

**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\*\*\*

**COUNTY OF BARRON**

Payment Request Edit

On-Line Vouchers

FPEDT01G

LAND SERVICES DEPT

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 NRI35 ANNUAL FEES	7,005.00
744 CHETEK ALERT INC	1	C0087692	PUBLICATIONS	03/21/24	ZA-THEESFELDPUBLIC 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
<b>Totals:</b>						<b>9,026.39</b>

**MANUAL VOUCHERS/JOURNAL ENTRIES**

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 01/01 - 02/02/24	\$283.05
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 02/03 - 03/01/24	\$230.05
ZA	WCCA	100-12-56010-325-000	SPRING CONF/GIFF&BLACK	\$400.00

MANUAL VOUCHERS TOTAL: \$913.10

GRAND TOTAL: \$9,939.49

Dept Approval

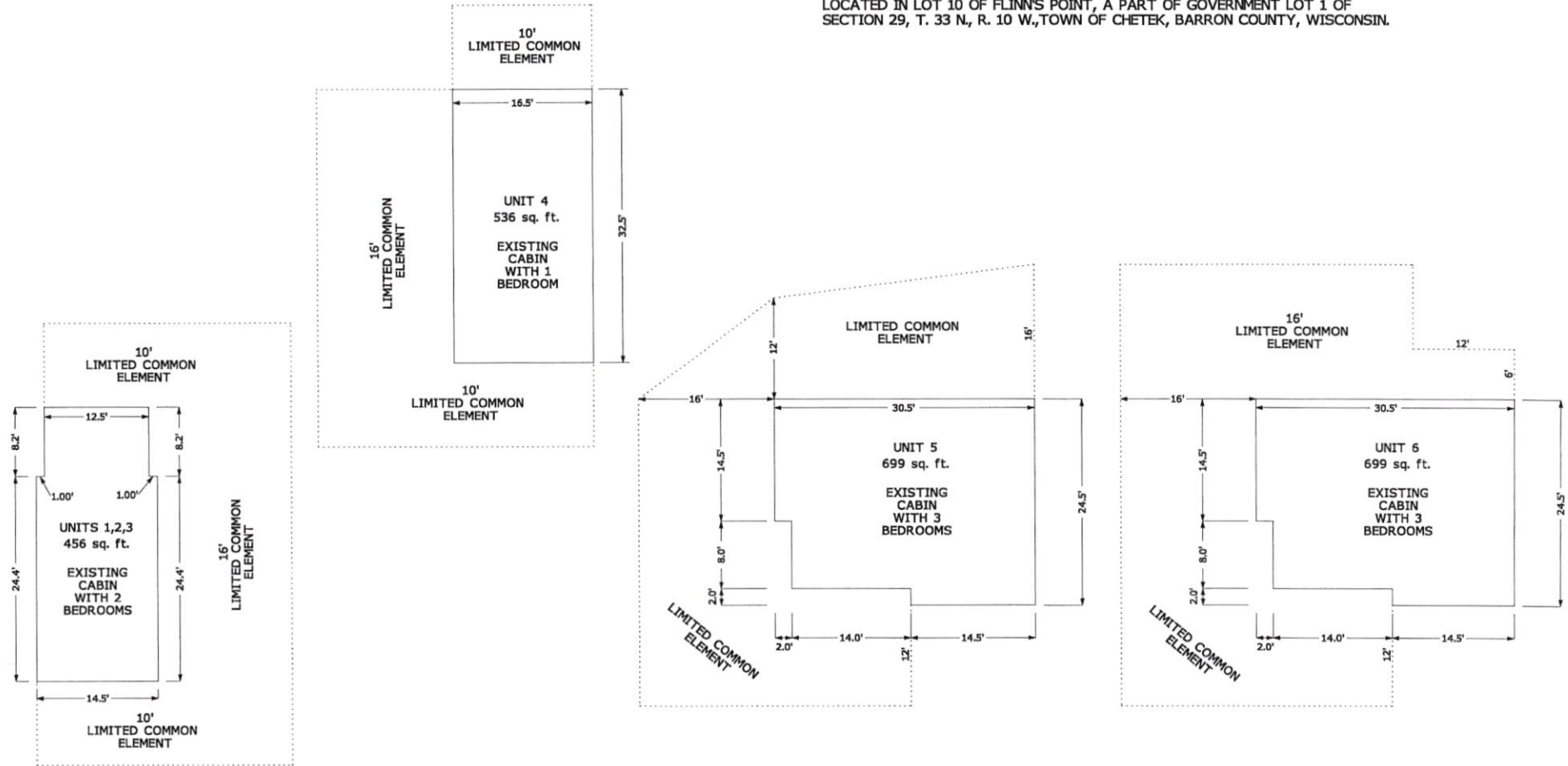
Admin Approval

Land Services Total:	\$990.65
Land Information Total:	\$677.45
Soil & Water Conservation Total:	\$7,308.32
Zoning Administration Total:	\$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.



PREPARED FOR:

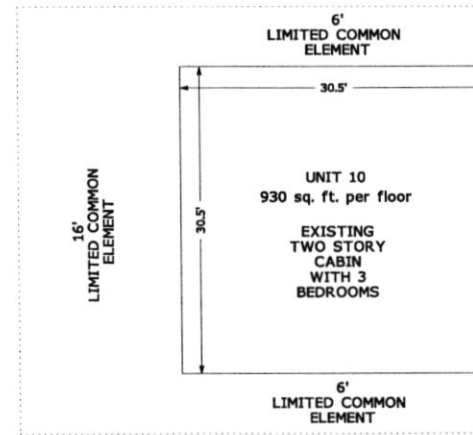
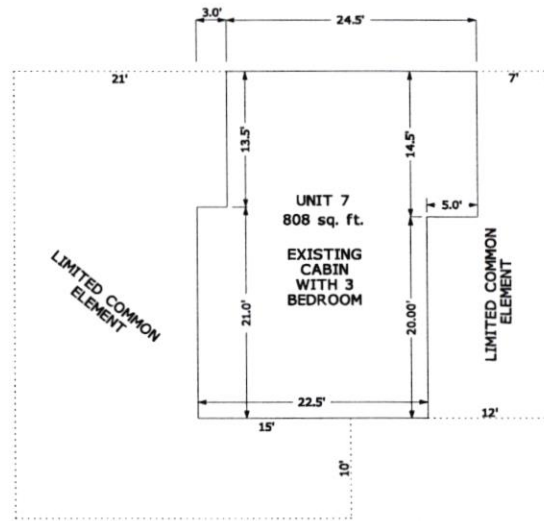
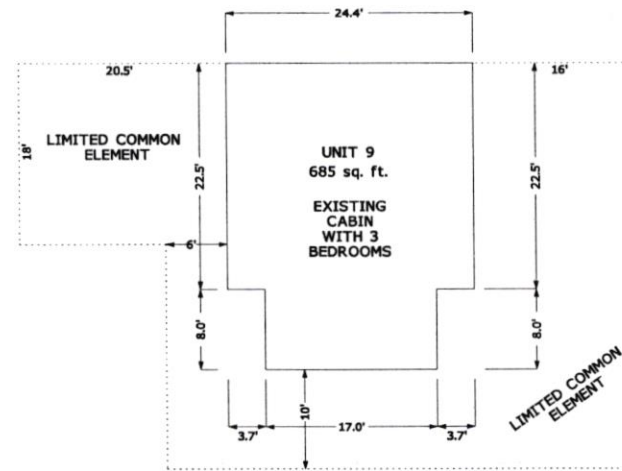
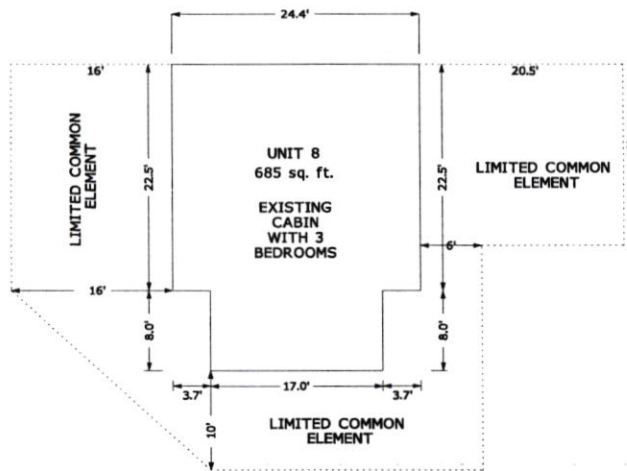
NORTHLAND RESORT  
785 26TH STREET  
CHETEK, WI 54728

SHEET 2 OF 4

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

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PREPARED FOR:

NORTHLAND RESORT  
785 26TH STREET  
CHETEK, WI 54728

SHEET 3 OF 4

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



**RZ2024-8**

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 20<sup>th</sup> 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 Commercial <sup>BUSINESS</sup>

Property Owner: Veteran Owned Properties LLC Phone: (715) 205-4427

Mailing Address: 2362 25th St Rice Lake, WI, 54868 Email: jake@aff-homes.com

Agent: Jacob Scholtz Phone: (715) 205-4427

Mailing Address: 2362 25th St. Rice Lake WI 54868 Email: jake@aff-homes.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 Stanley

Parcel I.D. # 044 - 0900 - 03 - 030 Lot Size: \_\_\_\_\_ Sq. Ft. OR 2.526 Parcel Acres  
044 0900 03 020

## DETAILED DESCRIPTION OF PROPERTY TO BE REZONED ONLY (include acreage):

Southern 250' of parcel # 044-0900-03-020 to be rezoned  
and part of parcel # 044-0900-03-030

REASONS FOR REQUESTED CHANGE: State briefly why you are requesting to rezone this property.

Adding to the lot size of Affordable Homes to grow 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 of any structures on the property.

## NOTE:

- It is required that the owner/applicant set up a meeting with your respective Town Board to discuss your request, prior to submitting the completed application to the County. MARCH 13th @ 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.

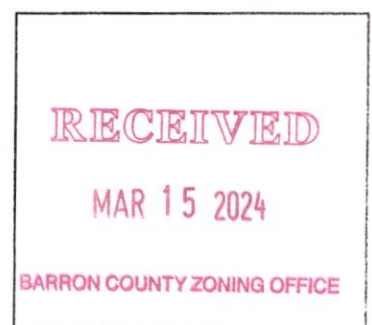
I HAVE READ AND UNDERSTAND THE PROCEDURES AND REQUIRMENTS FOR APPLYING FOR A REZONING.  
I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

[Signature] \_\_\_\_\_ Date 3 1 1 24

[Signature] \_\_\_\_\_ Date 3 1 1 24

RZ2024-8 Fee: \$500.00 Paid #2011 Unpaid \_\_\_\_\_ PT# 553

Date Received:



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 25<sup>th</sup> 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:**

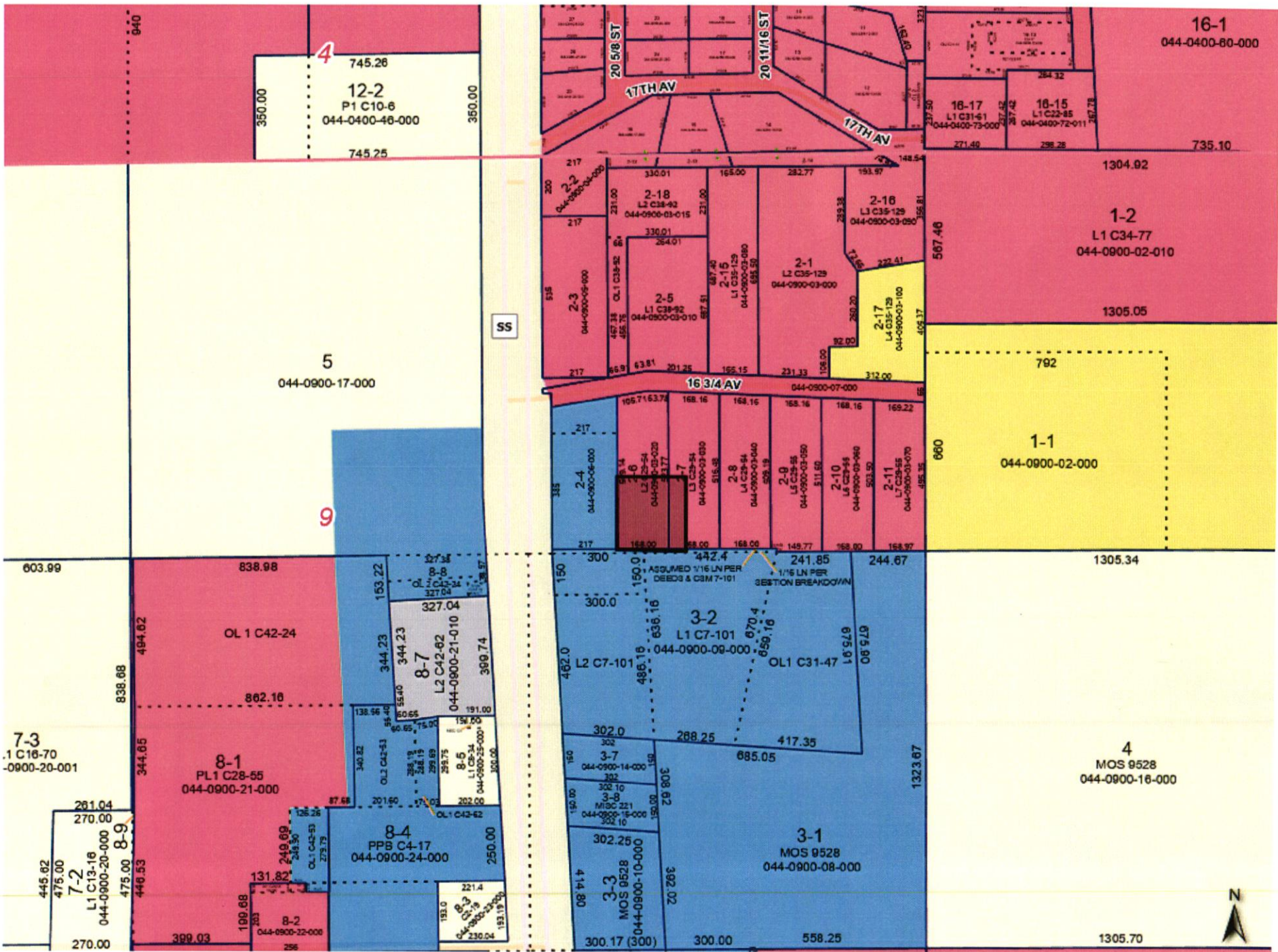
Signed: \_\_\_\_\_  
Committee Chairperson

Attest: \_\_\_\_\_  
Committee Secretary

Dated: \_\_\_\_\_

(Signed by Committee Chairperson \_\_\_\_\_ on \_\_\_\_\_.)  
Committee action is not final until approved by County Board Resolution.







217

66.9

16 3/4 AV

105.71 63.78

168.16

168.16

168

217

044-0900-06-000

2-4

509.14

2-6

L2 C29-54

044-0900-03-020

523.77

2-7

L3 C29-54

044-0900-03-030

516.48

2-8

L4 C29-54

044-0900-03-040

509.19

2-9

L5 C29-55

385

9

217

168.00

168.00

168.00

77° 1:38.97

150.0

300

150.0

442.4

ASSUMED 1/16 LN PER DEEDS & CSM 7-101

1/16 SECTION

SS

SS

# 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 hearing.

**Section A** – to be completed by the property owner and/or agent:

Town of Stanley

Owner: Vetran owned Properties LLC

Applicant/Agent: Jacob Schultze

Property Address: 2061 163/4 AVE Rice Lake WI Property Tax I.D. #: 044 0900 03 020  
2055 163/4 AVE 54868 044-0900-03-030

Present Zoning District: Residential 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 a storage shed.

**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  N/A

TOWN BOARD COMMENTS: No concerns with this re-zoning.

Date: MARCH 13, 2024

Signed: \_\_\_\_\_ OR Signed: James Hessel  
(Town Chair.) (Town Clerk)

❖ 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.

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,'