

ZONING COMMITTEE MEETING
Wednesday, May 1, 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 April 3, 2024 meeting minutes.
6. Edit List Review – April expenses – discussion only (no motion required)

7. Public Hearings:

1:30 p.m. – A rezoning request from the Residential-1 district to the Agricultural-2 district on property described as part of NE-NW, consisting of approx. 5 acres, located in Section 30, T34N, R13W, Town of Clinton. Property owned by Synergy Community Cooperative.

1:40 p.m. – A rezoning request from the Agricultural-2 district to the Recreational-Residential district described as Prt NW-SW lyg Nly & Wly of CTH M ROW in 506/761 Ex N 240 ft, consisting of approx. 6.75 acres, located in Section 8, T33N, R10W, Town of Chetek. Property owned by Oak Grove Chetek, LLC.

8. Discussion: Proposed 2024 Zoning Amendments
9. Discussion: Zoning office activities and actions
10. Future Agenda Items: *Zoning Ordinance Amendments*
11. Set next meeting date. June 5, 2023
12. 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: Rogers, Thompson, Cook, Kusilek, Bartlett (alt.), Jenkins, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

ZONING COMMITTEE MEETING MINUTES

April 3, 2024 – 1:30 P.M.

Present: Thompson, Rogers, Heinecke, Cook, Kusilek (1:31).

Zoning Office Staff: Gifford, Collins, Black (2:05).

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:** (Thompson/Heinecke) to approve the agenda. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of March 6, 2024 were presented; **motion:** (Heinecke/Cook) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

#7. Northland Resort Condominium Plat – Gifford presented the proposed conversion condo and he and Shilts answered committee questions. After brief discussion, **motion:** (Kusilek/Cook) to approve the plat as presented; carried.

#8. Public Hearings–

(1:30 p.m.) **Veteran Owned Properties, LLC – Town of Stanley, R-1 to Business, 1.26 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified and Gifford provided a staff report, stating the area to be rezoned must be modified to maintain the necessary 150 foot width of Lot 3. Committee questions followed; no public testimony or correspondence received. **Motion:** (Cook/Kusilek) to close testimony; carried. Committee discussion. **Motion:** (Cook/Heinecke) to recommend approval of the modified request; carried. **Motion:** (Heinecke/Thompson) to close hearing; carried.

#9. Discussion: Proposed Ordinance Amendments – Gifford gave an update of the proposed amendments

#10. Office Activities – Gifford updated the committee on the increase in permitting, staff work with the LLBC and possible effects of new legislation.

#11. Future Agenda Items: *Land Use Ordinance Amendments*

#12. Next meeting date: May 1, 2024 at 1:30 p.m.

#13. Chair declared the meeting adjourned at 2:55 p.m. by unanimous consent.

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
10057 LAURA'S LANE NURSERY	1	C0087904	TREE PURCHASES	04/11/24	SWCD-2024 TREE PROGRAM	5,366.00
17795 PETTY CASH	1	C0087905	TREE PURCHASES	04/11/24	SWCD-2024 TREE PROGRAM/CHANGE F	250.00
263869 SEILER INSTRUMENT & MFG CO INC	1	C0087906	OFFICE SUPPLIES	04/11/24	SWCD-ANNUAL PENMAP SUBSCRIPTION	630.00
113468 US DEPARTMENT OF AGRICULTURE	1	C0087907	PROFESSIONAL SERVICES	04/11/24	SWCD-WILDLIFE DAMAGE/1ST QUARTE	6,925.22
274259 APG MEDIA OF WISCONSIN LLC	1	C0087908	PUBLICATIONS	04/11/24	ZA-PUB NOT/BOA3947-49 & RZ2024-	256.30
426 BELL PRESS INC	1	C0087909	PUBLICATIONS	04/11/24	ZA-BOA3951	75.64
289493 BUREAU OF CORRECTIONAL ENTERPRISE	1	C0087910	ADDRESS SIGNING	04/11/24	ZA-RURAL ADDRESS SIGNS	227.00
744 CHETEK ALERT INC	1	C0087911	PUBLICATIONS	04/11/24	ZA-BOA3950	62.58
263869 SEILER INSTRUMENT & MFG CO INC	1	C0087912	ASSIGNED RES - FPP COMPLIANCE MO	04/11/24	LS-TRIMBLE & ACCESSORIES	862.04
3565 DSPS FISCAL	1	C0087913	DUE TO STATE - SANITATION FEES	04/11/24	ZA-STATE SAN FEES/MARCH 2024	1,800.00
Totals:						16,454.78

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	OFFICE DEPOT	100-12-56010-310-000	OFFICE SUPPLIES	\$150.25

MANUAL VOUCHERS TOTAL: \$150.25

GRAND TOTAL: \$16,605.03

Dept Approval

Admin Approval

Land Services Total:	\$1,012.29
Land Information Total:	\$0.00
Soil & Water Conservation Total:	\$13,171.22
Zoning Administration Total:	\$2,421.52

RZ2024-9

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, May 1, 2024 at 1:30 p.m.** in the Auditorium 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 NE-NW, consisting of approx. 5 acres, located in Section 30, T34N, R13W, Town of Clinton, from the Residential-1 to the Agricultural-2 district.

Property owned by Synergy Community Cooperative
Applicant: Synergy Community Cooperative

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 17th day of April, 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 1 / R1 Requested Zoning Agriculture 2/ AG2

Property Owner: Synergy Community Cooperative

Phone: 715-949-1165

Mailing Address: P.O. Box 155 Ridgeland, WI 54763

Email: Mathewh@synergycoop.com

Agent: Mathew Heath

Phone: 715-495-1311

Mailing Address: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot _____, NE 1/4, NW 1/4, Section 30, T 34 N, R 13 W, Town of Clinton

Parcel I.D. # 014 - 3000 - 07 - 000 Lot Size: _____ Sq. Ft. OR 5 Parcel Acres

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

Area measuring approx. 330ft by 660ft consisting of 5 acres, in the North East corner of lot located in

Section 30, T34N, R13W, Town of Clinton.

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

Synergy Cooperative is expanding business located on parcel and building a Fertilizer Plant and

Agronomy Services building. Project will include areas of property zoned R1, as shown in attachment.

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.
- 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.

Mathew M. Heath S.O.O.
Owner's Signature

4 1 4 1 2024
Date

Agent Signature

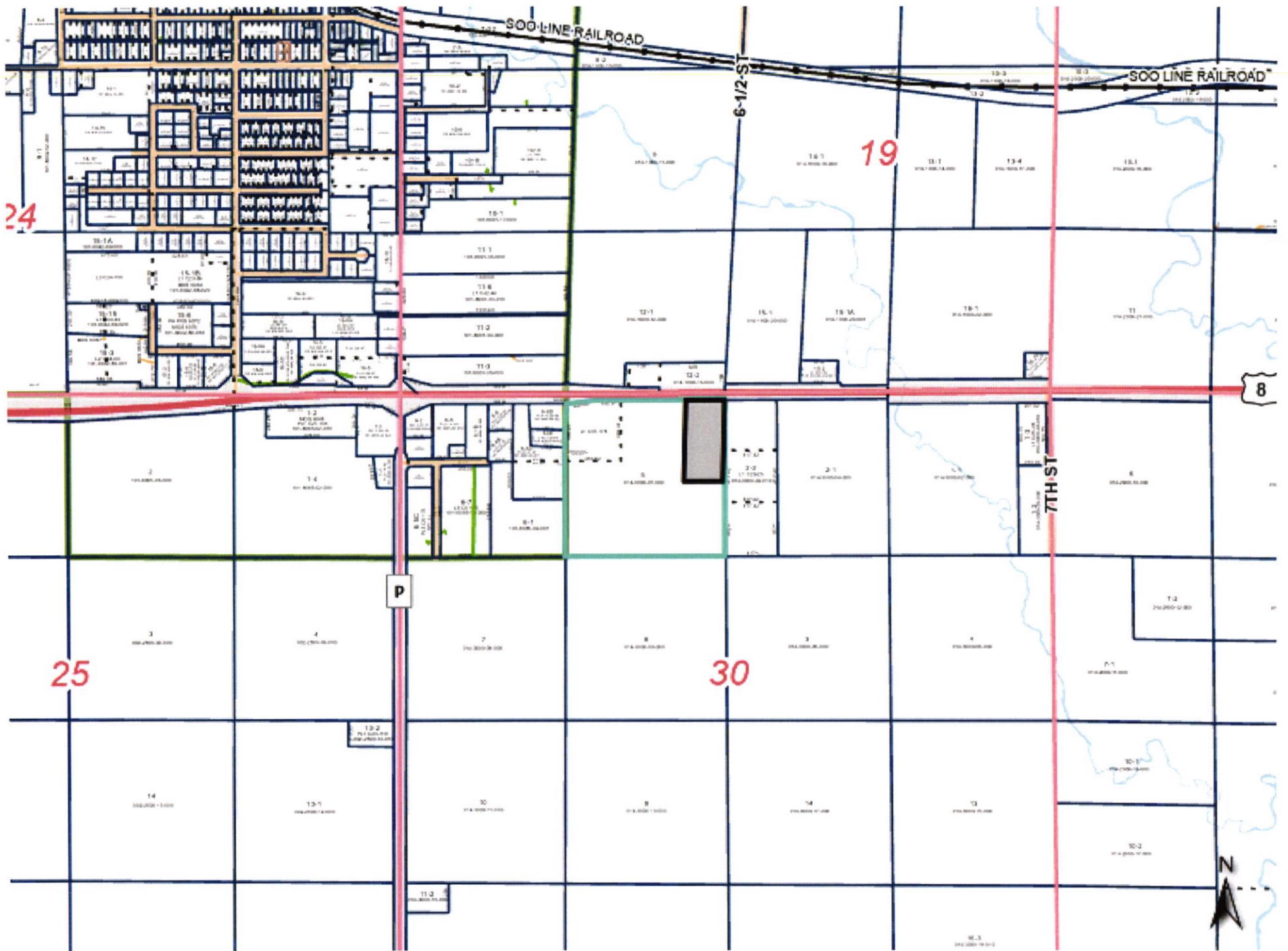
Date

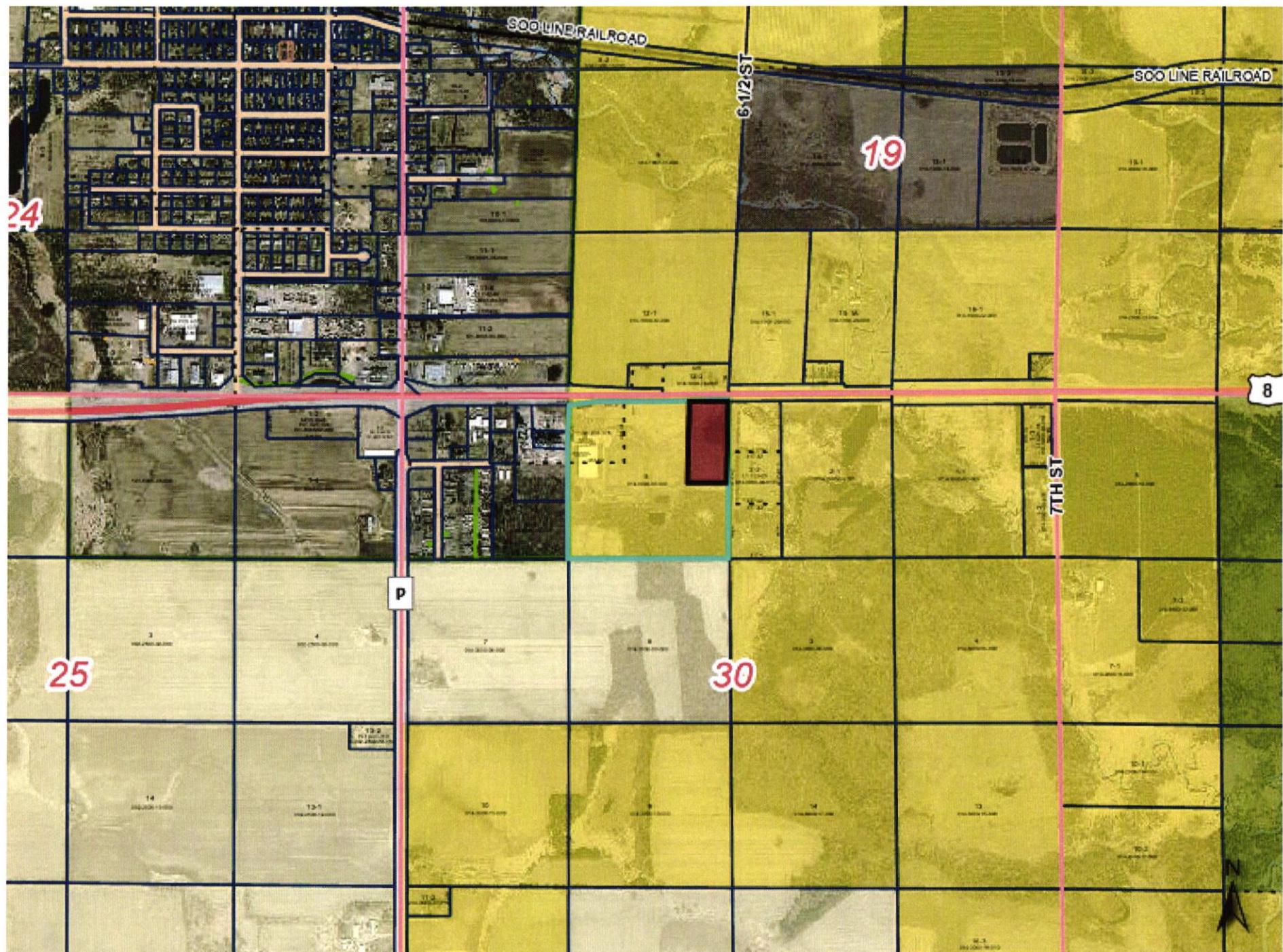
RZ2024-9
Fee: \$500.00 Paid #2524 Unpaid _____

Date Received:

RECEIVED
DATE 4-30-24
BY KRA
One to Clerk

RECEIVED
APR 09 2024
BARRON COUNTY ZONING OFFICE





**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: April 9, 2024

File # 014-3000-07-000

Hearing Date: May 1, 2024

Petitioner: Synergy Community Cooperative

Owner: Synergy Community Cooperative – P O Box 155, Ridgeland, WI 54763
(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 NE-NW, consisting of approx. 5 acres, located in Section 30, T34N, R13W, Town of Clinton, Barron County, Wisconsin.
2. The petitioner requests to rezone from the R-1 district to the Ag-2 district.
3. The present use of the property is: an agricultural business.
4. Petitioner purpose of the rezoning request is: to expand the existing business by building a fertilizer plant and Agronomy Services building.
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.

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 CLINTON

Owner: Synergy Community Cooperative

Applicant/Agent: _____

Property Address: _____ Property Tax I.D. #: 014 -3000- 07 - 000

Present Zoning District: Residential 1 /R1 Proposed Zoning District: Agriculture 2/ AG2

Total acres to be rezoned: 5 Acres

Explain your request: Synergy Cooperative is expanding business located on parcel and building a Fertilizer Plant and Agronomy Services building. Project will include areas of property zoned R1, as shown in attachment.

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: Town does not oppose the proposed development

Date: 4-9-2024

Signed: Shawn J. Masor OR Signed: _____
(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.

RZ2024-10

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, May 1, 2024 at 1:40 p.m.** in the Auditorium 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 Prt NW-SW lyg Nly & Wly of CTH M ROW in 506/761 Ex N 240 ft, consisting of approx. 6.75 acres, located in Section 8, T33N, R10W, Town of Chetek, from the Agricultural-2 to the Recreational-Residential district.

Property owned by Oak Grove Chetek, LLC
Applicant: Oak Grove Chetek, 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 17th day of April, 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 AG2 Requested Zoning RR

Property Owner: DAK GROVE CHETEK LLC Phone: (715) 859-6216

Mailing Address: PO Box 352, CHETEK, WI 54728 Email: oakgrovesortllc@gmail.com

Agent: BENJAMIN HANVELT Phone: (715) 205-1227

Mailing Address: 2746 27TH AVE, MEKANA, WI 54857 Email: hanvelt6@gmail.com

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot _____, _____ 1/4, _____ 1/4, Section 08, T 33 N, R 10 W, Town of CHETEK

Parcel I.D. # 012 - 0800 - 38 - 000 Lot Size: ~~250~~ Sq. Ft. OR 9.58 Parcel Acres

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

9.58 ACRE PARCEL IS ADJACENT TO THE EXISTING CAMPGROUND.

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

EXPANSION OF CURRENT CAMPGROUND

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.
- 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.

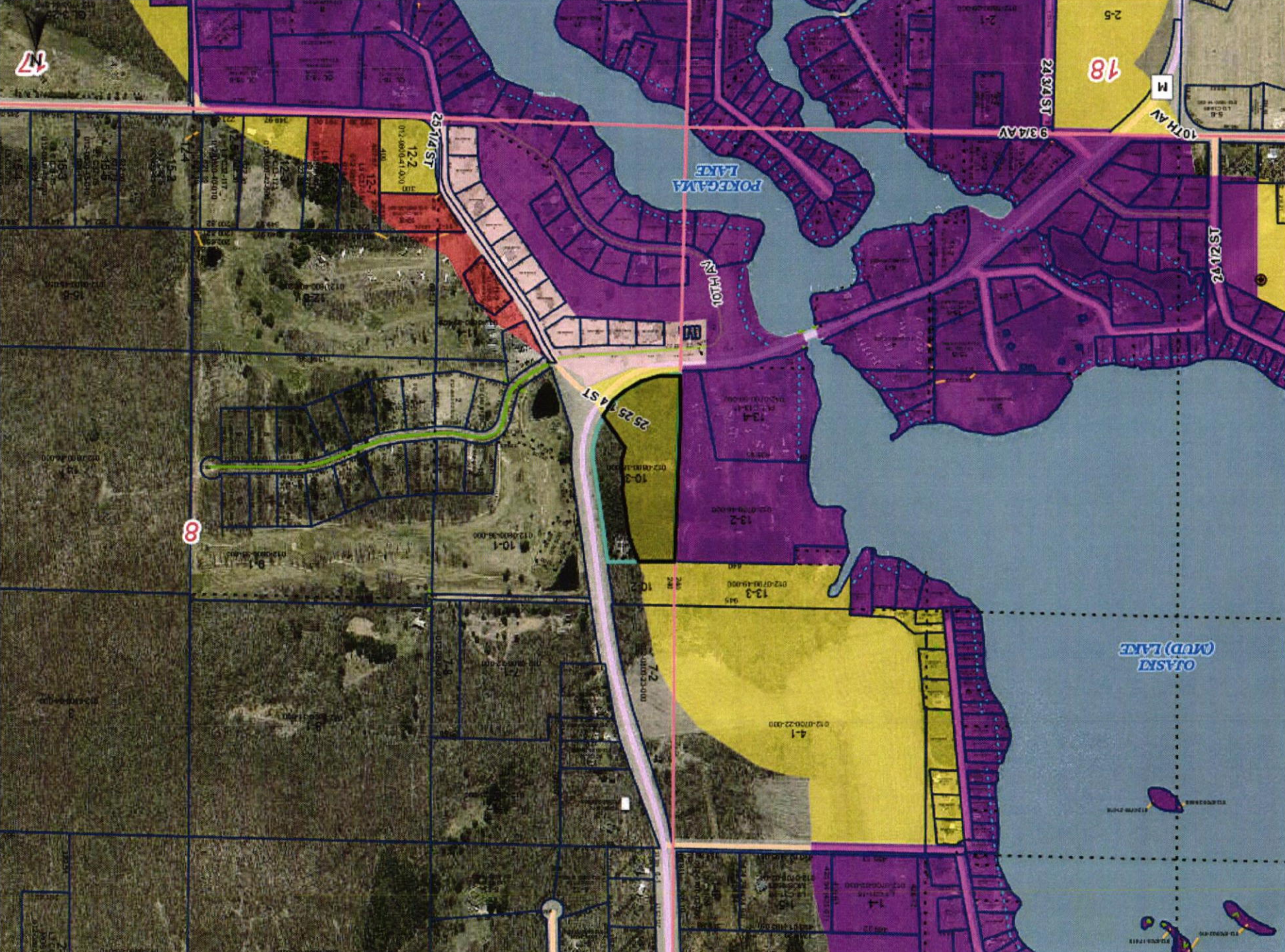
I HAVE READ AND UNDERSTAND THE PROCEDURES AND REQUIRMENTS FOR APPLYING FOR A REZONING. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

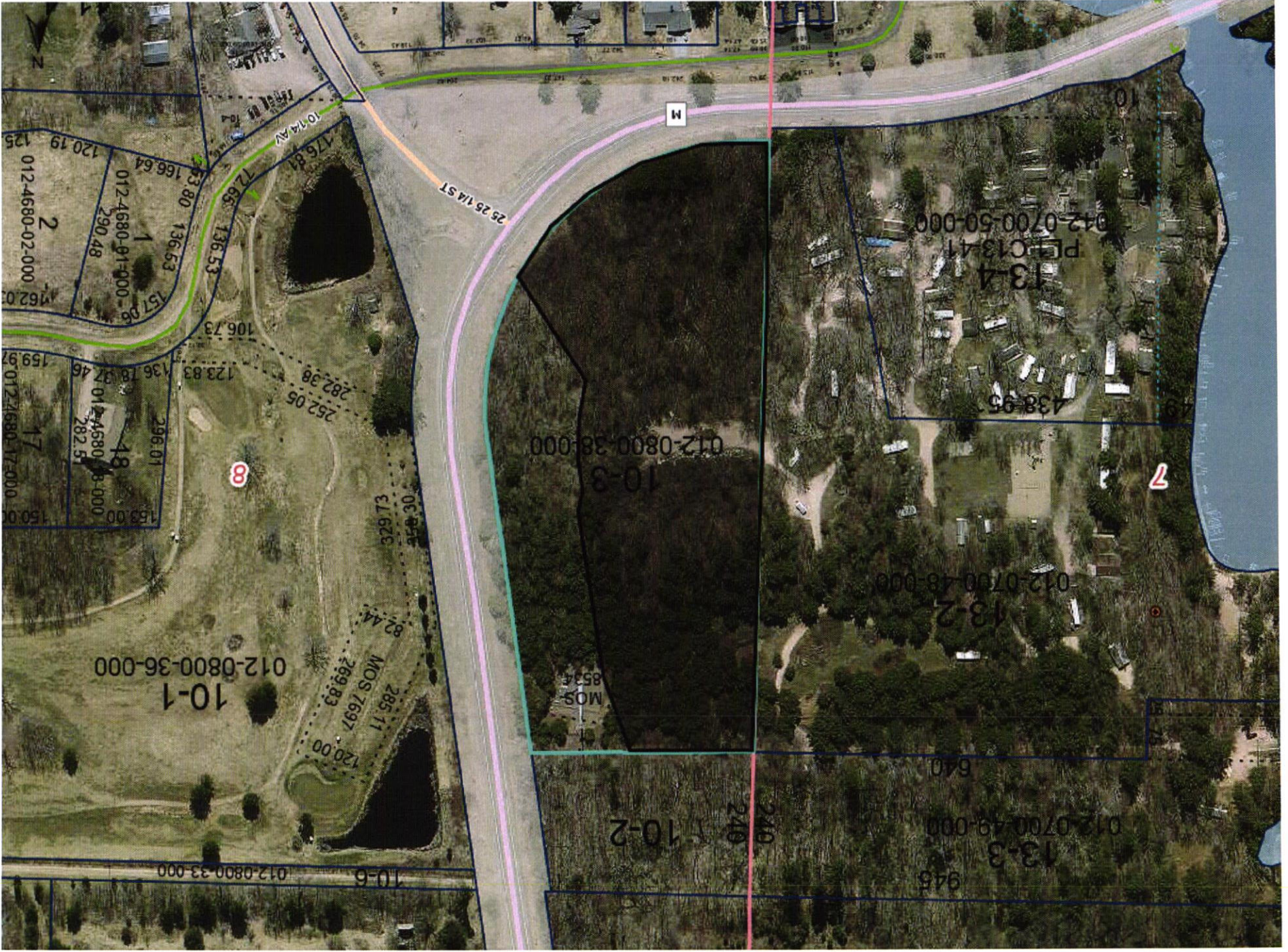
Ben Hanvelt _____ 04 / 04 / 2024
Owner's Signature Date
Ben Hanvelt _____ 04 / 04 / 2024
Agent Signature Date

R22024-10 # P1555
Fee: \$500.00 Paid 1027 Unpaid _____ Date Received: _____

RECEIVED
4-10-24
KAR
Drea to Clerk







M

25 25 VIA ST

10-14 AV
176.84
126.65
136.53
136.53
157.06
162.00
120.19
125
012-4680-02-000
2
166.64
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290.48

159.97
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153.00
282.51
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48
296.01
123.83
136.78
37.46
282.38
252.05

10-1
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10-6
012-0800-33-000

OC GATE
CL 62C
82.44
MOS 7697
285.11
269.83
120.00

10-3
012-0800-38-000

MOS
8534

10-2
249
249

13-2
012-0700-48-000

13-4
PFC1341
042-0700-50-000

13-3
948
012-0700-49-000
640

438-95

8

7

**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: April 9, 2024

File # 012-0800-38-000

Hearing Date: **May 1, 2024**

Petitioner: **Oak Grove Chetek, LLC**

Owner: Oak Grove Chetek, LLC – P O Box 352, Chetek, 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: Prt NW-SW 1/4 Nly & Wly of CTH M ROW in 506/761 Ex N 240 ft, consisting of approx. 6.75 acres, located in Section 8, T33N, R10W,, Town of **Chetek**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Ag-2 district to the RR district**.
3. The present use of the property is: wooded land.
4. Petitioner purpose of the rezoning request is: to expand current campground.
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.

**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 CHETEK

Owner: OAK GROVE CHETEK LLC

Applicant/Agent: BENJAMIN HANVELT

Property Address: 1022 Cty Hwy M, CHETEK Property Tax I.D. #: 012-0800-38-000

Present Zoning District: PRODUCTIVE FOREST LAND Proposed Zoning District: RECREATIONAL RESIDENTIAL

Total acres to be rezoned: 9.58 ACRES

Explain your request: REQUESTING TO CHANGE ZONING TO ALLOW FOR THE EXPANSION OF OAK GROVE RESORT

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: _____

Date: _____

Signed: _____ OR Signed: _____
(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.