

BOARD OF ADJUSTMENT MEETING

Monday, May 13, 2024 – 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 #3954: Veteran Owned Properties, LLC, property owner,
Requests a special exception to expand an existing business and add a
building in a Business district.

Property address: 1677 20 ½ Street, Rice Lake, Wisconsin

9:10 a.m. Appeal #3955: Bruce W. & Jocelyn M. Sellent, property owners,
Requests a special exception to establish a farm family business, being a grain
storage business in an Agricultural-1 district.

Property address: 1362 6th Street, Almena, Wisconsin

6. Discussion: Appeal #3910
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, Nelson, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning
Board of Adjustment Onsite
April 15, 2024, 9:00 a.m.**

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

Organ reconvened Appeal #3951 at 9:00 a.m.

The Board viewed the property in reference to the proposed expansion of the campground/resort and asked questions of the applicants.

Motion: (North/Kelsey) to adjourn at 9:56 a.m. Motion carried.

Respectfully submitted,

Kim Russell-Collins
Administrative Secretary

**Barron County Zoning
Board of Adjustment
April 22, 2024, 9:00 a.m.**

Present: Board of Adjustment: Walter Organ, Amy Kelsey, Dan North, Pam Fall, Gary Nelson.
County Personnel: David Gifford, Marshall Black (9:20), Kim Collins.

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: (Nelson/Fall) to approve the April 8, 2024 minutes; carried.

9:00 a.m. Appeal #3952: Loren G. Deutz Revocable Trust & Lynn A. Kiely Trust, property owners, Requests a variance to construct an accessory structure with a reduced setback to the centerline and right-of-way of a Town 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 applicant. Gifford provided a staff overview. No correspondence or public testimony. 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 proposed garage can be located no closer than 47 feet from the road centerline and no closer than 10 feet from the side property line.
3. No human habitation is allowed in the garage.

Motion carried 5-0.

Reconvened hearings:

9:10 a.m. Appeal #3951: PLR Investments, LLC, property owner, Requests a special exception to expand an existing campground by adding campsites, using the existing home as a resort rental, replacing the shower house, and enlarging/adding a roof to an open deck, and a variance to locate several campsites and the covered deck within the setback to the ordinary highwater mark and to allow several campsites of a reduced size in a Recreational-Residential district.

Organ re-opened the hearing and Black reviewed the site map and discussed the onsite. Board questions and discussion followed. **Motion:** (Kelsey/Nelson) to close testimony; carried 5-0. **Motion:** (Kelsey/Fall) to modify both the special exception and the variance requests with the following conditions:

1. All licenses and permits are obtained prior to operation/construction, and all testimony, oral and written, is part of the decision.
2. As per the map shown as Exhibit 1, additional sites shown as 1 through 11 are approved; sites 1 through 9 must be located outside the OHWM setback while site #10 must maintain a 30 foot OHWM setback and site #11 must maintain a 20 foot OHWM setback.
3. There are 5 non-compliant RVs identified as 1 through 5 on Exhibit 1; RVs 1 through 4 must be moved to compliant sites. RV #5 replaced a pre-existing cabin and can remain located within the OHWM setback.
4. The expansion of the deck (can be covered by a roof) on the existing tavern is allowed but must be located to meet the OHWM setback.
5. The proposed shower house is approved as located on Exhibit 1.
6. The existing house is approved as a resort rental.
7. The RV behind the garage must be removed or located on an approved site.

Motion carried on a roll call vote with Kelsey, Fall, Organ, North and Nelson in favor and none.

Report from L.S. Director: Gifford discussed ongoing conversations regarding Appeal #3910.

Motion: Chair declared the meeting adjourned by unanimous consent 12:08 p.m.

Respectfully submitted,

Kim Collins
Administrative Assistant

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, May 13, 2024 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 expand an existing business and add a building in a Business district, property described as part of Lots 2 & 3 of CSM 29/54, consisting of 1.06 acres, located in Section 9, 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: Veteran Owned Properties, LLC
Property address: 1677 20 ½ Street, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24th day of April, 2024.

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: Veteran Owned Properties LLC
Address: 2362 25th St.
City/State/ZIP: Rice Lake WI 54868
Daytime Phone: (715) 205-4427
Email: jake@aff-homes.com

Agent: Jacob Schultz
Address: 2362 25th St.
City/State/ZIP: Rice Lake WI, 54868
Daytime Phone: (715) 205-4427
Email: jake@aff-homes.com

SITE INFORMATION 044-0900-03-030

044-0900-06-000

Parcel I.D. Number: 044 - 0900 - 03 - 020 Township: STANLEY

Property Address: 1677 20 1/2 Street Rice Lake WI Lot Size: 2.526 Sq.Ft./Acres
2061 163 1/4 AVE 54868 2.01
2055 163 1/4 AVE

TYPE OF REQUEST:

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

Reason For Special Exception Request:

would like to add to the Affordable Homes lot size to grow
our business. With future plans of a storage shed.

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.

[Signature]
Owner Signature

3 / 1 / 24

Date

[Signature]
Agent Signature

3 / 1 / 24

Date

OFFICE USE

Appeal # 3954 Hearing Date: 5 / 13 / 24 Previous Hearings: 3004
3009
3039
3419

Name of Water Body: N/A Zoning Dist.: B

Reviewed By: [Signature] Date 4 / 16 / 24

DATE RECEIVED:

RECEIVED

APR 11 2024

BARRON COUNTY ZONING OFFICE

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J-18-000

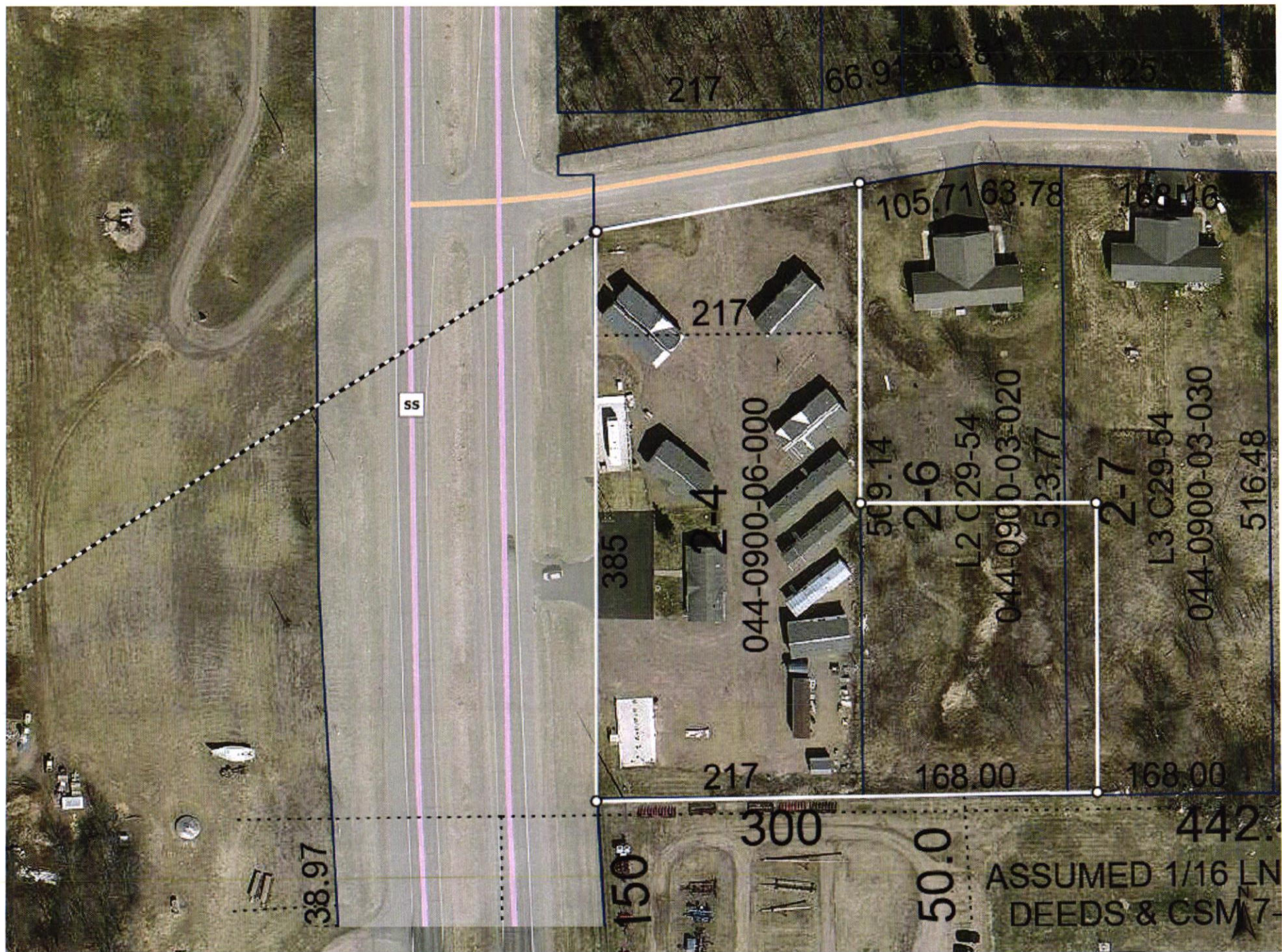
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044-0900-02-010

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044-0900-02-000

4
MOS 9528
044-0900-16-000

3-1
MOS 9528
044-0900-08-000

1305.70



ORDINANCES RELATING TO HEARING

Applicant/Owner: Veteran Owned Properties, LLC
Previous Appeals: #3004, 3009, 3039 & 3419

Appeal: 3954

Request: A special exception to expand an existing business and add a building in a Business 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 17.38 BUSINESS DISTRICT It is the policy of the County to promote economic development and a strong local economy. It is recognized, however, that most commercial uses should be located in the urban communities where a full range of needed services can be afforded to such uses. Therefore, need for a rural location will be a requirement for approving a business district classification in those areas subject to county zoning.

17.38	Business District
17.73(6)	Special Exception Uses

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 Stanley

Owner: Vetran Owned Properties LLC

Applicant/Agent: Jacob Schultz

Property Address: 1677 20 1/2 St. Property Tax ID #: 044 0900 03 030

Rice Lake WI 54868 044 - 0900 - 06 - 000
044 0900 03 020

Explain Request: (must match explanation on application)

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 Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

No concerns at all.

Date: 4-10-24

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.**

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, May 13, 2024 at 9:10 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 farm family business, being a grain storage business in an Agricultural-1 district, property described as SE-NE Ex Hwy ROW in 811478 & Ex existing ROW, consisting of 38.43 acres, located in Section 25, 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: Bruce W. & Jocelyn M. Sellent
Property address: 1362 6th Street, Almena, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 24th day of April, 2024.

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: Bruce Sellert
Address: 547 17th Av
City/State/ZIP: Almena, WI 54805
Daytime Phone: 715-296-3043
Email: bsellert@chibardun.net

Agent: _____
Address: _____
City/State/ZIP: _____
Daytime Phone: _____
Email: _____

SITE INFORMATION

Parcel I.D. Number: 002 - 2500 - 03 - 000 Township: _____

Property Address: 1362 6th St. Almena, WI Lot Size: _____ Sq.Ft./Acres

TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☐ Business ☐ Campground ☐ Mineral Extraction
☐ Livestock Enlargement ☒ Other Grain Warehouse Keeper

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.

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.**

Bruce Sellert
Owner Signature

4 / 12 / 24
Date

Agent Signature

 / /
Date

OFFICE USE

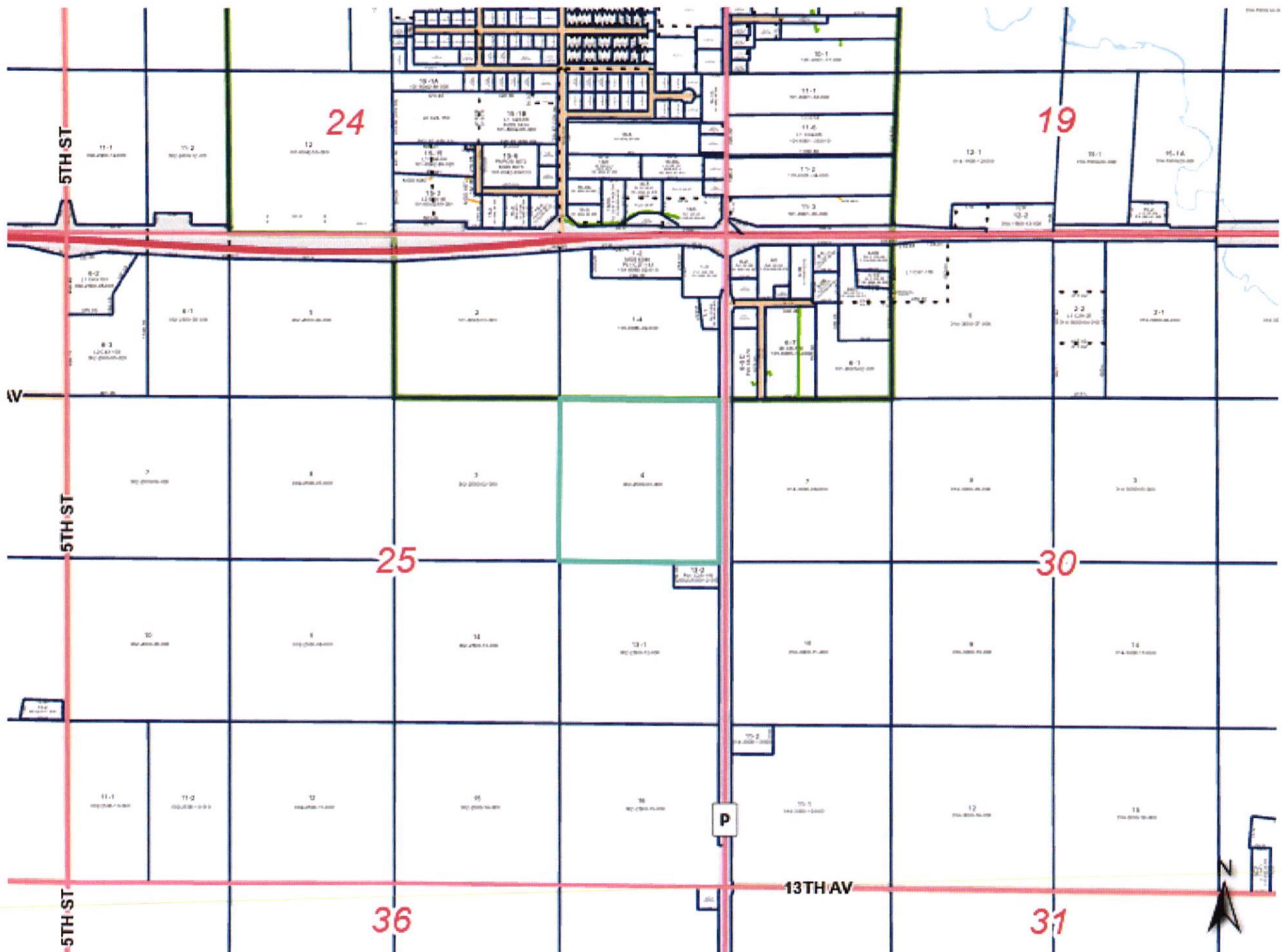
Appeal # 3955 Hearing Date: 5 / 13 / 24 Previous Hearings: N/A
Name of Water Body: N/A Zoning Dist.: A-1
Reviewed By: [Signature] Date 4 / 16 / 24

DATE RECEIVED:

RECEIVED

APR 12 2024

BARRON COUNTY ZONING OFFICE



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002-2500-03-000

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ORDINANCES RELATING TO HEARING

Applicant/Owner: Bruce W. & Jocelyn M. Sellent
Previous Appeals: N/A

Appeal: 3955

Request: A special exception to establish a farm family business, being a grain storage business in an Agricultural-1 district, in the Town of Almena.

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.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

The Exclusive Agricultural District is created to protect areas where agricultural production is the dominant land use and where a continuation of such use is in the interest of the farm operators and beneficial to the interests of the general public in terms of production of food and fiber and environmental quality. Except for continuation of preexisting uses, this district will allow very few nonagricultural uses or development. This policy is intended to avoid conflicts which occur when farm and non-farm uses are mixed, and to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands. A limited number of agricultural or agriculturally related uses are treated as special exceptions in this district, because of potential problems of pollution or land use conflicts.

17.28	Exclusive Agricultural District
17.73(6)	Special Exception Uses

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: Bruce Sellert

Applicant/Agent: _____

Property Address: 1362 6th St. Almena Property Tax ID #: 002-2500-03-000

Explain Request: (must match explanation on application) Grain Warehouse Keeper

Section B – to be completed by the Township

The Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

Date: 4-8-24

Signed: Ken Schep
(Town Chairman)

OR Signed: _____
(Town Clerk)

Ken Schep
Print Name

Print Name

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