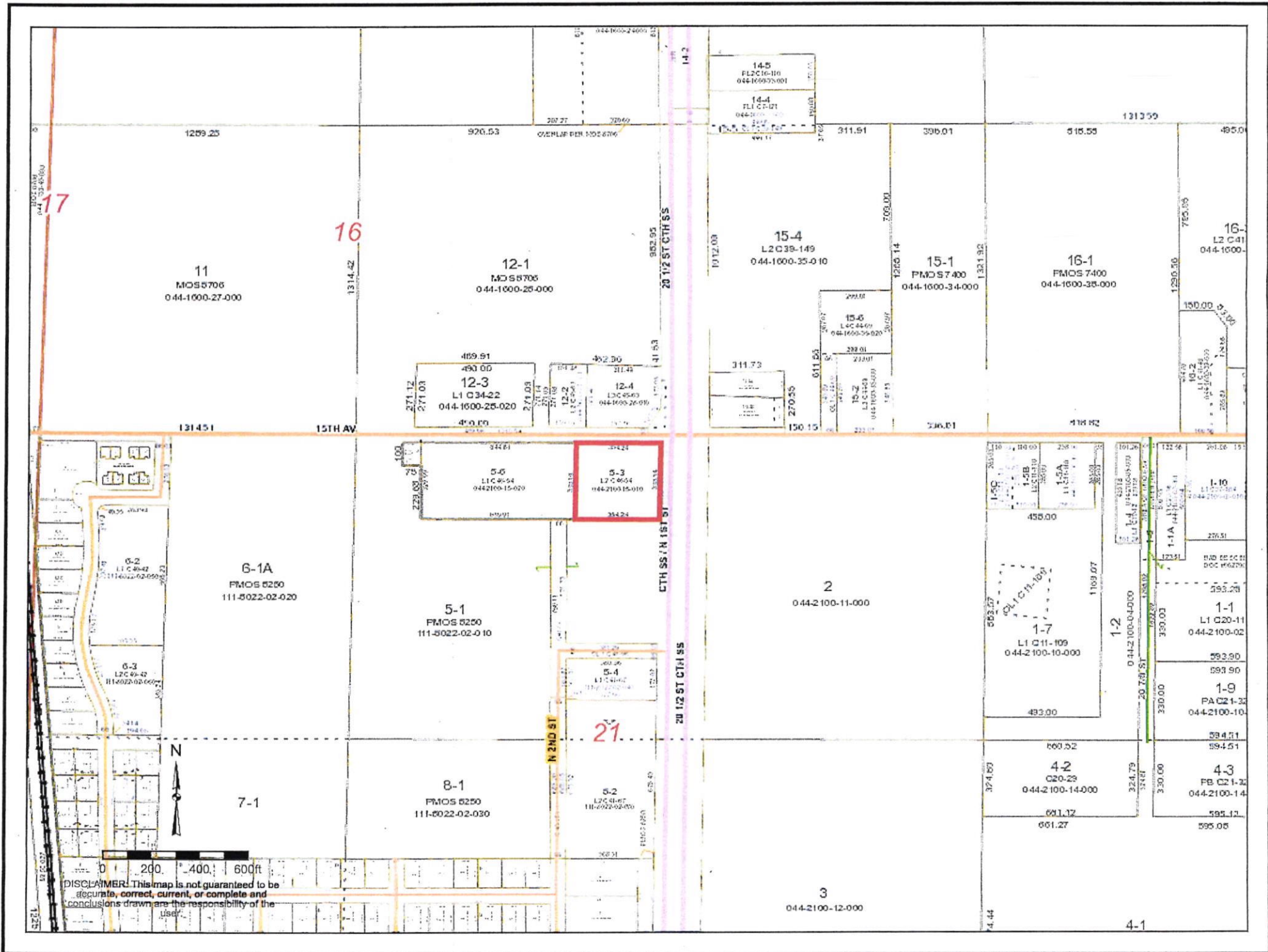
**Purpose Section 17.02:** This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

**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.

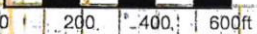
## **Section 17.37: AGRICULTURAL-2 DISTRICT**

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



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



21

17

16

11  
MOS 5700  
044-1000-27-000

12-1  
MOS 5700  
044-1000-26-000

15-4  
L2 C 38-149  
044-1000-35-0-10

15-1  
PMD S7 400  
044-1000-34-000

16-1  
FMOS 7400  
044-1000-35-000

16-2  
L2 C 41  
044-1000-

12-3  
L1 C 34-22  
044-1000-25-020

12-4  
L2 C 38-149  
044-1000-26-000

15-5  
L2 C 38-149  
044-1000-35-020

15-2  
L2 C 38-149  
044-1000-35-000

1-10  
L1 C 20-11  
044-2100-02-000

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FMOS 5250  
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5-1  
FMOS 5250  
111-5022-02-0-10

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044-2100-11-000

1-7  
L1 C 11-109  
044-2100-10-000

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044-2100-04-000

1-1  
L1 C 20-11  
044-2100-02

1-9  
PA C21-32  
044-2100-10-

7-1

8-1  
FMOS 5250  
111-5022-02-030

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L2 C 38-149  
111-5022-02-000

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044-2100-12-000

4-2  
C20-23  
044-2100-14-000

4-3  
PB C21-32  
044-2100-14

4-1





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33

21

0 50 100 150ft

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**VARIANCE and SPECIAL EXCEPTION  
TOWN CONSIDERATION FORM**

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*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: Adam C. Staff d/b/a ACS Properties LLC

Applicant/Agent: Same

Property Address: 2049 15th Avenue                      Property Tax ID #: 044 - 2100 - 15 - 010

Explain Request: (must match explanation on application) Former Mayo Clinic to be purchased  
and operated as a Veterinary Clinic

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**Section B** - to be completed by the Township

The Town Board is:     In Favor     Neutral     Opposed

**EXPLANATION OF TOWN BOARD DECISION:**

No concerns.

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Date: April 12, 2023

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.**

**RECEIVED**

**APR 13 2023**

NOTICE OF PUBLIC HEARING

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COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

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Requests a special exception to operate a non-metallic mine in a Mineral Reservation district, property described Part of SE-SE, consisting of approx. 3.15 acres, located in Section 20, T34N, R14W, Town of Almena, 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: Larry J. & Carol J. Hansen  
Property address: N/A 14<sup>th</sup> Avenue, Turtle Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24<sup>th</sup> day of May 2023.

Barron County Board of Adjustment  
Walt Organ, Chairman

# BARRON COUNTY SPECIAL EXCEPTION APPLICATION

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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: Henry J. Hansen Agent: \_\_\_\_\_  
Address: 272 1/2 AO. Turtle Lake Wis Address: \_\_\_\_\_  
City/State/ZIP: Turtle Lake Wis 54889 City/State/ZIP: \_\_\_\_\_  
Daytime Phone: 715 986 2143 Daytime Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 002-2000-25-000 Township: \_\_\_\_\_

Property Address: \_\_\_\_\_ Lot Size: 3.15 Sq.Ft./Acres

## TYPE OF REQUEST:

Dwelling  Tourist Rooming House  Business  Campground  Mineral Extraction  
 Livestock Enlargement  Other \_\_\_\_\_

## Reason For Special Exception Request:

\_\_\_\_\_  
\_\_\_\_\_

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.

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Owner Signature: Henry J. Hansen Date: 2, 6, 23

Agent Signature: \_\_\_\_\_ Date: 1 / 1

## OFFICE USE

Appeal # 3932 Hearing Date: 6 / 12 / 23 Previous Hearings: \_\_\_\_\_  
Name of Water Body: N/A Zoning Dist.: MR  
Reviewed By: [Signature] Date: 5 / 23 / 23

1365, 1399, 2400, 2535, 3387, 2910, 2624, 3441  
**DATE RECEIVED:**

**RECEIVED**  
**FEB 08 2023**

Exhibit C

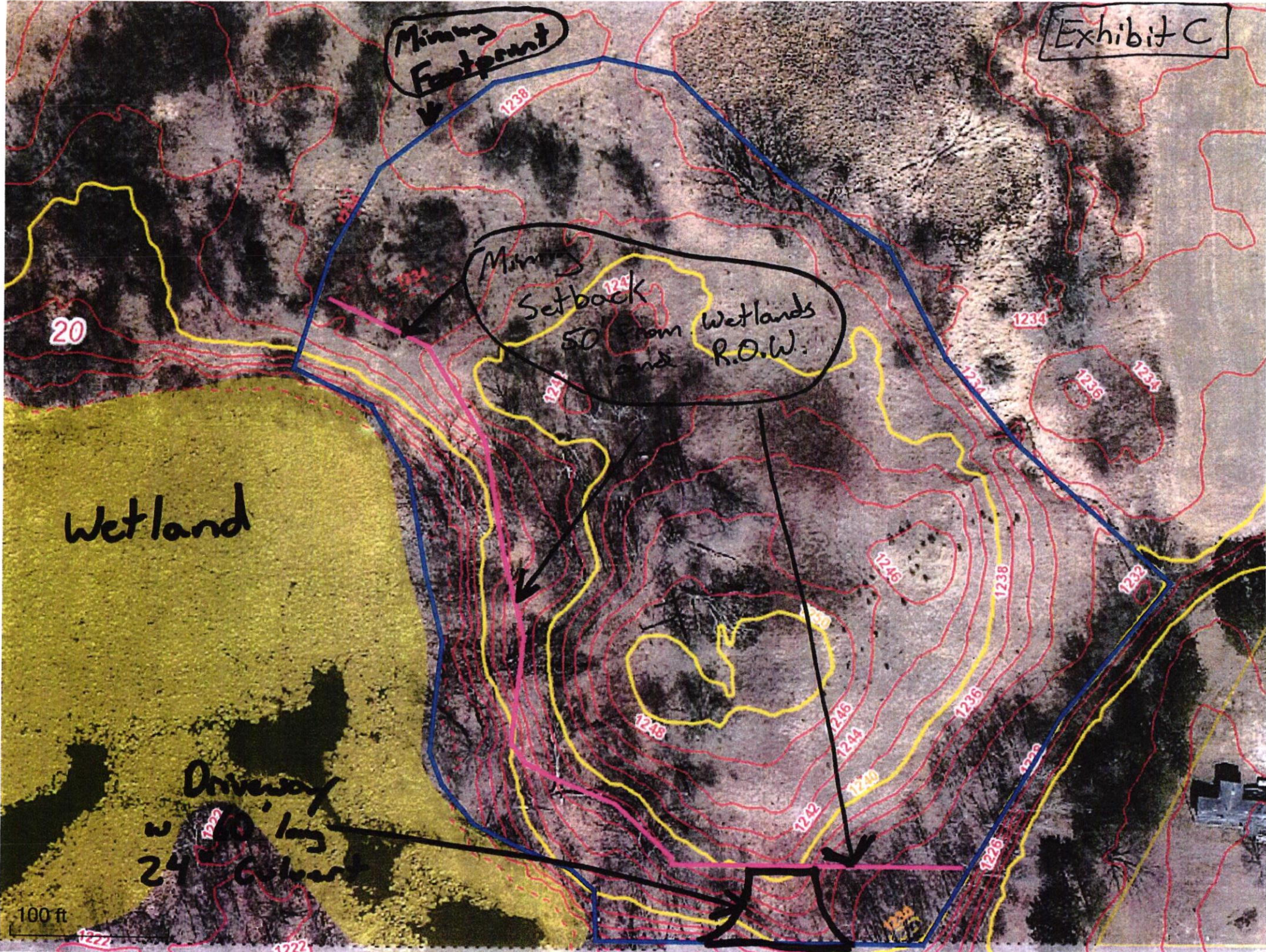
Mining  
Footprint

Mining  
Setback  
50' from  
and  
Wetlands  
R.O.W.

Wetland

Driveway  
w/ 24' curb

100 ft



# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Larry J. & Carol J. Hansen

**Appeal:** 3932

**Previous Appeals:** #1385, 1399, 2400, 2535, 2624, 2910, 3387 & 3441

**Request:** A special exception to operate a non-metallic mine in a Mineral Reservation district, in the Town of Almena.

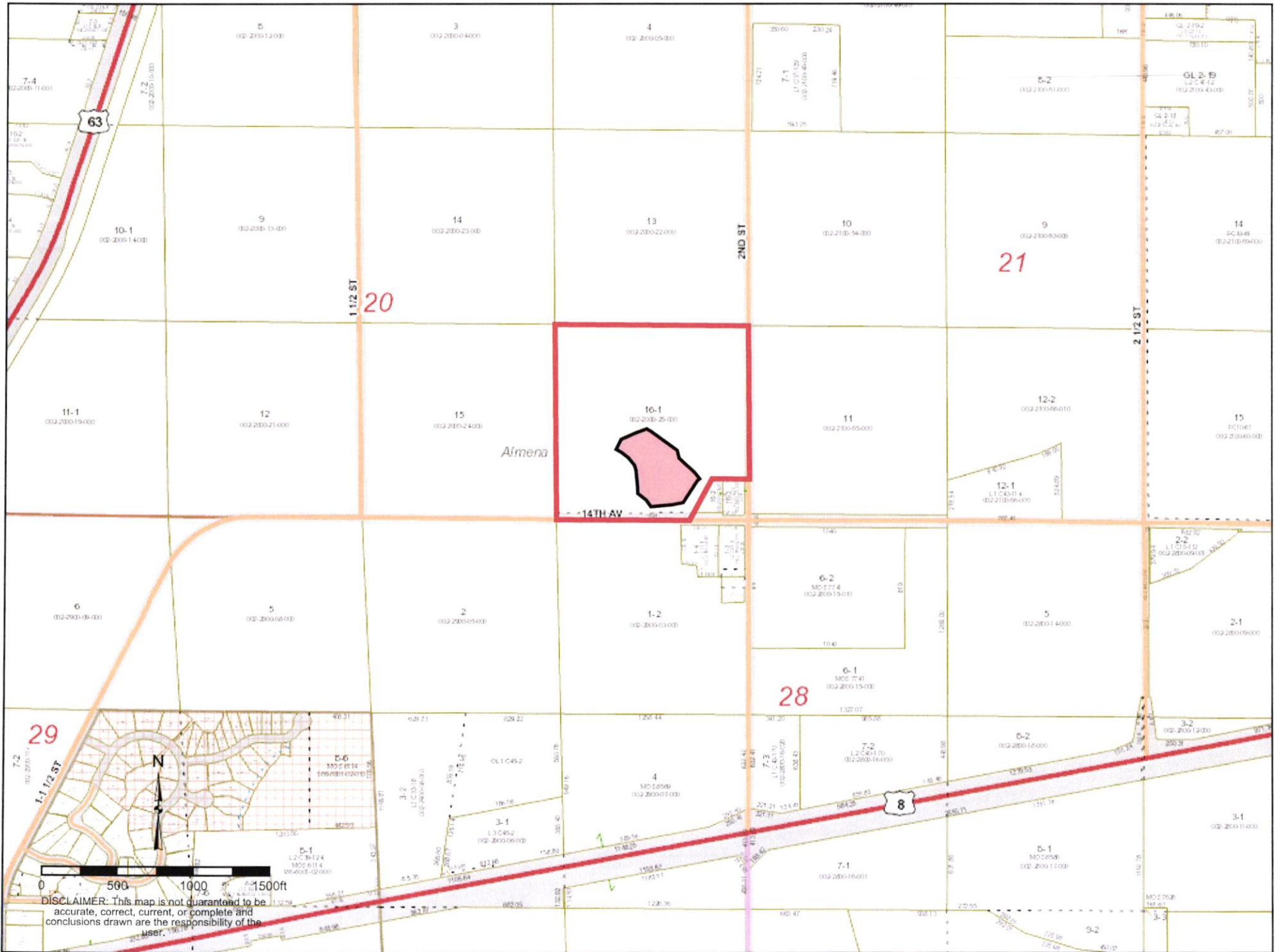
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## **17.31 MR-MINERAL RESERVATION DISTRICT**

The Mineral Reservation District is created to protect mineral extraction operations against problems caused by intrusion of incompatible land uses, and to allow for protection of deposits of minerals. The district regulations also control, by cross-references, mineral extraction operations which occur in other zoning districts.

17.31	Mineral Reservation District
17.73(6)	Special Exception Uses



20

21

Almena

28

29

N

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.



20

14TH AV

16-2

29

45

52

250.50



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# 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 Almena

Owner: Harry J. Hansen

Applicant/Agent: \_\_\_\_\_

Property Address: Parcel 100 Property Tax ID #: 002-200025000

Explain Request: (must match explanation on application) \_\_\_\_\_

Mineral Extractions

**Section B** - to be completed by the Township

The Town Board is:  In Favor  Neutral  Opposed

EXPLANATION OF TOWN BOARD DECISION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 2-6-23

Signed: Ken Scheps  
(Town Chairman)

OR Signed: \_\_\_\_\_  
(Town Clerk)

Ken Scheps  
Print Name

\_\_\_\_\_  
Print Name

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