

BOARD OF ADJUSTMENT MEETING

Monday, July 24, 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 #3936: David R. & Mary J. Strand, property owners, Requests a special exception to allow a residence addition to a commercial building in an Unincorporated Village district.
Property address: 2396 23rd Ave/STH 48, Rice Lake, Wisconsin

- 6. Report from Land Services Director
- 7. 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, Okey (alt.), North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning
Board of Adjustment
July 10, 2023, 9:00 a.m.**

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

Organ called the Board of Adjustment to order at 9:00 a.m. and called roll. Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law. No public comment.

Motion: (Kelsey/North) to approve the June 12, 2023 minutes; carried. **Motion:** (Fall/Bartlett) to amend the agenda to move #6 ahead of #5 (Elections); carried 5-0.

9:00 a.m. Appeal #3934: Harold J. Jr. & Anita M. Nevin, property owners, Requests a variance to construct an accessory structure with an increase in the allowable height in a Recreational-Residential district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff report. DNR correspondence was read into the record; no public testimony. After Board questions, **motion:** (Fall/Kelsey) to adjourn the hearing to an onsite on July 13th at 9:00 a.m. and reconvene on July 26th at 9:00 a.m. Carried 5-0.

9:10 a.m. Appeal #3935: C & K Kruppenbacher Family Trust, property owners; John Terpstra, Pastor, Calvary Baptist Church, applicant, Requests a special exception to allow a radio tower for a nonprofit radio station 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 and applicant. Gifford provided a staff report. Public comment in opposition was received; no correspondence. After Board questions, **motion:** (North/Fall) to close testimony; carried 5-0. **Motion:** (Fall/North) 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. All lighting shall be as unobtrusive as possible.

Motion carried 5-0.

Gifford called for nominations for Chair. **Motion:** (Kelsey/North) to unanimously nominate Organ and close nominations; carried 5-0.

Organ called for nominations for Vice Chair. **Motion:** (North/Kelsey) to unanimously nominate Nelson and close nominations; carried.

Report from L.S. Director: Gifford discussed permit numbers and filling the Zoning Tech position.

Motion: (Kelsey/Organ) to adjourn at 10:35 a.m.; carried 5-0

Respectfully submitted,

Kim Collins
Administrative Assistant

Appeal #3936

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, July 24, 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 a residence addition to a commercial building in an Unincorporated Village district, property described as part SE-SE shown as Lot 4 CSM 40/129, consisting of 1.104 acres, located in Section 1, 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 owner: David R. & Mary J. Strand
Property address: 2396 23rd Ave/STH 48, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 5th day of July, 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: DAVID STRAND Agent: _____
Address: 2661 26 26 3/4 AVE Address: _____
City/State/ZIP: MILWAUKEE WI 54817 City/State/ZIP: _____
Daytime Phone: 715 296 6613 Daytime Phone: _____
Email: _____ Email: _____

SITE INFORMATION

Parcel I.D. Number: 038 - 0100 - 33 - 020 Township: Rice Lake
Property Address: 2396 23rd Ave. Lot Size: 1.104 Sq.Ft./Acres (1.104)

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Recommend special exception for parcel #038-0100-33-020 to add residence to a commercial building in unincorporated village, property described as PIAT 16-5C, PRT SE-SE shown as lot 4 csm 40/129

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.** # 6049

[Signature] _____ 6 / 16 / 23 _____
Owner Signature Date

Agent Signature Date

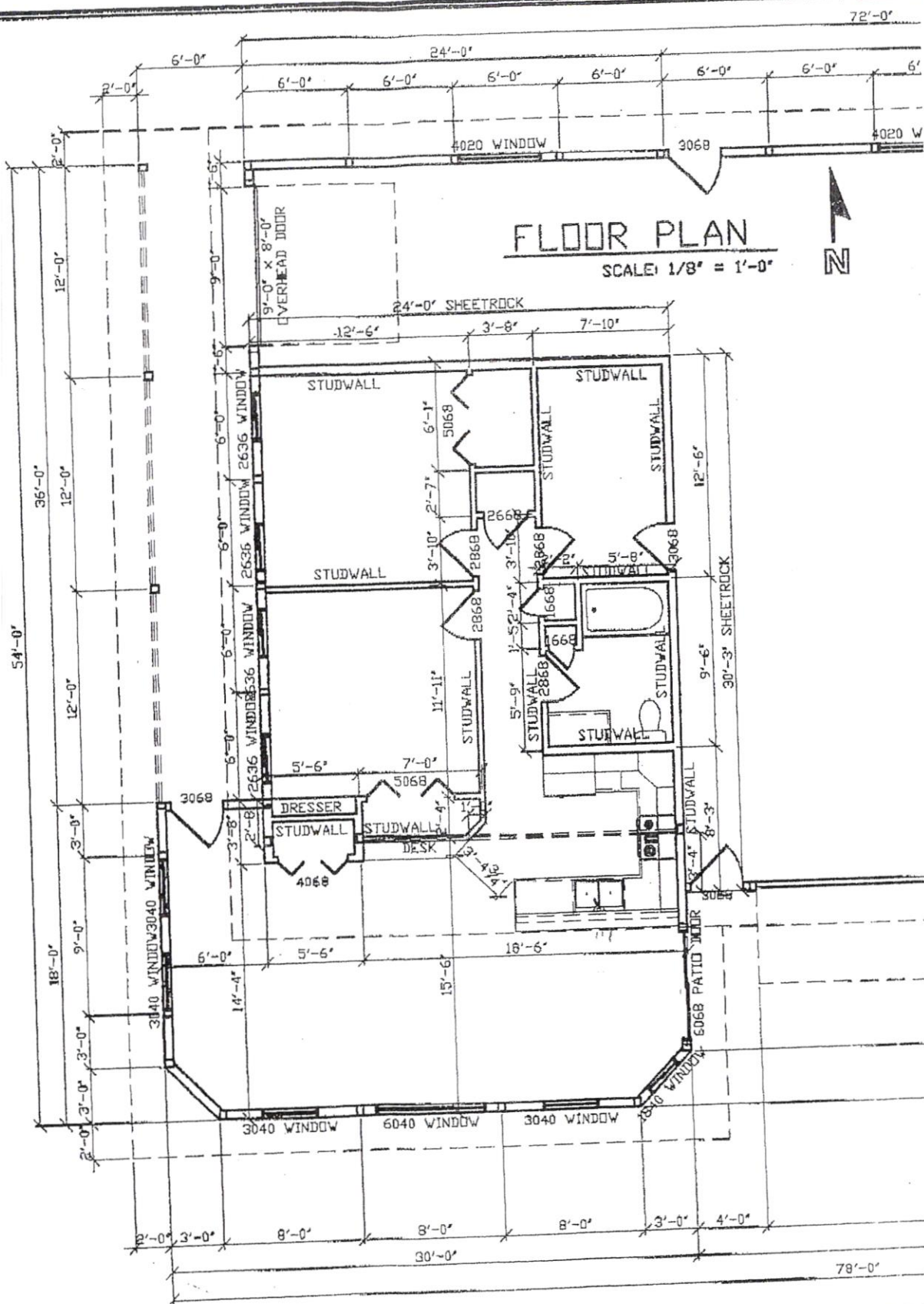
OFFICE USE

Appeal # 3936 Hearing Date: 7 / 24 / 23 Previous Hearings: #3636
Name of Water Body: N/A Zoning Dist.: UV
Reviewed By: [Signature] Date 7 / 12 / 23

DATE RECEIVED:

RECEIVED
JUN 16 2023

60-21-01



FLOOR PLAN

SCALE: 1/8" = 1'-0"



Bauman

BUILDS BETTER BUILDINGS

PROJECT: #0825502 JOE BOWE
LOCATION: CHIPPEWA FALLS, WI

BAUMAN CONSTRUCTION OF CHIPPEWA FALLS INC.

2644 120TH STREET, CHIPPEWA FALLS, WI 54729 PHONE 715 723-2207
VIA 2170 WILLOW STREET, CHIPPEWA FALLS, WI 54729 E-MAIL bauman@baumanconstruction.com

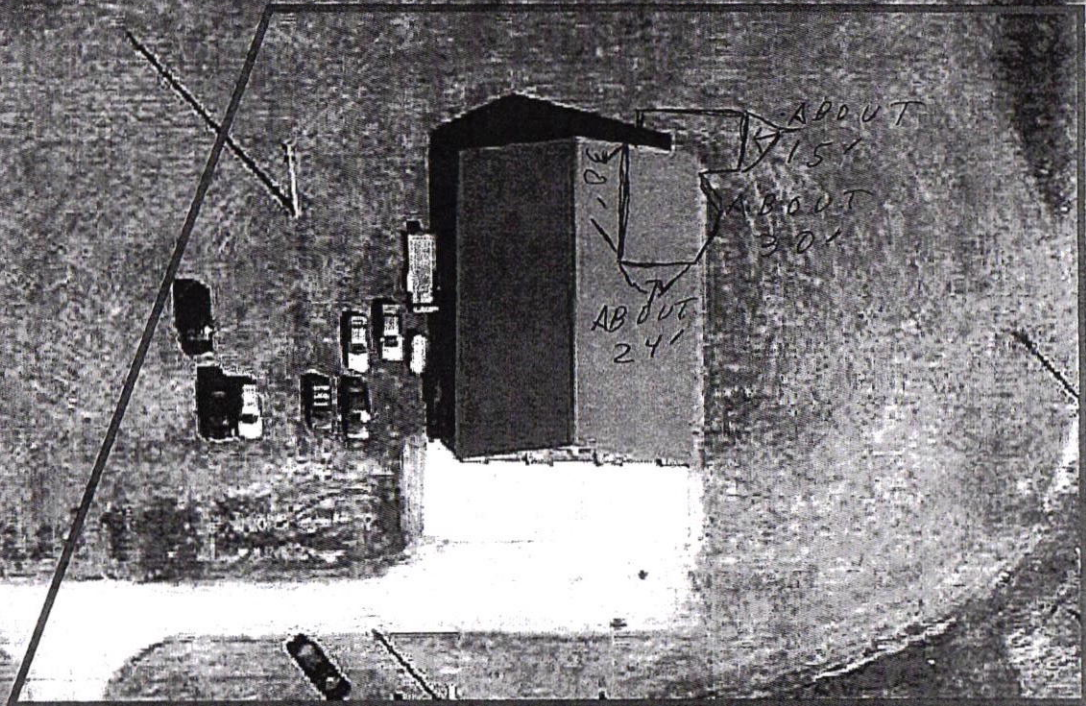
COMMERCIAL ■ INDUSTRIAL ■ RESIDENTIAL

THIS DRAWING SHALL NOT BE COPIED OR SUBMITTED TO OTHERS WITHOUT CONSENT OF THIS COMPANY.

DATE: 10-12-09

DRAWN BY: JP

PROJECT MANAGER: JASON



ABOUT
15'
ABOUT
30'

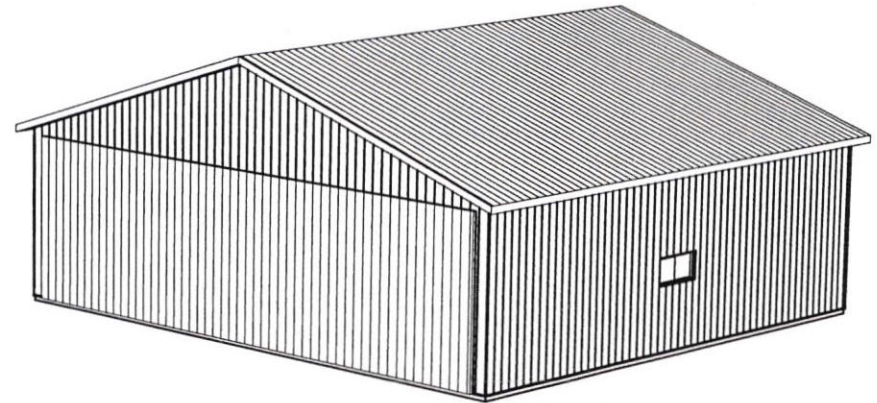
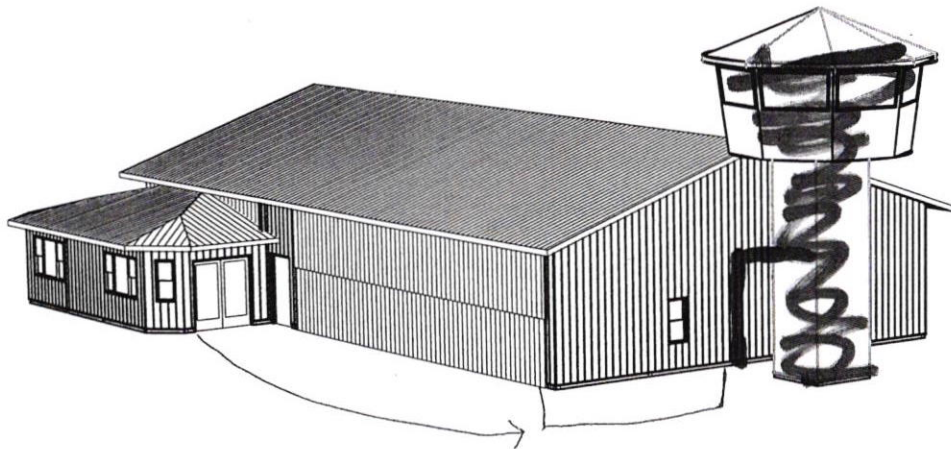
ABOUT
24'

N

0 20 40 60

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

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1 3-D PERSPECTIVE
NOT TO SCALE

DRAWING
NUMBER

P1

JOE BOWE 54X72X12
POST FRAME FACILITY
CHIPPEWA FALLS, WISCONSIN

3-D PERSPECTIVE

MAIN OFFICE

827 S. HILLCREST PKWY
SUITE #1
ALTOONA, WI 54720

TEL: 715-833-8557
FAX: 715-833-8589

DESIGN/BUILD CONTRACTOR



DRAWN BY:	ADG			
CHECKED BY:				
CONTACT:	ADG	BUILDING ROOFLINE MODIFICATIONS	ADG	06/02/09
JOB NUM:		BUILDING SIZE MODIFICATION	ADG	05-18-09
DATE:	05-13-09	REVISION DESCRIPTION	NAME	DATE

ORDINANCES RELATING TO HEARING

Applicant/Owner: Strand, David
Previous Appeals: #3636

Appeal: 3936

Request: A special exception to allow a residence addition to a commercial building in an Unincorporated Village district, in the Town of Maple Grove.

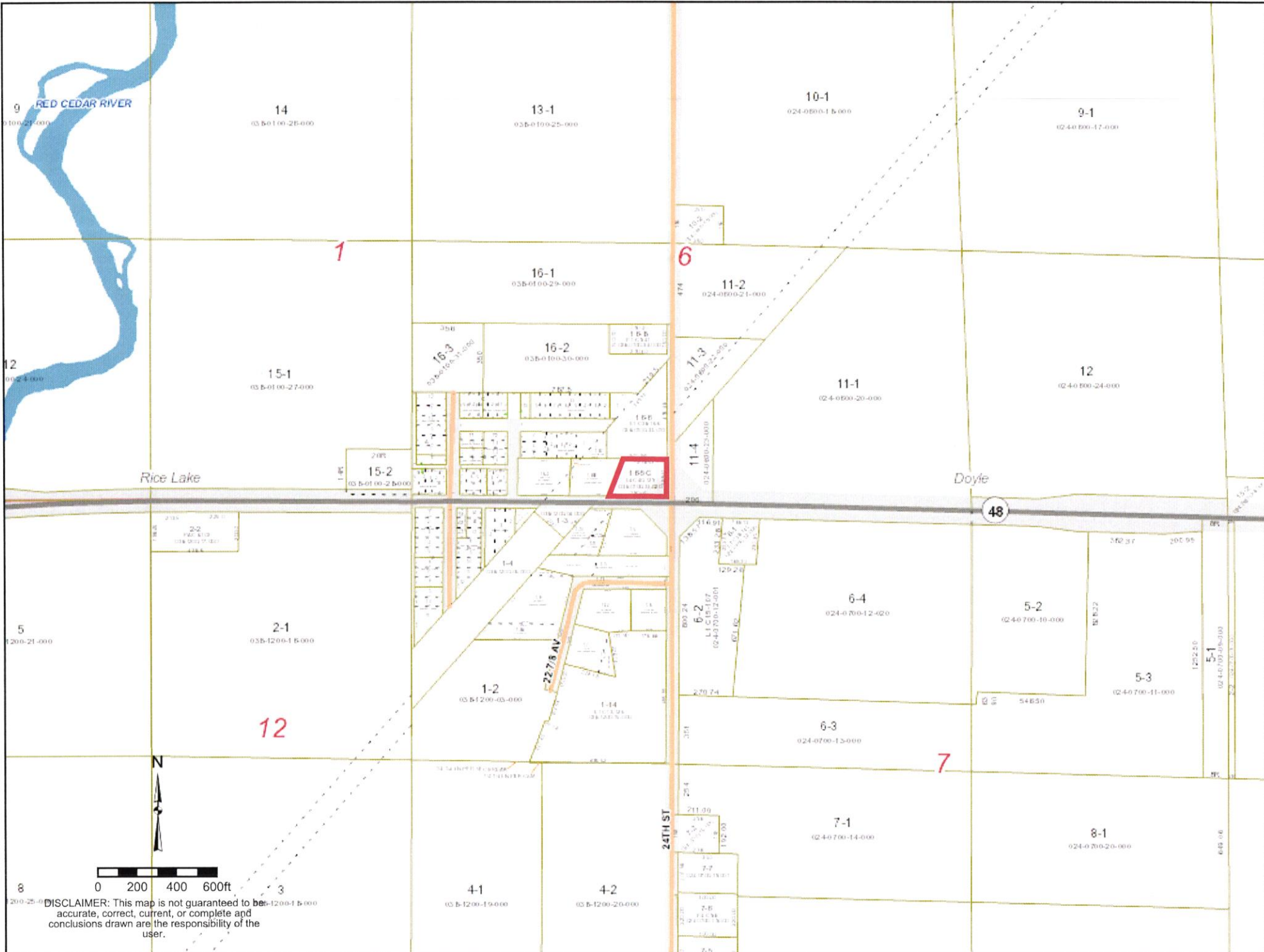
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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.

17.35 UV UNINCORPORATED VILLAGE DISTRICT

The Unincorporated Village District is created to accommodate the land use patterns of those established unincorporated villages or settlements where the mixture of land uses makes it impracticable to apply traditional land use separations.

17.35 Unincorporated Village District
17.73(6) Special Exception Uses



RED CEDAR RIVER

0100-21-000

14

035-0100-25-000

13-1

035-0100-25-000

10-1

024-0200-15-000

9-1

024-0300-17-000

1

16-1

035-0100-29-000

6

11-2

024-0200-21-000

16-2

035-0100-30-000

11-3

11-4

024-0200-22-000

11-1

024-0300-20-000

12

024-0300-24-000

12

002-4-000

15-1

035-0100-27-000

Rice Lake

15-2

035-0100-28-000

155C

035-0100-28-000

Doyle

48

5

1200-21-000

2-1

035-1200-15-000

12

1-2

035-1200-03-000

6-4

024-0700-12-020

5-2

024-0700-10-000

5-3

024-0700-11-000

6-3

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024-0700-14-000

8-1

024-0700-20-000

8

200-25-000

4-1

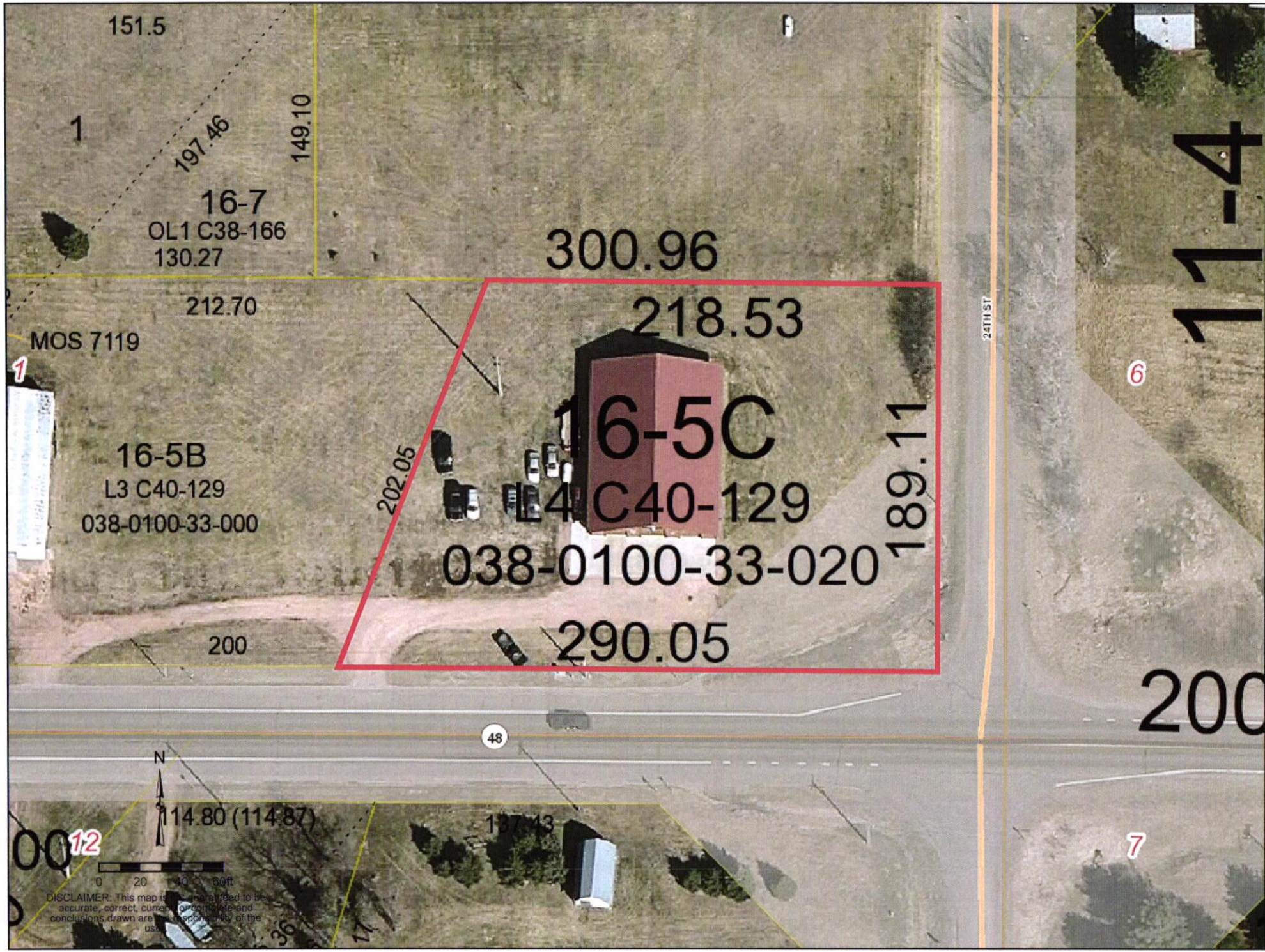
035-1200-19-000

4-2

035-1200-20-000



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



151.5

1

197.46

149.10

16-7
OL1 C38-166
130.27

300.96

212.70

218.53

MOS 7119

1

6-5C

6

11-4

16-5B

L3 C40-129
038-0100-33-000

202.05

L4 C40-129

189.11

038-0100-33-020

200

290.05

200

48



114.80 (114.87)

117.43

7

00 12



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 Rice Lake

Owner: David Strand

Applicant/Agent: _____

Property Address: 2396 23rd Ave Property Tax ID #: 038-0100-33-020

Explain Request: (must match explanation on application) _____

Section B - to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

Recommend special exception for parcel #038-0100-33-020 to add residence to a commercial building in Unincorporated Village, property described as PIAT 16-5c PRT SE-SE shown as Lot 4 CSM 40/129 #6049.

Date: 6/13/23

Signed: _____
(Town Chairman)

OR Signed: Dawn M Nelson
(Town Clerk)

Print Name _____

Dawn M Nelson
Print Name

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