ZONING COMMITTEE MEETING Wednesday, April 3, 2024 – 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. Approve Agenda
- 4. Public Comment
- 5. Approve March 6, 2023 meeting minutes.
- 6. Edit List Review March expenses discussion only (no motion required)
- 7. Northland Resort Condominium Plat Approval: Matt Shilts, PLS
- 8. Public Hearings:
- 1:30 p.m. A rezoning request from the Residential-1 district to the Business district on property described as part of Lots 2 & 3 of CSM 29/54, consisting of 1.26 acres, located in Section 9, T34N, R11W, Town of Stanley. Property owned by Veteran Owned Properties, LLC
- 9. Discussion: Proposed 2024 Zoning Amendments
- 10. Discussion: Zoning office activities and actions
- 11. Future Agenda Items: Zoning Ordinance Amendments
- 12. Set next meeting date. May 1, 2023
- 13. 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 March 6, 2024 – 1:30 P.M.

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

Zoning Office Staff: Gifford, Collins.

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.

- #3. Agenda Motion: (Cook/Heinecke) to approve the agenda. Motion carried.
- #4. Public Comment None
- #5. Minutes The minutes of October 4, 2023 and February 20, 2024 were presented; **motion:** (Thompson/Heinecke) to approve the minutes. Motion carried.
- #6. Edit List Committee questions were answered.
- #7. Public Hearings-

(1:30 p.m.) David B. Theesfeld & Karen M. Canfield, owners; Town of Prairie Lake, applicant – Town of Prairie Lake, Establish Ag-2 zone, 35.502 acres

Rogers read the public notice; Gifford presented a file review and a staff report. No public testimony or correspondence received. After committee questions, **motion:** (Cook/Kusilek) to close testimony; carried. Committee discussion. **Motion:** (Cook/Heinecke) to recommend approval of the request; carried. **Motion:** (Heinecke/Thompson) to close hearing; carried.

- #8. Discussion: Office Activities Gifford briefly discussed the recently completed Chetek Dam Failure Analysis, the work on 2024 proposed ordinance amendments and queried committee on a Joint meeting with the Ext/LCC. Committee consensus is that no Joint committee meeting is needed at this time.
- #10. Future Agenda Items: Proposed Ordinance Amendments, GIS Training
- #11. Next meeting date: April 3, 2024 at 1:30 p.m.
- #12. Motion: (Thompson/Heinecke) to adjourn the meeting at 2:34 p.m.; carried.

Kim Russell-Collins, Secretary

Marv Thompson, Committee Secretary

Minutes are not official until approved by the Zoning Committee

Report Date 03/19/24 11:34 AM

COUNTY OF BARRON

Page No 1

Payment Request Edit

On-Line Vouchers

FPEDT01G

Vendor	No/Name	Line#	voucher#	Account Desc	Date	Description	Amount
317560	INNOVATIVE OFFICE SOLUTIONS LLC	1	C0087688	OFFICE SUPPLIES	03/21/24	LS-SWCD REC'D STAMP/THALACKER	77.55
59463	HAYES INSTRUMENT COMPANY	1	C0087689	LAND INFORMATION - SURVEY EQUIP	03/21/24	LIO-PAINT FOR SURVEYOR & FLIGHT	602.18
59463	HAYES INSTRUMENT COMPANY	2	C0087689	FIELD SUPPLIES	03/21/24	LIO-PAINT FOR SURVEYOR & FLIGHT	75.27
6696	NOBLE'S TIRE SERVICE INC	1	C0087690	REPAIR & EXPENSE	03/21/24	SWCD-TIRES/UTILITY TRAILER	303.32
10383	WI DEPT OF NATURAL RESOURCES	1	C0087691	DUE TO STATE - MINING PERMIT FEE	03/21/24	SWCD-STATE NR135 ANNUAL FEES	7,005.00
744	CHETEK ALERT INC	1	C0087692	PUBLICATIONS	03/21/24	ZA-THEESFELDMPUBLIC NOTICE	67.07
289493	BUREAU OF CORRECTIONAL ENTERPRISE	1	C0087693	ADDRESS SIGNING	03/21/24	ZA-RURAL ADDRESS SIGNS	196.00
3565	DSPS FISCAL	1	C0087694	DUE TO STATE - SANITATION FEES	03/21/24	ZA-STATE SAN FEES/FEB '24	700.00
					The second second	Totals:	9,026.39

MANUAL VOUCHERS/JOURNAL ENTRIES

	DEPT LS LS ZA	NAME BC HIGHWAY DEPT BC HIGHWAY DEPT WCCA	ACCOUNT 220-12-53400-332-000 220-12-53400-332-000 100-12-56010-325-000	DESCRIPTION FUEL 01/01 - 02/02/24 FUEL 02/03 - 03/01/24 SPRING CONF/GIFF&BLACK	\$283.05 \$230.05 \$400.00
				MANUAL VOUCHERS TOTAL:	\$913.10
Dept Approval				GRAND TOTAL:	\$9,939.49
Admin Approval				Land Services Total: Land Information Total: Soil & Water Conservation Total: Zoning Administration Total:	\$990.65 \$677.45 \$7,308.32 \$963.07

NORTHLAND RESORT CONDOMINIUM
LOCATED IN LOT 10 OF FLINN'S POINT, A PART OF GOVERNMENT LOT 1 OF
SECTION 29, T. 33 N, R. 10 W.,TOWN OF CHETEK, BARRON COUNTY, WISCONSIN.

SURVEYOR'S NOTES

- 1. No title search performed by Shilts Land Surveying, LLC.
- 2. No utilities located for this survey. There may be above and under ground utilities on this site.
- 3. This survey may be subject to other easements, restrictions, reservations, and water laws that exist through unrecorded
- 4. The location shown on this map representing the approximate ordinary high water mark is shown for reference only.
- 5. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 6. Completion date of fieldwork: 2/20/24
- 7. Two off-street parking spaces will be provided for each unit as depicted on this sheet.
- 8. Water supply and onsite wastewater treatment systems are to be private onsite systems, as depicted on this $\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{2} \left(\frac{1}{2} \right) \left(\frac{1}{2}$
- 9. Lake Chetek water frontage width of condominium = 267 feet more or less.

COORDINATE TABLE				
POINT	NORTHING	EASTING		
A	67937.208	364057.033		
В	67938.117	363758.607		
С	67702.169	364010.494		
D	67702.438	363995.997		
E	67703.473	363962.397		
F	67703.686	363947.898		
G	67703.896	363914.297		
Н	67704.109	363899.799		
I	67704.745	363864,260		
)	67712.495	363849.699		
K	67775.806	363815.892		
L	67775.592	363846.391		
M	67860.429	363816.902		
N	67860.215	363847.401		
0	67928.423	363823.886		
P	67928.189	363848.385		
Q	67933.930	363894,158		
R	67933.999	363918.558		
S	67933.778	363959.830		
T	67933.846	363984.230		
U	67805.217	364013.951		
V	67774,727	364013.148		

PREPARED FOR:

NORTHLAND RESORT 785 26TH STREET CHETEK, WI 54728 CORNER OF LOT 10 (A) AND THE NORTHWEST

COORDINATES ARE BASED ON THE NORTHEAST MEANDER OF LOT 10 (B).

NE COR. SEC. 29 FD. 1 1/2" IRON PIPE MEANDER COR. SEC. 29 ↑ S 89°54'19"E 522.53' FD. ALUM MON. S 00°09'07' PARCEL B CSM 22-66 SEPTIC SEPTIC TANK TANK (A) N 89°49'32"W 298.43' ST CE S T LCE 8 9 SHED LCE LCE SHED 0 0 LCE **WELL®** COMMON ELEMENTS PP BOAT (ALL AREAS EXCEPT UNITS AND LIMITED COMMON ELEMENTS) HOUSE $AREA = 83,938 \text{ s.f.} \pm$ LCE 0 or 1.927 ac. ± PPP SEPTIC ST SEPTIC SHED Δ. TANK 10 LCE SV SEPTIC VENT (L) a 5 0 LCE P SEPTIC ST N 89°48'50"W 269.46 SEPTIC VENT (SV) SEPTIC VENT 26TH ROW COMMONS

LEGEND

3/4" REBAR - FOUND

SCALE: 1" = 50'

50

- 1" SQUARE IRON BAR FOUND
- GOVERNMENT CORNER AS NOTED
- (R.A.) "RECORDED AS" BEARING OR DISTANCE
- PP APPROXIMATE LOCATION OF OFF STREET PARKING

25

BEARINGS REFERENCED TO THE NORTH LINE OF

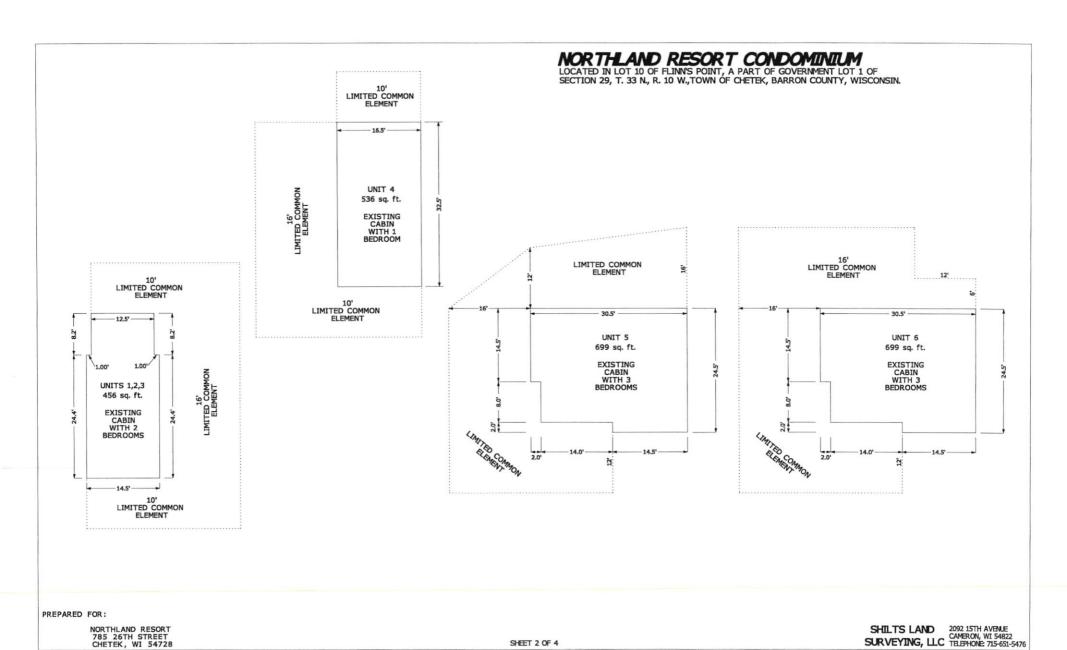
COUNTY GEODITIC GRID BEARING OF S 89°54'19" E.

G.L. 1 OF SECTION 29, WHICH HAS A BARRON

- (A) COORDINATE ID SEE TABLE
- LCE LIMITED COMMON BLEMENT AREA. SEE SHEET 2 FOR SPECIFIC DIMENSIONS.

SHILTS LAND 2092 15TH AVENUE CAMERON, WI 54822 SURVEYING, LLC TELEPHONE 715-651-5476

SHEET 1 OF 4



NORTHLAND RESORT CONDOMINIUM LOCATED IN LOT 10 OF FLIM'S POINT, A PART OF GOVERNMENT LOT 1 OF SECTION 29, T. 33 N., R. 10 W., TOWN OF CHETEK, BARRON COUNTY, WISCONSIN. 24.4 16' 20.5 20.5 LIMITED COMMON ELEMENT LIMITED COMMON ELEMENT UNIT 8 UNIT 9 LIMITED COMMON 685 sq. ft. 685 sq. ft. ELEMENT EXISTING CABIN WITH 3 BEDROOMS **EXISTING** CABIN WITH 3 BEDROOMS 17.0' -3.7 LIMITED COMMON ELEMENT 6' LIMITED COMMON ELEMENT 21'



LIMITED COMMON ELEMENT

30.5'

UNIT 10

930 sq. ft. per floor

EXISTING

TWO STORY
CABIN
WITH 3
BEDROOMS

6'

LIMITED COMMON
ELEMENT

PREPARED FOR:

NORTHLAND RESORT 785 26TH STREET CHETEK, WI 54728

SHEET 3 OF 4

SHILTS LAND 2092 15TH AVENUE CAMERON, WI 54822 TELEPHONE 715-651-5476

NORTHLAND RESORT CONDOMINIUM
LOCATED IN LOT 10 OF FLIN'S POINT, A PART OF GOVERNMENT LOT 1 OF

SECTION 2	9, T. 33 N., R. 10 W.,TOWN OF CHETEK, BARRON	COUNTY, WISCONSIN.		Sterling Bank, a corporation duly organized a State of Wisconsin, mortgages of the above dividing, mapping and dedication of the land above certificate of Orozos Rentals LLC, or	and existing under and by virtue of the laws of the e described land, do hereby consent to the surveying, described on this plat, and does hereby consent to the wner.		
	OWNER CERTIFICATE OF DEDICATION						
	As owner, Orozcos Rentals LLC, hereby certifies that we surveyed, divided, mapped and dedicated as represented described, and the identification and location of each unit	on this plat, that it is a correct representat	IN WITNESS WHEREOF, the said Sterling Ba signed by Travis Henry, its Loan Officer, an Branch Vice President, at Chetek, Wisconsin	IN WITNESS WHEREOF, the said Sterling Bank N.A., has caused these presents to be signed by Travis Henry, its Loan Officer, and countersigned by Josh Tomsovic, its Branch Vice President, at Chetek, Wisconsin, this day of, 2024.			
	WITNESS the hand and seal of said owner(s) this	day of, 2024.		In the presence of:	Sterling Bank:		
	In the presence of:	Owner:		Witness	Travis Henry (seal)		
	Witness	David Orozcos, Owner (seal)		Witness	Josh Tomsovic (seal)		
	STATE OF WISCONSIN)			STATE OF WISCONSIN)			
	BARRON COUNTY) SS			BARRON COUNTY)			
	Personally came before me thisday of, 2024, the above named David Orozcos, to me known to be the same persons who executed the foregoing instrument and admowledge the same.			Personally came before me this day of, 2024, Travis Henry, its Loan Officer, and Josh Tomsovic, its Branch Vice President of the above named corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.			
	(Notary Seal) Notary Public			(Notary Seal) Notary Public			
	My commission expires			My commission expires			
			TOWN OF CHETEK APPROVAL				
	SURVEYOR'S CERTIFICATE		Resolved, that this Northland Resort Condominium Plat is hereby approved by the Town Board of the Town of Chetek.				
	I, Matthew R. Shilts, professional Wisconsin land surveyor, d was prepared by me, that it is a correct representation of identification and location of each unit and the common elem	o hereby certify that this survey the condominium described, and the			LEGAL DESCRIPTION		
	identification and location of each unit and the common elem	nents can be determined from the plat.	Town Chairman	Date	Lot 10 of Flinn's Point;		
	Matthew R. Shifts S-2633				a part of Government Lot 1 of Section 29, T. 33 N, R. 10 W., Town of Chetek, Barron County, Wisconsin		
			BARRON COUNTY ZONING APPROVAL				
			Resolved, that this Northland Resort Con the Barron County Zoning Administrator	dominium Plat is hereby approved by on behalf of the Barron County Zoning Committee.			
DEDARED 1			Zoning Administrator	Date			
REPARED F					CLIT TO LAND 2002 SETU AUGUS		
	NORTHLAND RESORT 785 26TH STREET CHETEK, WI 54728		SHEET 4 OF 4		SHILTS LAND 2092 15TH AVENUE CAMERON, WI 54822 SURVEYING, LLC TELEPHONE 71.5651-5476		

CONSENT OF CORPORATE MORTGAGEE

C:\:WSsurvey\:Surveys\:3310\:Section 29\:Dwg\:Worthland Resort Condo.gxd = 03/14/2024 = 10:49 AM = Scale 1 : 720.00

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, April 3, 2024 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 Lots 2 & 3 of CSM 29/54, consisting of 1.26 acres, located in Section 9, T34N, R11W, Town of Stanley, from the Residential-1 to the Business district.

Property owned by Veteran Owned Properties, 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 20th day of March, 2024.

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 Residential Requested Zoning	Commeccial					
Property Owner: Veteran Owned Properties LLC Phon	e: <u>(7/5)</u> 2=5-4427					
Mailing Address: 2362 25th St Rice Lake, WI, 54868 Email	1: jake Caff-homes.com					
Agent: Jaroh Schotte Phon	e: (715) 205-4427					
Mailing Address: 2362 25th St. Rice Lake WI 54868 Email: jake @aff-Lomes.com						
LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:						
Gov't Lot, NW 1/4, NE 1/4, Section 09 , T 34 N, R 11 W, Town of S 401 (ey Parcel I.D. # 044 0900 03 030 Lot Size: Sq. Ft. OR $2\frac{1.526}{2201}$ Parcel Acres						
DETAILED DESCRIPTION OF PROPERTY TO BE REZONED ONLY						
Southern 250' of parcel # 044-0900-03-020 -	to be re-zoned					
and part of parcel # 044-0900-03-030	A CONTRACTOR OF THE PROPERTY O					
REASONS FOR REQUESTED CHANGE: State briefly why you are requesting						
Adding to the lot size of Affordable Homes to gi	now the business					
With future plans of building a storage shed.						
PLEASE ATTACH THE FOLLOWING INFORMATION:						
 Plot Plan: Show the area involved, its location, dimensions, and location property. 	cation of any structures on the					
 NOTE: It is required that the owner/applicant <u>set up a meeting</u> with your respective <u>Town Board</u> to discuss your request, prior to submitting the completed application to the County. March 13+4 € 6:30 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 I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS						
Owher's Signature Date	-					
J1 - 311124	RECEIVED					
Agerif Signature Date	- MAR 15 2024					
RZ2024-8 PT#-553 Fee: \$500.00 Paid # Dote Received						
L:\COMMITTEES\ZONING COMMITTEE\Forms\Zoning Committee Forms\BARRON COUNTY PETITION FOR REZONING.docxla	BARRON COUNTY ZONING OFFICE					

COPY

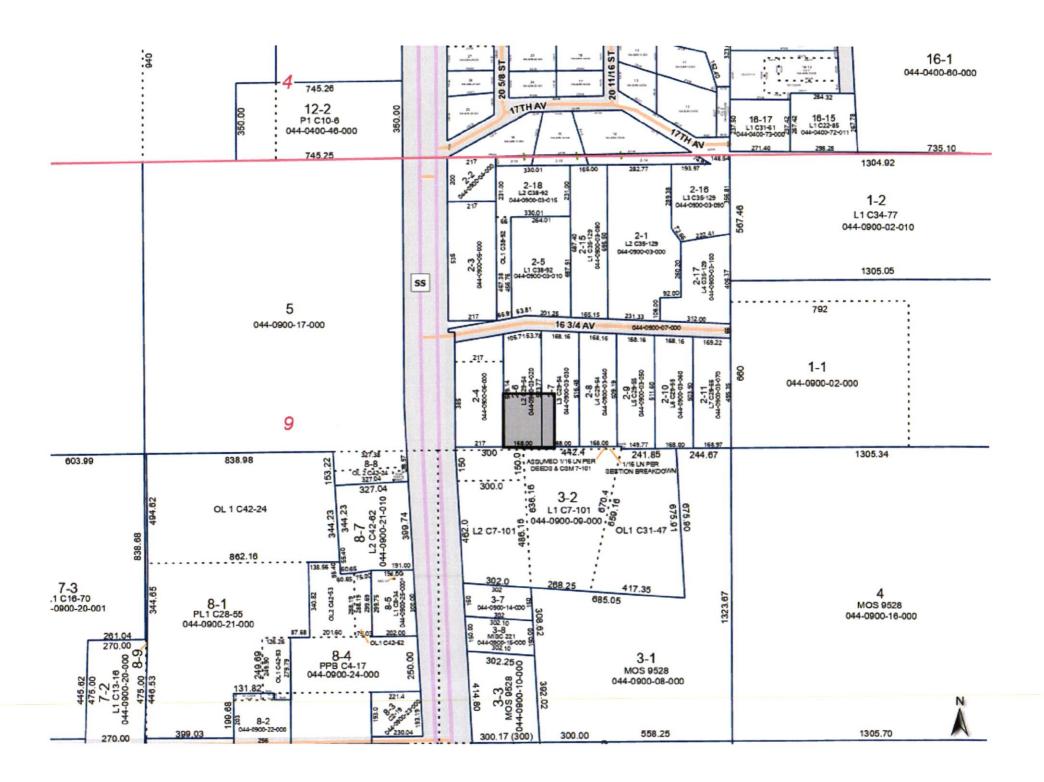


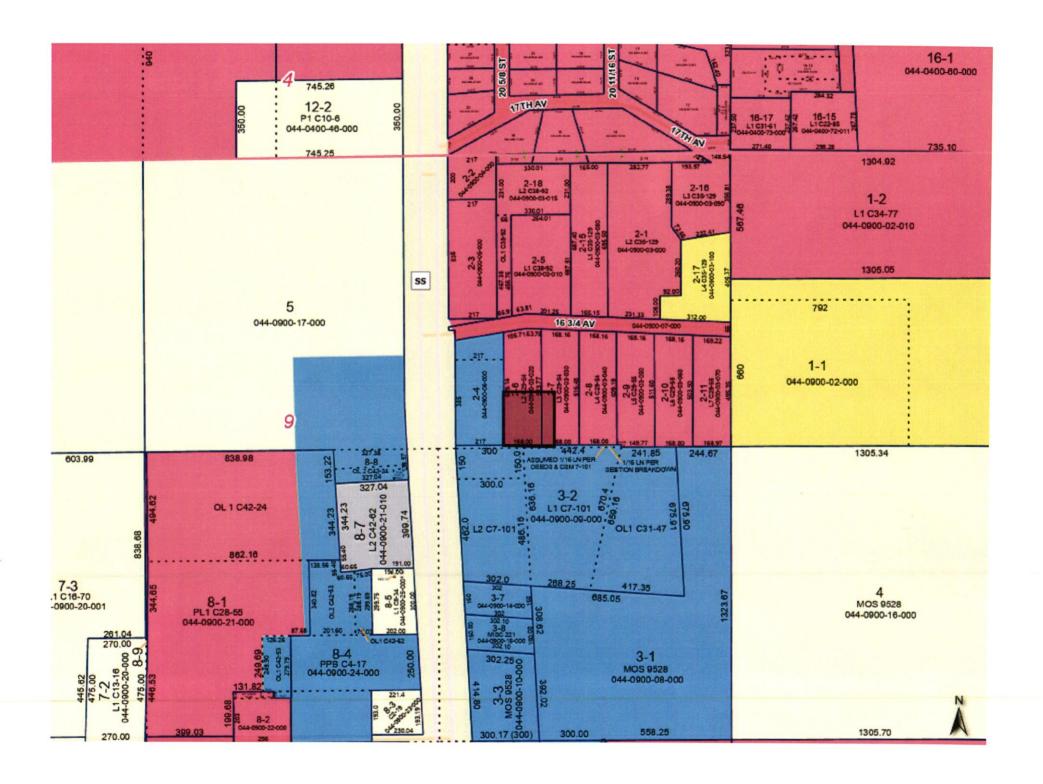
BARRON COUNTY ZONING COMMITTEE BARRON, WISCONSIN ACTION AND REPORT

FINDINGS OF FACT:

Having heard the testimony and considered the evidence presented, the Zoning Committee determines the facts of this case to be:

Filing Date: March 15, 2024 File # 044-0900-03-020, 044-0900-03-030 (RZ2024-8) Hearing Date: April 3, 2024 Petitioner: Veteran Owned Properties, LLC Owner: Veteran Owned Properties, LLC - 2362 25th St, Rice Lake, WI 54868 (Name and Address) 1. The petitioner is the owner/lessee/mortgagee of the following described property, which is the subject of the petition to rezone the following: part of Lots 2 & 3 of CSM 29/54, consisting of 1.26 acres, located in Section 9, T34N, R11W, Town of Stanley, Barron County, Wisconsin. 2. The petitioner requests to rezone from the **R-1 district to the Business district.** 3. The present use of the property is: vacant yard area. 4. Petitioner purpose of the rezoning request is: To add to the lot size of business located to the west (Affordable Homes) to grow the business with future plans of building a storage shed. 5. Per Section 17.81(3)(a) of the Land Use Ordinance, the committee finds that: Based on the following findings of fact, the Committee Recommends the **APPROVAL/DENIAL** of the petition to rezone: 1.) 2.) 3.) 4.) 5.) Is the Committee's decision consistent with the County Plan? Yes No **Barron County Zoning Committee:** Signed: Attest: Committee Chairperson Committee Secretary Dated: (Signed by Committee Chairperson _____ on Committee action is not final until approved by County Board Resolution.







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 Section A - to be completed by the property owner and/or agent: Town of Stanley Properties LLC owned Applicant/Agent: Jacob Schultz 2061 16314 AVE RICELAKE WI 044 0900 03 2055 16314 AVE 54868 Property Tax I.D. #: 044-0900 03-Property Address: 2055 Present Zoning District: Residental Proposed Zoning District: Commercial Business Total acres to be rezoned: 1. 2626 Explain your request: Would like to add to the Affordable Homes lot size to grow our business with Future plans of 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 X N/A TOWN BOARD COMMENTS: No concerns with this re-zon Date: MARCH 13, 2025 Signed: (Town Chair.)

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.

\\barron\shares\zoning\SHARED\FORMS\Rezoning\Township Consideration for Rezoning-REVISED.doc

2024 DRAFT LAND USE ORDINANCE AMENDMENTS

17.08: Definitions

Courtesy or Convenience Bathroom - ADD

Storage, Self – Add 'Shall not be designed in part or whole for human habitation and cannot contain a courtesy/convenience bathroom.'

Storage, Enclosed - Add same.

Storage Container - ADD

Travel Trailer – Add verbiage prohibiting homemade travel trailers.

- 17.15: (2)(a) Add verbiage 'and utilize' a 66 ft... and 'as per State Stats. 82.50,' which...
- 17.16(1)(b) Change 'mobile home' to 'manufactured home'
- 17.17: (3)(a) Add 'approved by variance' language
- 17.20: Remove/rewrite (2)(b)1, (3)(b)1 & 4(b)1 (also review all three (b)2s)
- 17.32: (1)(b)3 Add Connection to a POWTS is restricted to a convenience bathroom'
 - (1)(c) Clarify home occupation of 25 % of ONE structure
 - (2)(g) Remove
- 17.33: (1)(a) Change to 'All uses allowed as permitted in the R-1 district.'
 - (1)(b) Remove
 - (2)(b) Change 'mobile home' to 'manufactured home'
 - (2)(d) Revise mobile home verbiage
- 17.34: (1)(b) Revise mobile home verbiage
 - (2)(b) Same
- 17.36: (1)(a) Remove
 - (1)(c)3a(1) Change to 'stored' and add 'and may not be used for habitation or recreation.'
- (1)(c)5a Change 'annual' to 'current' and add privy requirement for campers w/o internal plumbing.
 - (2)(m) Clarify suitable area 40x60 campsites,
- 17.37: (1)(b) Rewrite for date clarification.
 - (3) Update dimensional standards
- 17.38: (1) Add Professional trades and similar services
- (3) Add 'Other retail or wholesale businesses involving sales of goods and/or services This was in the special exception portion previously.
 - (4) Add 'Height limitation of 35 feet at building peak.
- (4)(f) Change to 'Fencing is only required on lot lines abutting a Residential district and shall meet the requirements of Section 17.13(2)(c) of the BC LUO.
- 17.41: Modify to add State Ord changes.

- 17.42: Adopt new State Ord Add Dam Shadow verbiage.
- 17.50: Add 'As of January 17, 2005,...'
- 17.51: (1) Add 'and AE7' at the end of first sentence.
- 17.52: (1)(b)1b & 2b change to 17.13(3)
- 17.54: (5) Is there official Zoning policy allowing Dave or subordinate's signature? STILL NEEDED?
- 17.64: (5)(c)1c Clarify courtesy/convenience bathroom. (22)(a) Change to 'current'
- 17.74: (5)(j)1 Clarify language
- (6)(a)3 Clarify occupancy to be based on number of bedrooms and the system must be sized for the bedrooms.
 - (6)9a Remove 'Signed Receipt Card'.
- 17.81: (2)(b) Remove 'submitted by other than a governmental body or agency,'